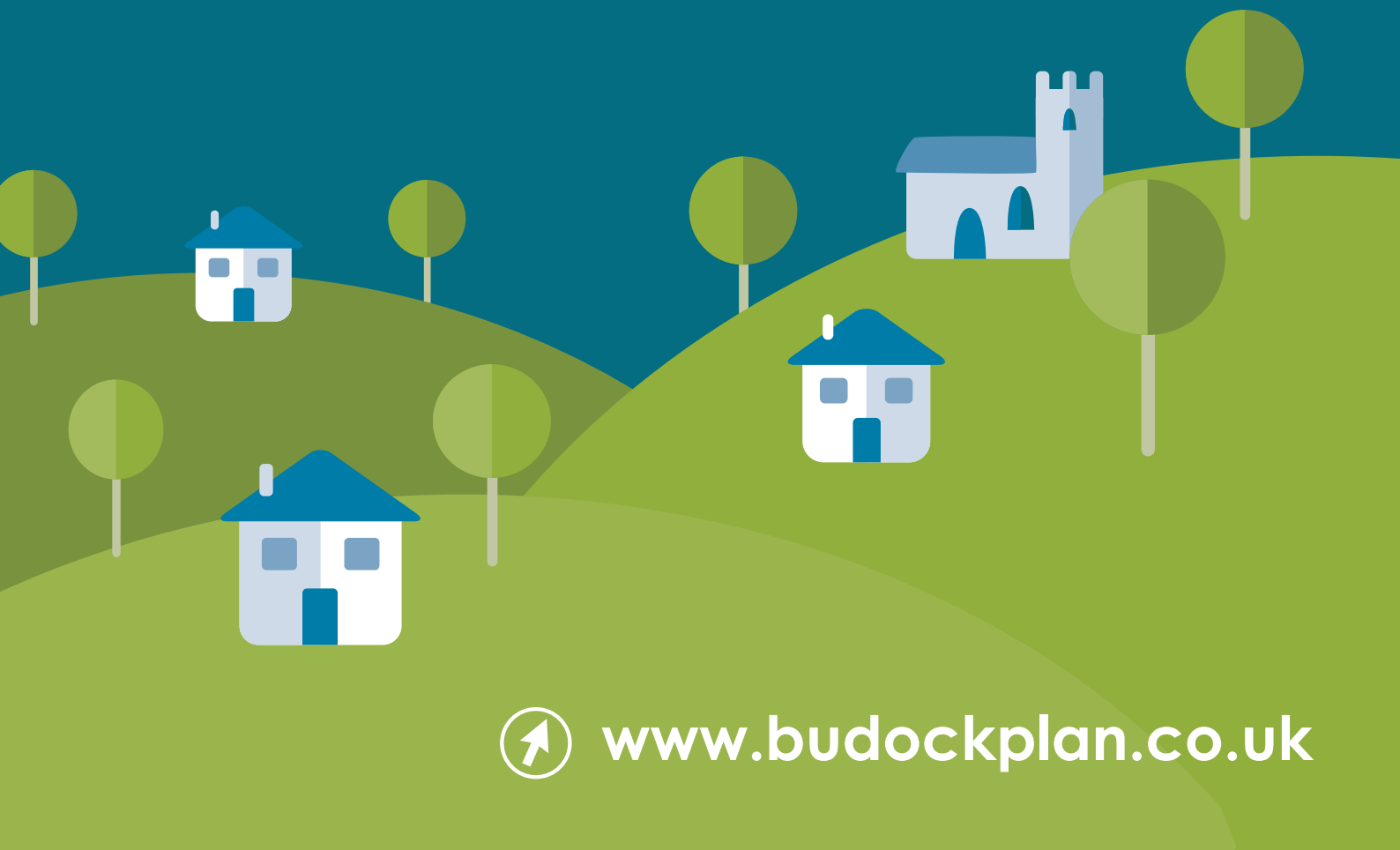


Budock Parish Neighbourhood Development Plan

2019 - 2030



www.budockplan.co.uk

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Introduction

This Neighbourhood Development Plan (NDP) has been prepared by the community of Budock Parish on behalf of Budock Parish Council as the qualifying body.

The creation of an NDP is part of the government's revised approach to planning contained in the Localism Act 2011. This Act is designed to give local people more say in the development of the area in which they live and/or work.

Budock Parish Council applied to Cornwall Council on 25th April 2017 to designate the entire Parish of Budock as a "Neighbourhood Area."

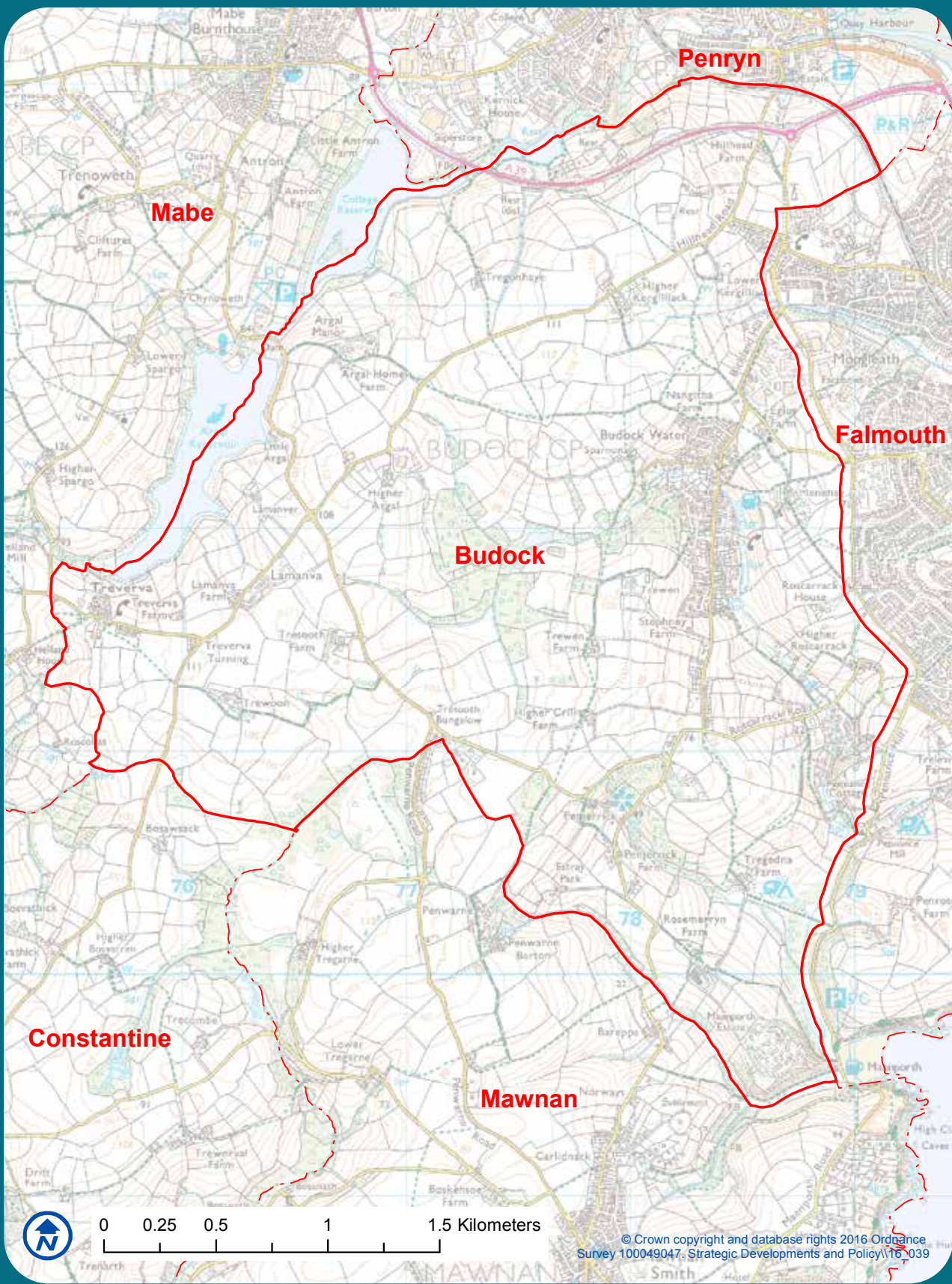
Cornwall Council formally designated the Neighbourhood Area on 3rd May 2017 in accordance with the Neighbourhood Planning (General) Regulations 2012.

A map of the Neighbourhood Area (Budock Parish) is shown in Fig 1 overleaf.

The aim of the Budock Parish (The Parish) NDP is to put forward the wishes of the local community with regard to any future development.



Figure 1 - Neighbourhood Area (Budock Parish)



Key: — Parish boundary

The NDP Process

The process for the creation of the Budock Parish NDP commenced with a public meeting called by Budock Parish Council on 14 November 2016 to explain about Neighbourhood Plans. This was followed by a further public meeting on 18 January 2017 when a representative from Cornwall Council was present to answer questions about Neighbourhood Planning and give advice.

From these inaugural meetings, an NDP Steering Group was created in January 2017 comprising volunteers from the community and two members of Budock Parish Council.

An initial questionnaire was distributed to all households within the Parish during November 2017 inviting the community to answer questions and make comments and observations on a range of issues.

Following the return of the questionnaires, two events were held in the Parish in the summer of 2018 where the results of the survey were presented through a series of posters and charts. The community was invited to make further comments and several useful observations and comments were put forward.

Following the analysis of the response to the initial questionnaire the following actions were taken:

1. A Local Landscape Character Assessment was commissioned covering the entire Parish;
2. Cornwall Community Land Trust was invited to give a presentation on 3rd April 2018 as to how we might meet affordable housing targets;
3. A community drop-in event to publicise the Budock NDP and seek further views took place in Budock Water on 9th June 2018;
4. To ensure wider coverage within the Parish a further drop-in event to publicise the Plan and seek views was held at Treverva Village Hall on 14th July 2018; and
5. A Draft Housing Policy document accompanied by detailed Local Landscape Character Assessments were published on the Budock NDP website on 19th February 2019 for consideration and comment.

Guidelines

There are two senior tiers of planning legislation and guidance that it will be necessary for any NDP to demonstrate that it complies with:

1. The National Planning Policy Framework 2018 (revised February 2019) (NPPF) – The national legislation that any Local and Neighbourhood Plans must follow. It states:

‘Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies’.

2. The Cornwall Local Plan: Strategic Policies 2010-2030

The Budock Parish NDP has been prepared in accordance with the NPPF from March 2012 and July 2018, The Cornwall Local Plan (adopted 2016) (CLP), and the Neighbourhood Planning (General) Regulations 2012.

In line with the CLP, this NDP will cover the period from its acceptance by Cornwall Council to 2030.

Description of the Parish

Budock is one of the oldest Parishes in Cornwall with origins back in the 12th century. It includes the villages Budock Water, Treverva and Lamanva and is situated between the historic town of Falmouth to the east, Penryn to the north, and the Helford River.

The village of Budock Water, with its Parish Church, is near its centre with Lamanva and Treverva approximately three miles to the west.

Falmouth town is just 1.5 miles away, with Pendennis Castle 2.5 miles to the east. The beaches of Maenporth and Swanpool are only 1.5 miles to the south and east respectively. The south western part of the Parish is within an Area of Outstanding Natural Beauty (AONB).

Being rural the area has little light nuisance other than domestic lighting and from the small number of street lights. The night sky is often clearly visible, however, due to the proximity and growth of Falmouth and Penryn there is increasing light pollution and glare.

Green space is an important part of Budock’s character and charm.

The Parish has a population of 1485 (2011 Census), and this can be broken down into the following age groups:

Age group	Population
0 -15	220
Working age	930
65+	335

There were a total of 868 dwellings within the Parish, 82 of which are second homes (figures correct at 2017).



Views expressed by the Community

The strongest responses from the community questionnaire and the drop-in consultation events were the need to protect the rural nature of the Parish green areas, open spaces, historical heritage and maintain the separate identities of the villages.

The residents are keen to ensure that future development is small scale, sensitive, in keeping with the character and within the boundaries of the individual villages. Any developments should utilise brownfield and infill sites wherever possible as well as encouraging affordable housing for local people.

The analysis of the results from the questionnaire and comments recorded at the drop-in events are listed in the Evidence Base Document (EBD).

Our Vision

Vision Statement

Budock Parish Council's NDP Vision is that it will retain its rural natural environment, physically separate from Falmouth and Penryn. The built and natural heritage of the Parish will be retained and protected and the most highly valued countryside areas in the Parish will be recognised and conserved.

Future house building, which should be undertaken only to satisfy demonstrable housing needs, must conform to this rural character and therefore comprise only small developments in keeping with their surroundings.

Policies

Housing

Budock Parish has few facilities and services and a limited infrastructure. The most significant recent development has been an increase in housing, with 687 houses built, in build or planned for. A further 541 houses split between three different developments were in the planning stage. These developments contribute to the strategic apportionment of 2,800 dwellings for Falmouth and are planned for in the Site Allocations Development Plan Document (DPD).

The remainder of Budock Parish is part of the rural area of Falmouth and Penryn Community Network Area. The housing apportionment for this area is 600 dwellings and Budock represents 13% of this area pro rata.

In total, the number of houses that have been built and/or granted permission to be built since 2010 is largely sufficient to meet the housing requirement for the Parish to satisfy the requirements of the CLP from 2010-2030.

Based on the above evidence and using the views of the community together with a comprehensive Local

Landscape Character Assessment exercise covering the entire Parish, the Budock NDP will provide for a limited amount of small scale housing primarily to meet local needs.

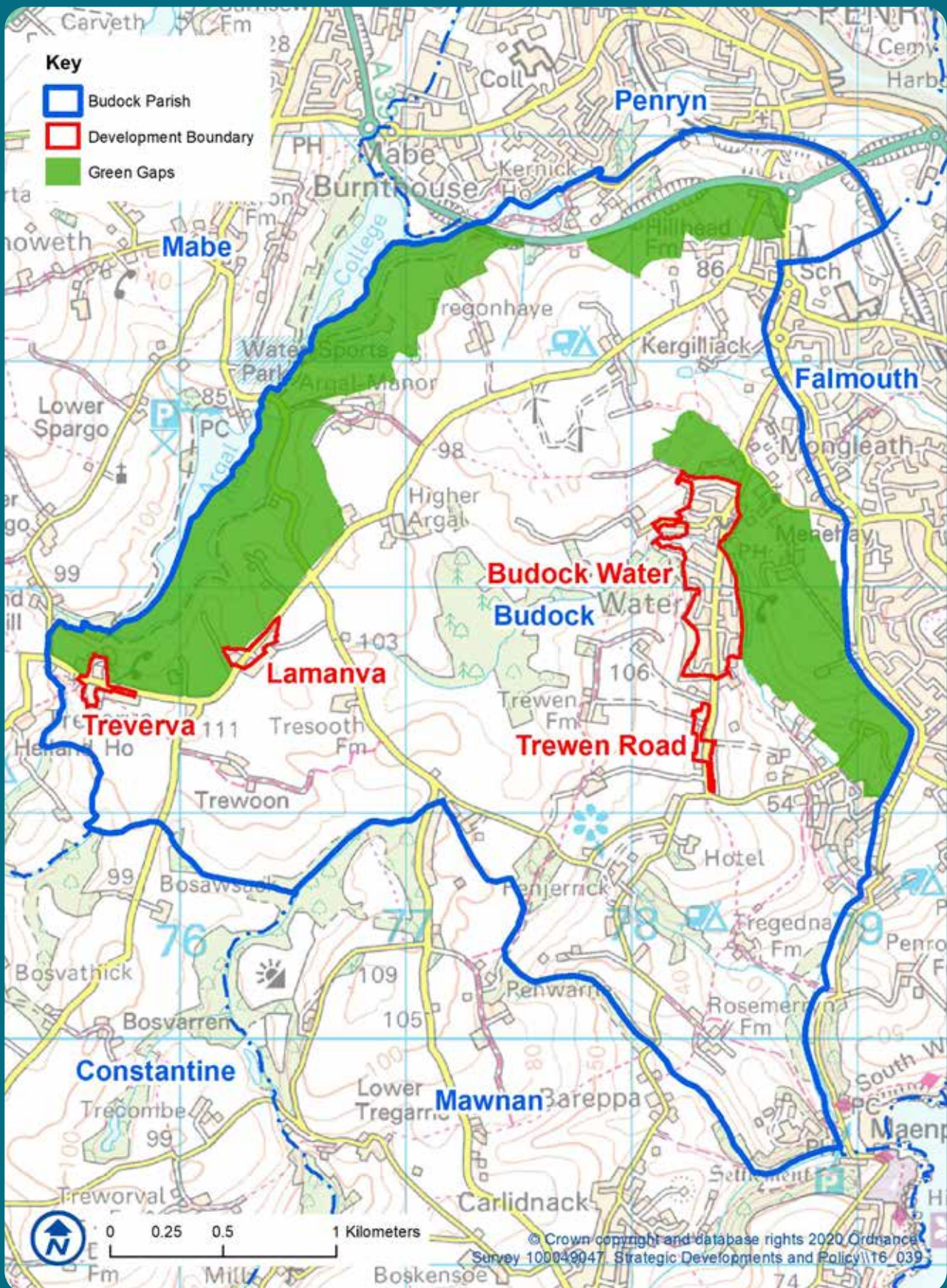
Development will be within designated Development Boundaries in Budock Water, Treverva and Lamanva through infill and rounding-off on small sites.

If there is demonstrable local need, affordable-led exception sites may come forward outside of the Development Boundaries in accordance with CLP Policy 9.

The table below shows the breakdown of completions and permissions as at 1st April 2018. It shows that in addition to those already built and with permission, if a pro rata target is applied to the residual requirement for the whole Community Network Area of seven parishes, it would require no further additional homes to be provided by the end of the plan period. The NDP strategy therefore is for small scale infill and rounding off within development boundaries, with affordable housing delivered through exception sites in accordance with Policy 9 of the CLP where there is evidence of local need.

Community Network Area (CNA)	Local Plan Housing Figure	CNA Commitments April 2010 – March 2018	CNA Completions April 2010 – March 2018	Remainder of Local Plan Housing Figure
Falmouth and Penryn Rural	600	283	415	0
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2018	CNA Completions April 2010 – March 2018	Parish baseline figure (pro rata of CNA remainder)
Budock	13%	20	32	0

Map 1 – development boundaries



The Budock NDP will support development over the Plan period in the following circumstances:

H1: Development Boundaries

Map 1 identifies development boundaries for Budock Water, Treverva and Lamanva. Small-scale housing development, including self-build, to meet local needs over the Plan period will be supported within the Development Boundaries in Budock Parish subject to other policies in the Development Plan, to include:

- a. In Budock Water, additional infill development and rounding off up to twenty dwellings over the Plan period;
- b. In Treverva and Lamanva, development of no more than five dwellings in total over the Plan period.

H2: Rural Exception Sites

Residential development outside the Development Boundaries will be supported only where it is to deliver 'Affordable Housing' to meet an identified local need and in accordance with other policies in this Plan and Policy 9 of the CLP.

Design and Character Policy

All development proposals should consider the need to design out crime and disorder to ensure ongoing community safety and cohesion.

The following text is an extract from the Urban Analysis section of the complete Budock Water Urban Character statement that is at Annex (i) of this document.

Budock Water's built environment is varied. Historic dwellings are typically short rows of small cottages, larger semi-detached or detached buildings. Recent development is dominated by detached bungalows and modest

dwellings. The cul-de-sacs are small offshoots from the main road through the village.

While buildings show a great variety of orientation, the built environment is respectful of the topography and its surroundings: dwellings step up with slopes and do not dominate the landscape. Modern infill has often followed existing landscape patterns bounded by field boundaries and lanes. The field boundaries and hollow ways often frame the edges of modern development.

Green space is an important part of Budock's character and charm. The modest scale of its dwellings and the organic nature of its recent development have resulted in a high degree of permeability between buildings, with plenty of views to green spaces, the surrounding landscape and key landmarks such as the Grade II* listed St Budock Church.

Historic dwellings built before circa 1920 are typically built with granite rubble (some rendered) with wooden sash windows, natural slate roofs and terracotta ridge tiles. Many retain granite-built garden walls and gate piers. Modern development has a variety of form and orientation but is mostly small-scale and unobtrusive. Modern houses are frequently cement rendered with concrete roof tiles and pitched roofs. Granite is a commonly used building material and it is also used in the facing of Cornish hedges and granite stiles.

There are many Cornish place-names used in the street and road names in the village. Most take reference from the local farming settlements that surround Budock Water or field-names from the past and the use of Cornish place names in any new development will be encouraged.

H3: Design and Character

New housing developments or conversions of existing buildings for residential purposes should be in keeping with the surrounding built form in terms of scale, mass and appearance. They should also minimise light pollution and take reference from building materials used in the surrounding area - granite, natural slate, rendered finishes, and should demonstrate how the proposal responds to **Budock Water's Urban Character Statement** and the **Local Landscape Character Assessments** (see Annexes).

To preserve and enhance the green infrastructure which helps to give the area its unique character, all new homes or housing developments should retain mature trees wherever possible and demonstrate how further planting will complement the character of the area.

H3A: Efficiency in Design

Where possible, development should have pitched roofs orientated to allow for the efficient use of solar panels. Where solar panels are not fitted, developers are encouraged to install cabling to allow for later fitting.

New buildings should have an appropriately sized rainwater harvester (ideally a minimum of 2,000 litres) and also include electric charging points wherever possible.

Off road parking should be provided to meet Cornwall Council standards including for residential properties a minimum of two off road spaces wherever possible.

Green Gap Sites

Whilst Policy H4 (below) accepts the principle of the use of exception sites as described in Policy H2, it highlights those areas perceived as being the most sensitive to development and which might otherwise be considered as exception sites:

Land between Falmouth and Budock Water

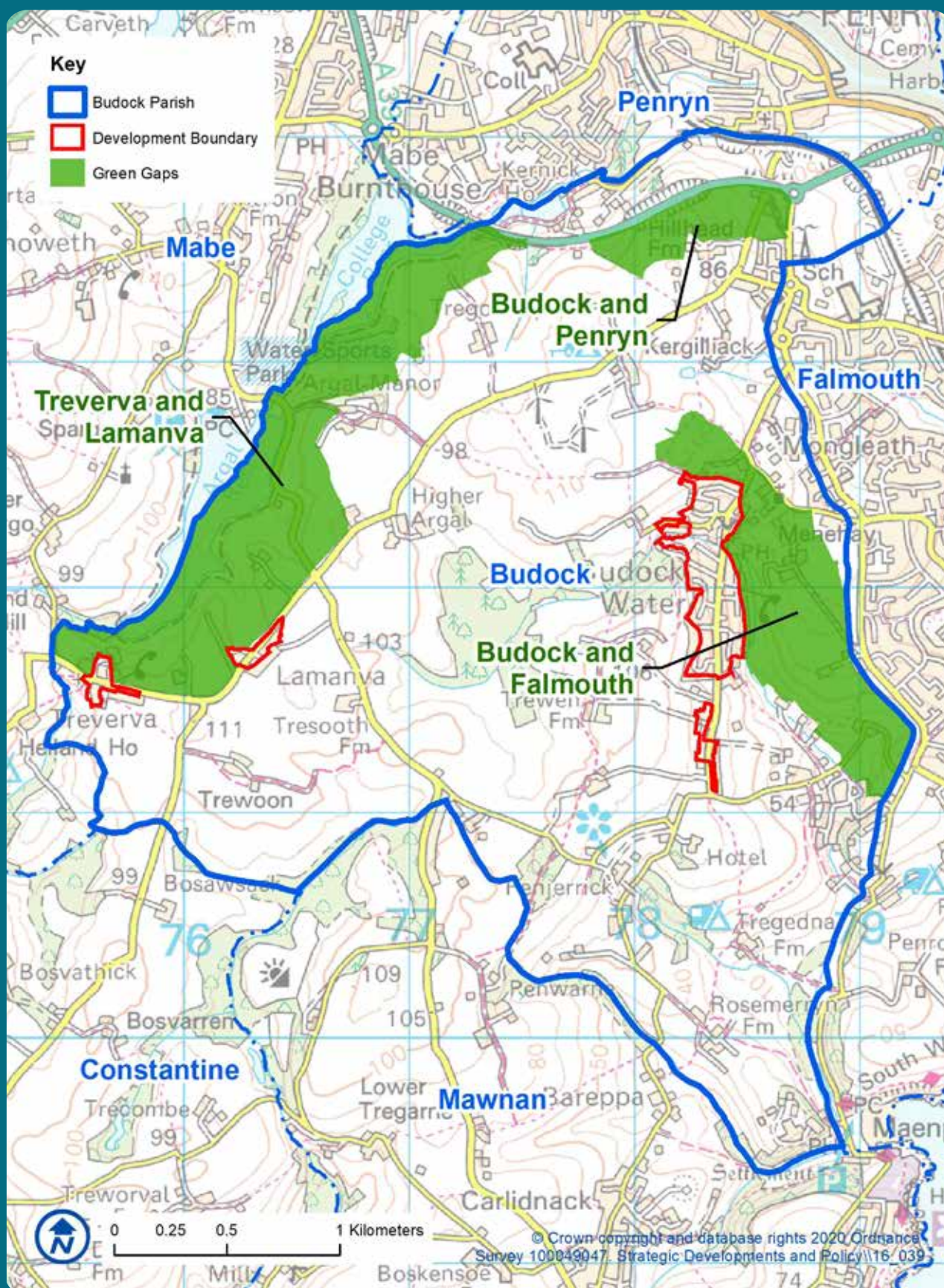
The area to the east of the Parish is an area of high landscape quality and is threatened by the expansion of Falmouth and Penryn which make it particularly sensitive to development. This is recognised in the DPD and is identified as a 'Green Buffer' in the map Figure FP1 on pp.136 and 137. Para 7.74 states that this is to ensure the separate identities of Falmouth and the rural settlement of Budock Water are maintained.

99% of people responding to the Budock Parish questionnaire were in favour of maintaining the 'Green Buffer' between Budock Parish and the towns of Falmouth and Penryn.

This community view was reinforced by those attending the NDP information/drop-in event in Budock Village Hall on 9 June 2018. The strength of feeling on this issue was evidenced by the response to a proposed development on land in the 'green buffer' when a village petition with over 500 signatures was presented to the Planning Inspector at appeal. The appeal was recovered for decision by the Secretary of State and dismissed (23 October 2018).

A comprehensive Local Landscape Character Assessment (LLCA) has been undertaken to analyse and evidence the value of this landscape (see Annexes v to viii).

Green Buffers



The LLCA describes the village of Budock Water as having a secluded rural character separate from Falmouth and Penryn with the following characteristics:

- An attractive village secluded from Falmouth and Penryn with a rural character and surrounding landscape of farmland and woodland;
- Relatively quiet with only limited noise and light pollution. Often bird song can be heard and in places, so can the stream;
- A sheltered landscape that is not over-exposed to the elements;
- The village has an intimate relationship with the surrounding landscape: it does not dominate the landscape and the green and rural qualities of the place;
- A working village with community amenities which are well loved and used; and
- Bordering the Cornwall AONB, it is a gateway to a statutory protected area.

The LLCA assessments conclude that the secluded and rural character of the village is threatened by the expansion of Falmouth and Penryn with increasing light pollution, glare and spill from the urban expansion diminishing the rural character of the area's nightscape.

In recent years significant development has taken place in close proximity to the Church, in particular to the south.

H4: Preventing Coalescence with Falmouth and Penryn

To avoid the coalescence of Budock Water and Nangitha with Falmouth and Penryn development which encroaches on or which causes visual intrusion through light pollution or location in the gap between Falmouth and Penryn and Budock Water as identified in Map 1 will not be supported.

Land between Treverva/Lamanva and Argal Reservoir

Treverva and Lamanva are two attractive small hamlets situated on the high ridge line, close to Argal reservoir, arranged either side of the unclassified road which passes between Falmouth and Constantine. Lamanva and Treverva are located 700 metres apart with Treverva (the larger of the two hamlets) to the west and Lamanva to the east. Both settlements sit on a ridge line, in a relatively open and exposed rural landscape dominated by anciently enclosed farmland. From both Lamanva and Treverva there are expansive views across Argal reservoir to Mabe church and onwards to Penryn.

The area surrounding the hamlets is rich in biodiversity and habitat. Argal reservoir is part of the Falmouth Reservoirs County Wildlife Site (CWS). Areas of semi-natural vegetation provide further habitat as does the rich network of field boundaries which help to form wildlife corridors.



H5: Preventing Coalescence between Treverva and Lamanva

To prevent coalescence between Treverva and Lamanva, development which erodes the separation of the settlements will not be supported.

Land in Budock Water surrounding St Budock Church

St Budock Church is a Grade II* listed church and is a good example of a late medieval parish church. It sits in Churchtown on the ridge above the village of Budock Water. Accompanying the church are two Celtic crosses, which are scheduled monuments, and a number of headstones and tombs, a vestry and enclosing the churchyard are a lych gate, wall and railings, all of which are listed Grade II.

The tower is visible from the surrounding area rising from the wooded skyline and it has been a feature of the landscape since medieval times.

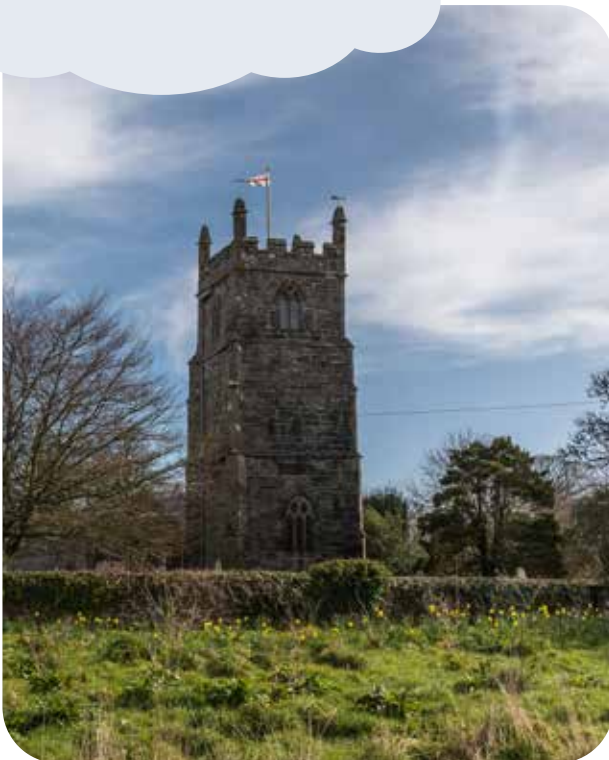
Its significance is not just its history and architecture but its location on a ridge and its role as a focal point in the rural landscape.

Community space

C1: Local Green Space

There is one community-owned open space which is greatly valued within the Parish - the Budock Water Playing Field. This amenity is located in Budock Water Village and used by the local community as well as children from Penryn and Falmouth for recreation.

Inappropriate development on Budock Water Playing Field will only be permitted in very special circumstances.



Business

Business Development

The community greatly values the whole area for its rural tranquillity. Accordingly, the intent is that for any application for change of use or new business development that is considered, great care is taken to ensure that there will be no material negative impact on neighbouring residential properties.

It is recognised that appropriate new businesses can produce employment opportunities and economic gains. However, it is felt that new, or extensions to existing, business ventures should be in keeping with the rural nature of the Parish and its limited infrastructure.

B1: Business

Small business – change of use and new build proposals for new business development and changes of use of existing businesses will be supported, provided that such developments:

- a. Are well related to an existing settlement or employment site;
- b. Are appropriate in setting, scale, mass, character and appearance in the landscape and in relation to neighbouring residential properties;
- c. Would not result in increased road traffic beyond that which can reasonably be accommodated on the existing road network within the Parish;
- d. Where possible, existing trees and hedgerows should be retained and proposals should include details of additional planting and future landscape management;

- e. Sustainable construction materials and standards are used, in conjunction with innovative designs. Where possible any roofs for new business premises should be orientated to allow for the efficient use of solar panels;
- f. Where appropriate, provision is made to encourage access to business by sustainable means, e.g. cycle and/or footpaths;
- g. Any development should incorporate an area of off-road parking large enough to accommodate all owners', employees' and any site visitors' vehicles; and
- h. For any new business development, or where buildings are converted for commercial use, measures should be included which protect and enhance the habitat for wildlife, such as the installation of bat, bird and owl boxes, hedgehog friendly fences and bee bricks.

Habitat and biodiversity

The protection and enhancement of biodiversity opportunities is a key principle of the NPPF wherever this is possible. Budock Parish has a high percentage of green space and a high biodiversity value.

To protect existing habitat and biodiversity, the NDP will ensure that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and encourage biodiversity gain wherever possible.

The complete Budock Parish Biodiversity summary is attached at Annex xiv.



HB1: Habitat and Biodiversity

1. New development proposals will be supported where they demonstrate that they:
 - i. comply with the Cornwall Biodiversity Supplementary Planning Document (SPD);
 - ii. are consistent with the British Standard for Biodiversity, BS 42020, or if it is replaced, with the document that replaces/updates it;
 - iii. it supports Cornwall's Environmental Growth Strategy;
 - iv. minimise impact on and result in net gains to biodiversity through appropriate mitigation and enhancement measures such as provision for:
 - a. purpose designed boxes and bricks for bats, birds (including owls in more remote areas) and invertebrates;
 - b. hedgehog access points in fences;
 - c. new native hedges and flower-rich habitats;
 - d. the intentional use of SUDS, and the use of grassy swales and drainage ponding as habitat; and
 - e. measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact, and incorporate linkages to provide new connections between corridors and where appropriate, contributions to a 'green reserve' nearby.
2. Any developments of over ten dwellings should be supported by an Ecological Constraints and Opportunities Plan incorporating a 'balance sheet' setting out quantitatively the habitats to be lost, retained or enhanced, consistent with BS 42020.

3. Development which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not normally be supported.

Woodland, trees, Cornish Hedges and hedgerows give the Parish the character that is valued so much by local people.

This policy seeks to protect existing trees and supports the approach of the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.

HB2: Woodland, Trees, Cornish Hedges and Hedgerows

To maintain local character and distinctiveness it is important to understand which species are native and common in and within Cornwall. Stock from local provenance, Cornwall if possible, should be used. If not, SW England (native seed zone 305) is preferred for planting.

1. Development proposals that impact on woodland trees, Cornish hedges or hedgerows will be supported providing that they:
 - i. Sympathetically incorporate and retain trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme;
 - ii. Include measures to ensure their protection during the course of development and their continued survival in the long term;
 - iii. Maintain a minimum buffer of at least 15 metres in width between ancient woodland and any development boundary; and
- iv. Incorporate a detailed landscaping scheme including compensation measures which should aim to provide the planting of additional trees at a minimum of three trees for each dwelling or one tree for each 50m² of gross business floorspace.
2. Where development proposals result in the loss of trees, replacement should wherever possible be at a ratio of 3:1 to ensure rapid canopy replacement. Any replacement planting should be of a proven Cornish provenance.
3. Whenever a Cornish Hedge is lost and replacement is considered necessary, mitigation should be provided and wherever possible double the length of hedge that is lost should be replaced to avoid a net loss of ecological value.
4. Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows together with a management plan to demonstrate how they will be so maintained.

Renewable energy

The community accepts that renewable energy is, and will be in the future, a significant contributor to the energy mix. In addition to the production of non-fossil electricity it is recognised that energy saving is of equal importance in moving towards a low-carbon environment. However, the production of renewable energy should be of an appropriate scale and type to conform with the nature of a rural parish which adjoins the coastal AONB.

R1: Renewable Energy

The Budock NDP supports the efficient use of natural resources within the Parish and encourages re-use and re-cycling of resources. It also supports the production and consumption of renewable energy through:

- a. The adoption of new technologies which lead to low and zero carbon energy within new and existing dwellings;
- b. Community led initiatives e.g. for joint heating projects and energy production; and
- c. Solar energy developments, provided that the size and scale are appropriate to the character of the area and that the natural beauty of these areas may be conserved.



Annex i.

Budock Water Urban Character Statement



Introduction

Budock Water is an attractive village arranged either side of a narrow straight road. The village developed around a scatter of earlier small holdings in the 19th century with the addition of modest rows of small dwellings to form a small linear settlement. In the late 20th century the village greatly expanded with the addition of small cul-de-sac housing estates and gradual infilling with the construction of detached houses along the road.

The village occupies a valley formed by a small stream. There are steep, enclosed slopes in the vicinity of Vicarage Hill but to the south of the stream the valley opens, giving expansive views to the edge of Falmouth.

The village is green one. The built environment does not dominate the landscape and is softened by gardens, trees, hedgerows and Cornish hedges. Woodland and fields form a verdant backdrop to the village, reinforcing a sense of a rural setting.

Transport and access

Road access in and out of the village is limited to a single narrow road between Bickland Water and Crill junction. Access to the dwellings and cul-de-sacs that make up the modern extent of the village are via this road. The road is increasingly busy with traffic and crowded with parked cars. On-street car parking forms an informal traffic calming feature, especially in and around the village centre close to the facilities. These facilities are busy and popular: the pub, restaurant and shop have extended opening hours and the park and village hall are popular venues for villagers and with people driving in from surrounding towns and villages.

Pedestrian access along the main road varies. Some lengths are protected by pavements but there are no pavements for much of the area. There are no cycle paths to and from the village but it is well served by an extensive network of footpaths and bridleways.

Open space and biodiversity

Budock Water has a high percentage of green space in the form of gardens, green lanes and footpaths and surrounding fields and woodland. Established hedgerows and trees on boundaries are typically oak, ash, holly, hazel and sycamore.

Being a rural village, it has a high biodiversity value, especially as many of the houses have large, green gardens. On much of its western side the area neighbours the Budock Water County Wildlife Site and the gardens and field boundaries of the area provide good semi-natural habitat. This is especially the case in the area of the stream as it emerges from Budock Woods.

The village incorporates historic field boundaries and lanes.

There is little light nuisance other than domestic lighting. The night sky is often clearly visible, however, due to the proximity and growth of Falmouth and Penryn there is increasing light pollution and glare.

Urban analysis

Budock Water's built environment is varied. Historic dwellings are typically short rows of small cottages, larger semi-detached or detached buildings with modern development which is dominated by detached bungalows and modest dwellings. The cul-de-sacs are small, offshoots from the main road through the village.



While buildings show a great variety of orientation, the built environment is respectful of the topography and its surroundings: dwellings step up with slopes and do not dominate the landscape. Modern infill has often followed existing landscape patterns bounded by field boundaries and lanes. The field boundaries and hollow ways often frame the edges of modern development.

Green space is an important part of Budock's character and charm. The modest scale of its dwellings and the organic nature of its recent development have resulted in a high degree of permeability between buildings, with plenty of views to green spaces, the surrounding landscape and key landmarks such as St Budock church.

Historic dwellings built before circa 1920 are typically built with granite rubble (some rendered) with wooden sash windows, natural slate roofs and terracotta ridge tiles. Many retain granite-built garden walls and gate piers. Modern development has a variety of form and orientation but is mostly small-scale and unobtrusive. Modern houses are frequently concrete rendered with concrete roof tiles and pitched roofs. Granite is a commonly used building material and it is also used in the facing of Cornish hedges and granite stiles.

There are many Cornish place-names used in the street and road names in the village. Most take reference from the local farming settlements that surround Budock Water, or field-names from the past.

Summary of things to be considered

Future development should be carefully designed in terms of position, scale and green landscaping to complement the current character and to enhance biodiversity;

- Lighting assessments;
- Scrutiny of parking and access;
- Take reference from building materials: granite, natural slate, rendered finishes;
- Good design;
- Modest small-scale development;
- Use of Cornish place-names.

Annex ii.

Trevera and Lamanva urban character statement



Introduction

Trevera and Lamanva are two attractive small hamlets situated on the high ridge line, close to Argal reservoir, arranged either side of the unclassified road which passes between Falmouth and Constantine. Lamanva and Trevera are located 700m apart with Trevera (the larger of the two hamlets) to the west and Lamanva to the east. Trevera first developed as a medieval farming hamlet while Lamanva, developed in the late 18th/early 19th century as a small settlement. The historic cores of both places have granite-built rows of houses and detached dwellings, predominantly dating to the 19th and early 20th centuries, when the local quarrying industry was in its heyday. In the late 20th century both settlements expanded with the addition of detached houses, mostly bungalows along the road, and a terrace of Council houses built at Trevera in the 1950s.

Both settlements sit on a ridge line, in a relatively open and exposed rural landscape dominated by anciently enclosed farmland. From both Lamanva and Trevera there are expansive views across Argal reservoir, to Mabe church and onwards to Penryn, and from the southern side of Trevera, there are stunning views towards Constantine and the Helford estuary. A local landmark is the Trevera Methodist Chapel, a Grade II Listed building. Once home to

the famous Treverva male voice choir the chapel is currently empty, awaiting repairs and reuse.

This is granite country and the building materials reflect this. The built environment does not dominate the landscape – dwellings are modest in size, orientated at different angles to the main road and the landscape softened by Cornish hedges and walls.

Transport and access

Road access in and out of Treverva and Lamanva is limited to the unclassified road, a narrow and busy one which has a speed limit of 40mph, reducing to 30mph through Treverva. The road connects to a network of narrow lanes that serve further villages and small hamlets in the surrounding area. At Lamanva, on-street car parking forms an informal traffic calming measure. At Treverva, the historic core of the settlement is arranged around a small, narrow and twisting lane which loops off the main road. Treverva has a small well-maintained community hall.

There are no pavements to protect pedestrians except for a short length at Lamanva and so for the most part, people have to walk along the road. There are no cycle paths to and from the settlements and there is limited connectivity to the extensive network of footpaths and bridleways that cross the other parts of the Parish.

Open space and biodiversity

The area surrounding the villages is rich in biodiversity and habitat. Argal reservoir is part of the Falmouth Reservoirs County Wildlife Site (CWS). Areas of semi-natural vegetation provide further habitat as does the rich network of field boundaries which help to form wildlife corridors.

Being rural, the area has little light nuisance other than domestic lighting and from the small number of street lights. The night sky is often clearly visible, however, due to the proximity and growth of Falmouth and Penryn there is increasing light pollution and glare.

Urban analysis

A strong part of the character of Lamanva and Treverva is that they have formed in reference to the ridgeline and main road. Although in an exposed and open location, the built environment is respectful of the topography and its surroundings, with the modest scale of the dwellings forming an important part of Treverva and Lamanva's charm. There is a high degree of permeability between buildings, with plenty of views to green spaces, the surrounding landscape and key landmarks such as Mabe church and Argal reservoir.



Historic dwellings built before circa 1920 are typically built with granite rubble (some rendered) with wooden sash windows, natural slate roofs and terracotta ridge tiles. Granite is also used in the facing of Cornish hedges and granite stiles and many historic buildings retain granite-built garden walls and gate piers. Modern development has a variety of form but is mostly small-scale and unobtrusive. Modern buildings are modern in design and built – often concrete rendered, with pitched roofs covered with stone roof slates and with a respectful use of glass frontage and window openings.

Treverva and Lamanva are Cornish place-names and the Cornish language is used to name many of the houses in the settlements.




Summary of things to be considered

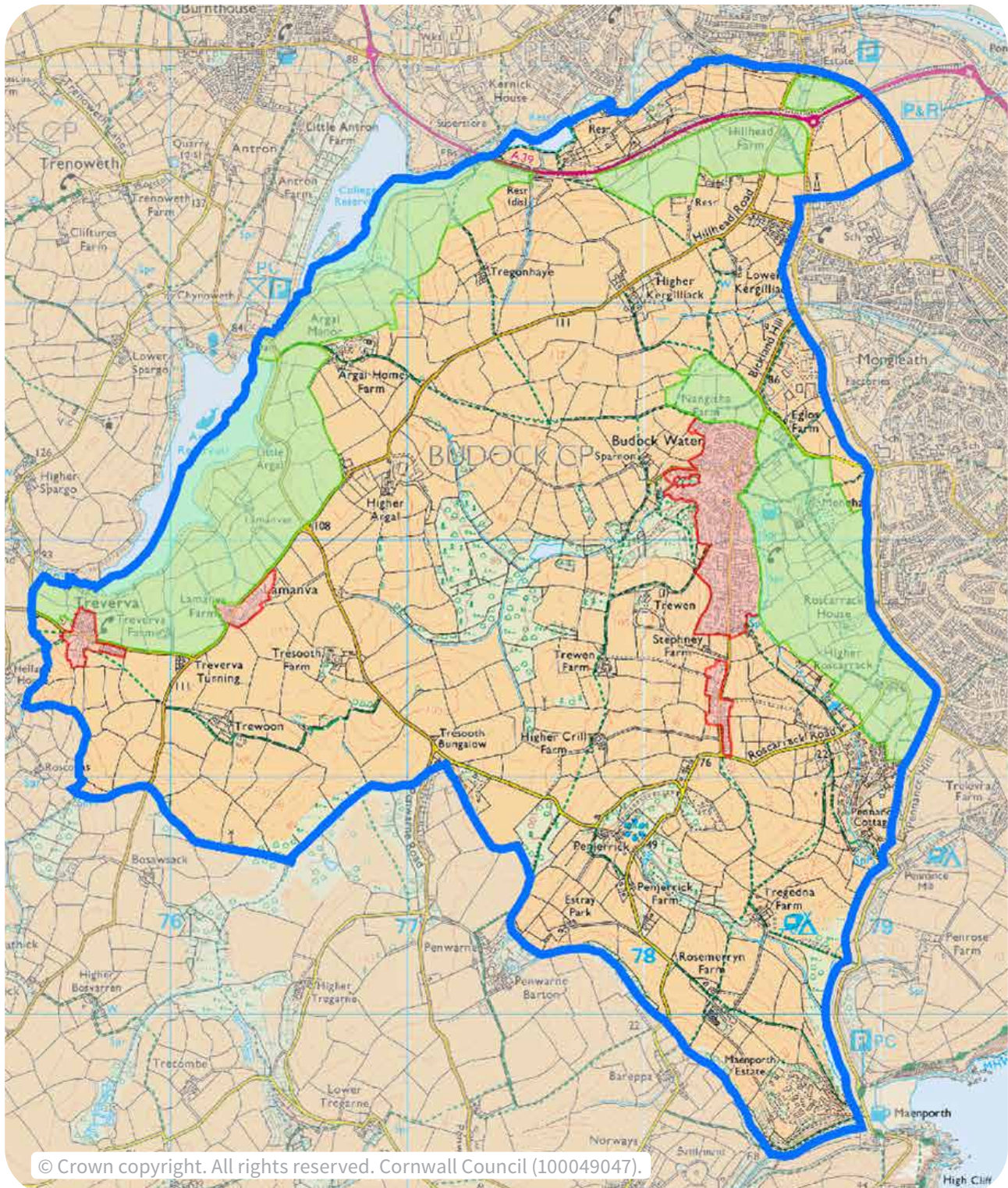
Future development should be carefully designed in terms of position, scale and green landscaping to complement the current character and to enhance biodiversity;

- Lighting assessments;
- Scrutiny of parking and access;
- Take reference from building materials: granite, natural slate, rendered finishes;
- Good design;
- Modest small-scale development;
- Use of Cornish place-names.

Annex iii.

Budock settlement and buffer map

- Key:
-  Green buffer
 -  Settlement boundary
 -  Parish boundary



Annex iv.

Budock Parish Heritage Summary



Introduction

Budock is an ancient parish. It was once much larger, including the area of Falmouth and Pendennis Head but in stages it has been reduced in size with the creation and expansion of the town from the 17th century onwards.

The parish now covers 967 hectares of undulating land close to the Falmouth estuary, straddling the south eastern edge of the Carnmenellis granite outcrop. It is mainly enclosed land, commonly used for farming.

Previous archaeological work

There has been considerable research into the origins and pan-Celtic history of St Budock (Boardman et al 2013; Doble 1925, 1935, 1938, 1964; Orme 2000).

From the 1970s to the 1990s there was an active parish history group who published a two volume summary of their work (Budock parish history group 1974, 1993).

In terms of archaeological work there have been 19 projects including urban surveys, geophysical survey and assessments. Most have been undertaken as part of mitigation in the planning system and in the area close to Penryn and Falmouth as these two towns have been developed.

Table 1.

List of archaeological projects summarised in the events record of the Cornwall and Isles of Scilly Historic Environment Record.

Number	EvUID	Event Type	Name
1	ECO1508	Urban Survey	CSUS: Penryn
2	ECO1718	Watching Brief	St. Budock Church
3	ECO1829	Assessment	Hillhead, Penryn
4	ECO3110	Assessment	The Historic Towns of Cornwall: An Archaeological Survey
5	ECO3237	Assessment	Falmouth, Bickland Water Road Assessment
6	ECO3891	Assessment	Proposed Wind Turbine, Nangitha Farm, Budock Water, Cornwall
7	ECO4046	Assessment; Geophysical Survey	Land off Bickland Water Road, Falmouth, Cornwall Archaeological Impact Assessment and Geophysical Survey
8	ECO4047	Watching Brief	Roscarrack House, Bickland Water Road, Falmouth, Cornwall: Archaeological Monitoring and Recording
9	ECO4140	Evaluation	Land at College Farm, Penryn
10	ECO4508	Assessment; Walkover Survey; Geophysical Survey	Land at Menehay
11	ECO4530	Assessment; Geophysical Survey	Land at Union Corner
12	ECO4543	Geophysical Survey	Land at Lower Kergilliack Farm
13	ECO4562	Evaluation	Penryn Phase 2, Penryn, Cornwall
14	ECO4669	Site Survey	Cornwall Gardens Trust Survey: Bareppa House
15	ECO4777	Evaluation	Land at Menehay Farm
16	ECO4892	Geophysical Survey	Land off Kergilliack Road
17	ECO4957	Geophysical Survey	Land at Bickland Hill, Falmouth
18	ECO5019	Evaluation	Land at Falmouth
19	ECO5200	Assessment	Heritage Statement and Heritage Impact Assessment

Heritage designations

The parish contains:

Statutory

- 58 Listed Buildings (5 Grade II* and 53 Grade II) (see Fig 1);
- 1 Scheduled Monument (Two crosses immediately west of St Budock Church) (see Fig 2).

Non-statutory

- 1 Registered Park and Garden (Penjerrick; Grade II) (see Fig 3).

Important local heritage assets

We have identified types of local heritage assets which we feel strongly significantly contribute to the historic character of Budock Parish.

- All field boundaries (Cornish hedges, stone walls and hedges) predating 1980.
- All buildings (including farm buildings) pre-dating 1930.
- Footpaths and bridleways.
- Granite stiles.
- Cast-iron finger posts.
- Historic place-names.

Historic character of the enclosed land

Much of the enclosed land in the parish has been defined by the 1994 Historic Landscape characterisation of Cornwall as Anciently Enclosed Land (AEL).

Archaeological excavation has shown that AEL has the high potential for buried archaeology dating to the late prehistoric and medieval periods.

Key Policies

- National Planning Policy Framework (2018) Chapter 16;
- Cornwall Local Plan Policy 24.

Resources

This summary report does not contain the details for each designated heritage monument. These details can be found by the public through various means:

- Historic England National Heritage List;
- Heritage Gateway;
- Cornwall Council's online mapping.

Figure 1 - Listed buildings in the parish.

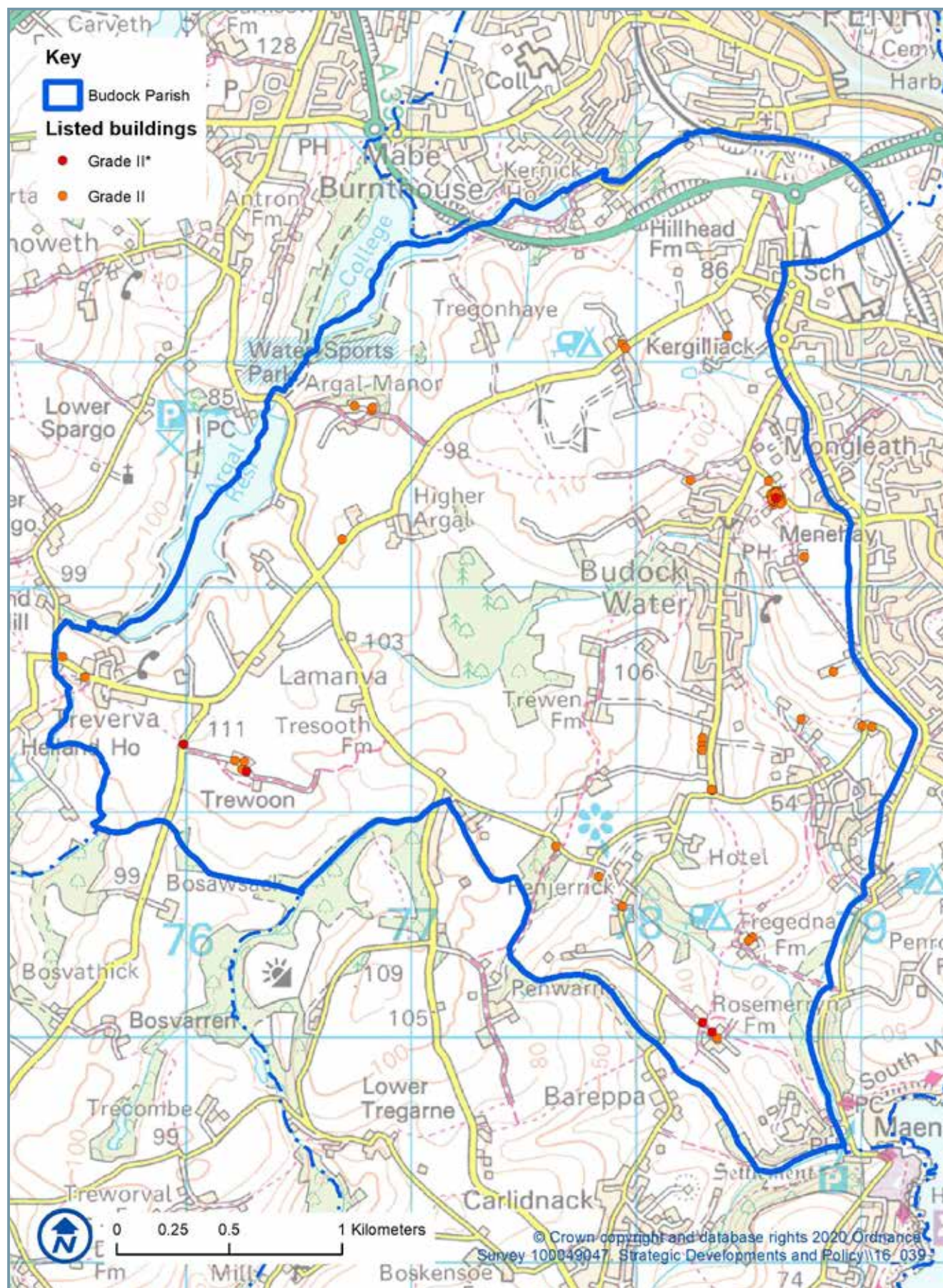


Figure 2 - Scheduled monuments in the parish.

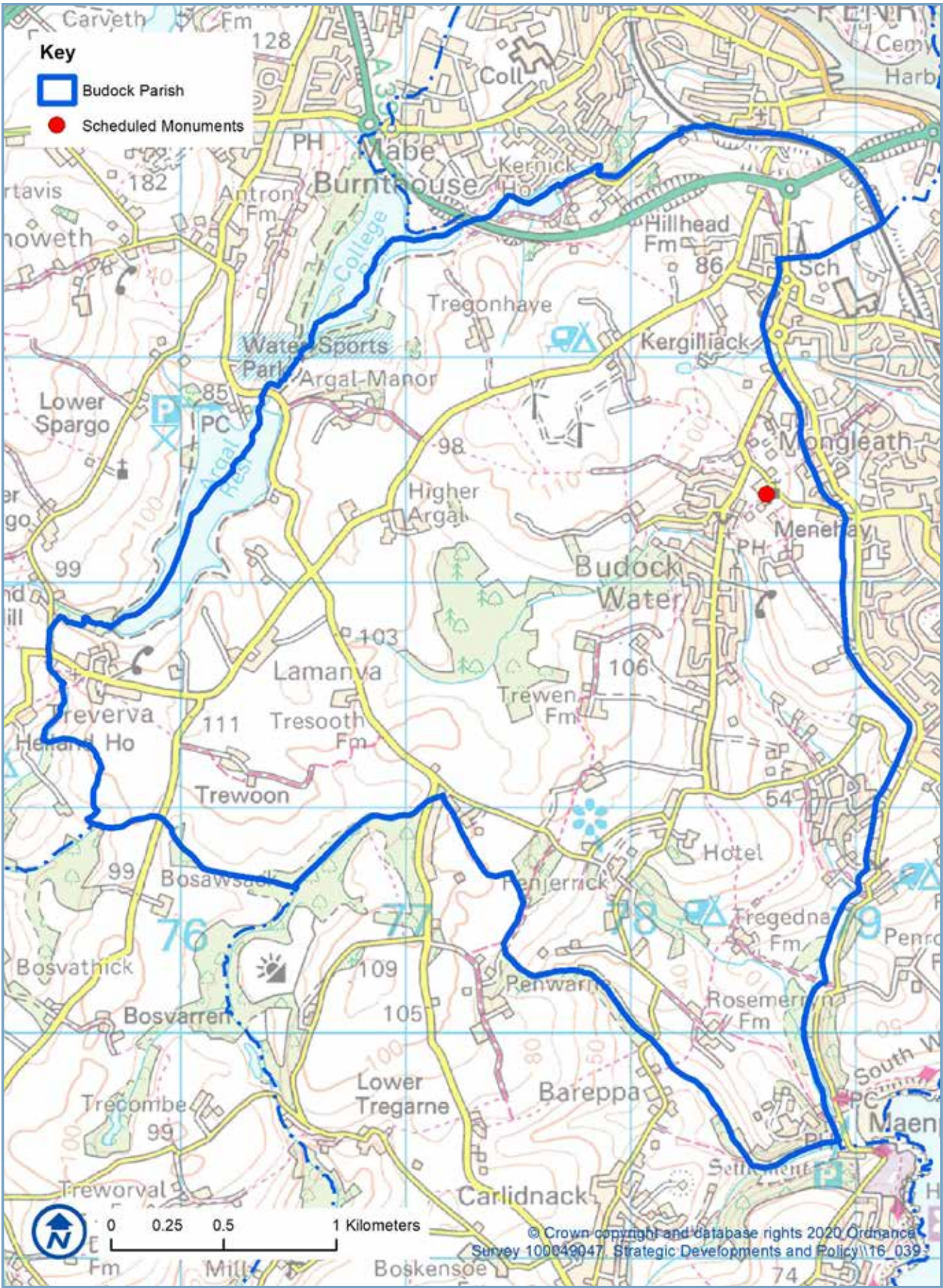
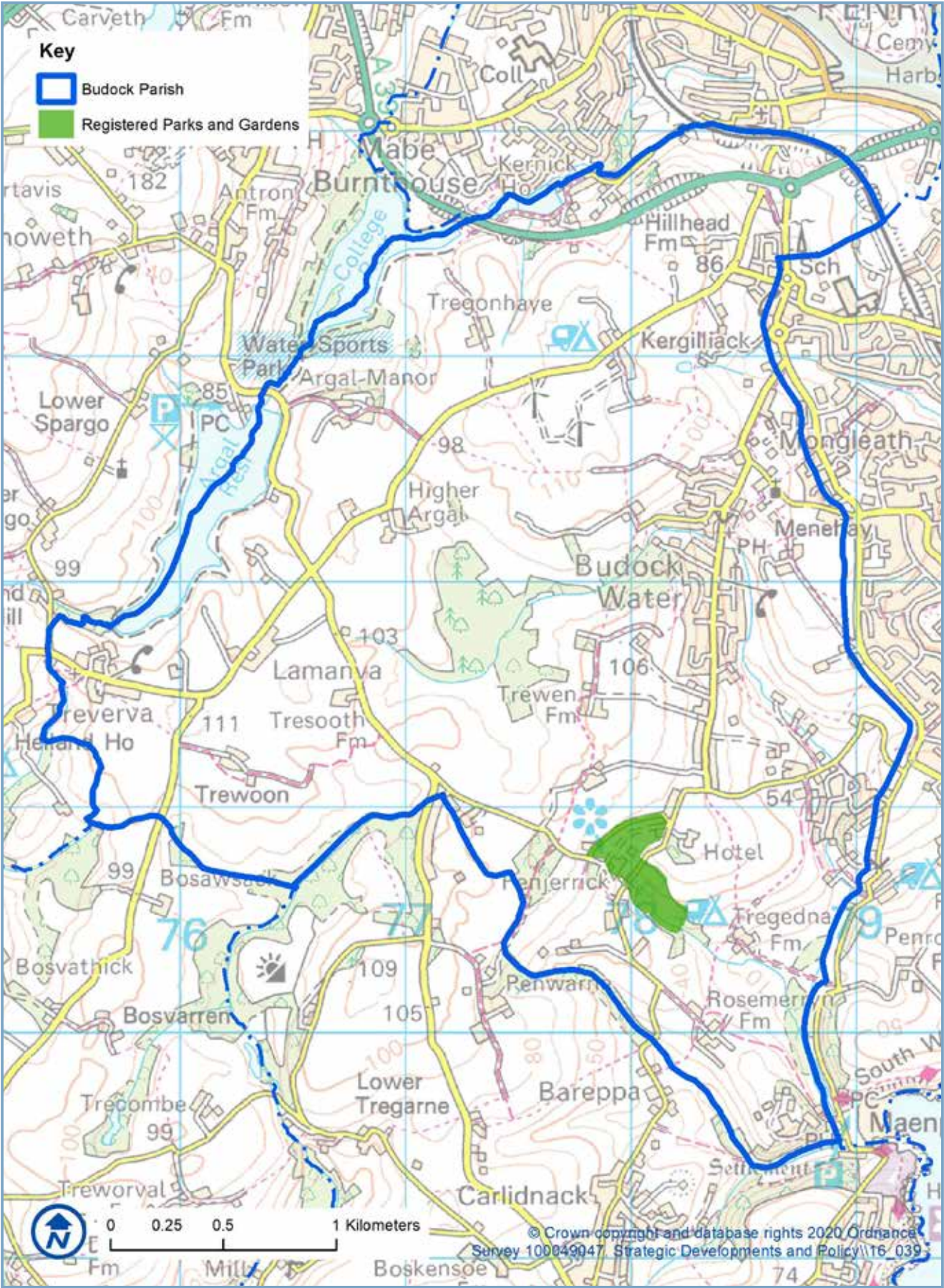


Figure 3 - Registered parks and gardens in the parish.



References

Boardman, Steve, Reuben-Davies, J and Williamson, E, 2013. Saints' Cults in the Celtic World, Boydell and Brewer Ltd

Budock parish history group, 1974. St. Budock: a short history of an ancient parish, Budock parish history group (RCM CL 942.372)

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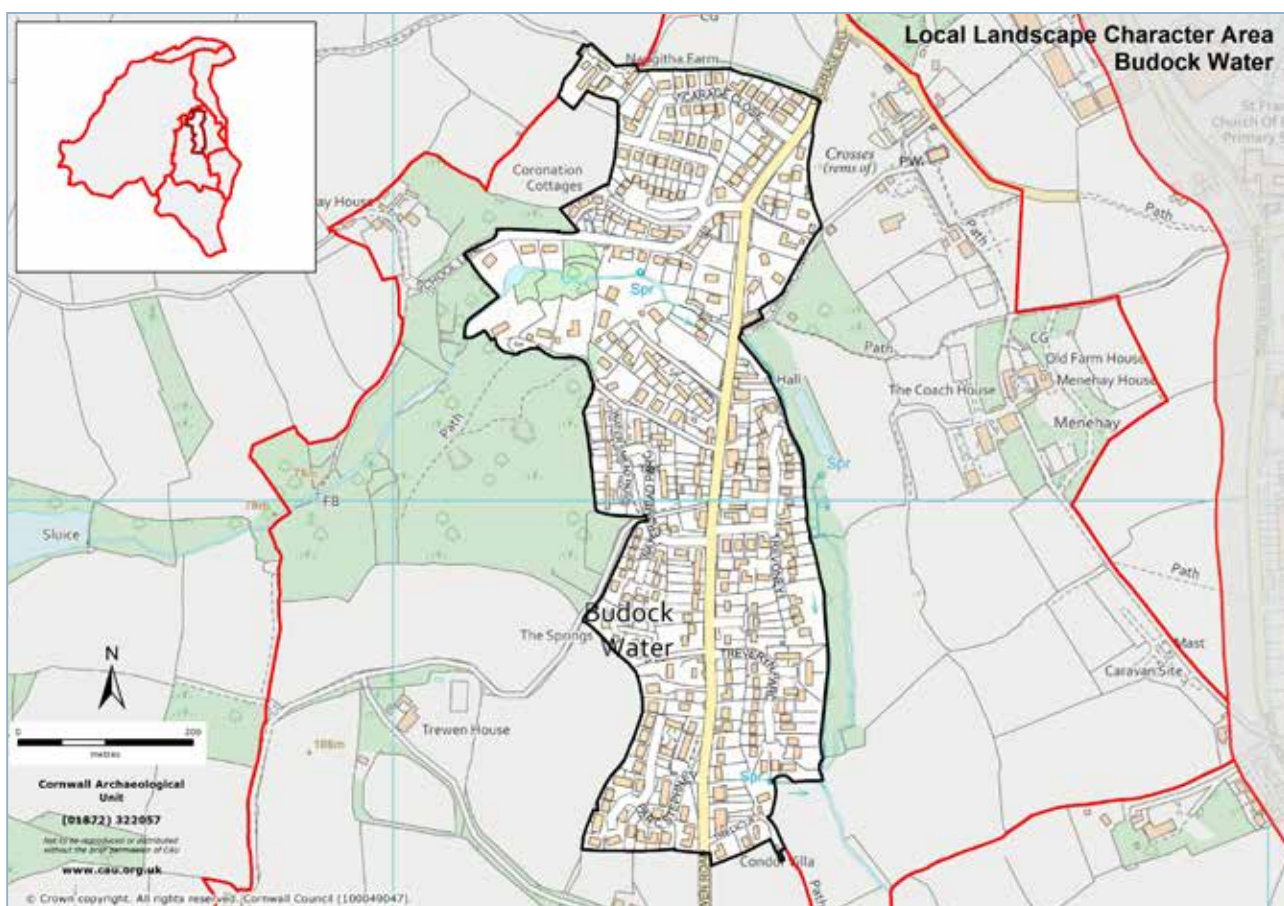
Annex v.

LLCA 1 – Budock Water

Budock Parish

Local Landscape Character Area Description

Budock Water



Designations

Listed Buildings (Grade II; 1 – Nangitha Farmhouse).

Description

The area has a rural character strongly influenced by the neighbouring areas of farmland and woodland which combined with the topography give the village a secluded feel, distant from Falmouth.

The small stream which gives the 'Water' part of the village's place-name cuts across the village and then bounds its eastern side. A key part of Budock Water's character is formed by the natural

topography: Vicarage Hill forms the steep northern edge, limiting views out of the village but to the south the valley opens, and here views extend across the valley to Menehay and Roscarrack, and the edge of Falmouth on the neighbouring ridge line.

Situated on the margins of the Carnmenellis granite, the rock has been widely used as a building material in the area: in its pre-1920s historic buildings, and for gate posts, stiles and numerous Cornish Hedges.

Budock is a linear village arranged either side of a narrow, fairly straight road. Its origins date to the 19th century when it

was a small linear settlement with rows of modest dwellings and scattered small holdings. In the late 20th century the village has been greatly expanded with the addition of small cul-de-sac housing estates and gradual infilling of detached houses. However, this small-scale modern development does not currently detract from the green character of the place, which has a mosaic of small gardens.

The village is a busy place with a popular pub, local shop, restaurant and hair salon.

Key landscape characteristics

- A small linear village arranged either side of a narrow, straight road.
- A green village with plenty of open space in the form of gardens, and trees and hedgerows on historic field boundaries providing semi-natural habitat.
- A secluded rural character, separate from Falmouth and Penryn.
- A strong community spirit and a bustling village centre of small businesses.
- A network of footpaths crossing fields and using old lanes, leading to Budock Churchtown.
- The use of granite in its historic buildings, Cornish hedges, stiles and gateposts.

Geology, soils and agricultural grade land

Budock Water sits on the boundary of the Carnmenellis granite and metamorphosed mudstones, siltstones and sandstones; the edge of the granitic intrusion roughly corresponds with Trewen Road and Vicarage Road.

Topography

Occupying the valley sides the area is sheltered compared to the neighbouring ridge lines. It sits within land that is predominantly moderate and steep-sided, especially at the northern end of the area, in the vicinity of Vicarage Hill. Close to the stream the area has a low of 40-45m OD rising to 80m at the top

of Vicarage Hill. From where the stream crosses the road, the slope gradually climbs up to the south towards Stephney Farm where it reaches 65m OD.

Biodiversity

Being a rural village, the area has a high biodiversity value, especially as many of the houses have large, green gardens. On much of its western side the area neighbours the Budock Water County Wildlife Site and the gardens and field boundaries of the area can provide good semi-natural habitat. This is especially the case in the area of the stream as it emerges from Budock Woods. Here the houses typically have large gardens.

Land cover and use

The area is mainly built environment but with a high percentage of green space in the form of gardens, green lanes and footpaths. Established hedgerows and trees on boundaries provide broadleaf woodland. Houses and estates are linked by tarmac roads, not all with pavements. The recreation ground opposite the Village Hall forms the only large public amenity land in the village. This is a popular place for children to play.

Settlement pattern

As described: a linear village.

Field pattern and woodlands

The village incorporates historic field boundaries and lanes. The field boundaries have helped to form the edges of modern development and are often wooded with hazel, scrub and the occasional oak standard. The village has an open feel with a high level of green landscaping in the form of private gardens. There is increased tree cover at the northern end of the village. In places the noise of the stream can be heard.

Transport

The area is bisected by the narrow road between Bickland Water and Crill

junction: this is the only access in and out of the village so the road is increasingly busy with traffic and crowded with parked cars. Access to the dwellings and cul-de-sacs that make up the modern extent of the village are via this road.

Nightscape

Being rural the area has little light nuisance other than domestic lighting. The night sky is often clearly visible, however, due to the proximity and growth of Falmouth and Penryn there is increasing light pollution and glare.

Historic landscape (and key features)

- A 19th century linear settlement.
- Granite-built dwellings with slate roofs, typically short rows of modest houses dating to the late 19th century or late 19th/early 20th century larger semi-detached houses, some with render. The occasional small holding survives and the field systems surrounding these have had an important part in defining the development of the village.
- Former Methodist Church, now a restaurant.
- Granite stiles leading to a network of ancient footpaths and lanes.
- Granite faced boundaries, predominantly Cornish hedges.

Aesthetic and sensory

- An attractive village secluded from Falmouth and Penryn with a rural character and surrounding landscape of farmland and woodland.
- Relatively quiet with only limited noise and light pollution. Often bird song can be heard and in places, so can the stream.
- A sheltered landscape that is not over-exposed to the elements.
- The village has an intimate relationship with the surrounding landscape: it does not dominate the landscape and the green and rural qualities of the place.

- A working village with community amenities which are well loved and used.
- Bordering the Cornwall AONB, it is a gateway to a statutory protected landscape.

Pressures

- The secluded and rural character of the village is threatened by the large-scale expansion of Falmouth and Penryn.
- Increasing light pollution, glare and spill from the urban expansion of Falmouth and Penryn diminishing the rural character of the area's nightscape.
- A perception of increasing traffic volume and traffic speed through the area.
- Increased parking on the roads due to the rise of the village's population as gardens are built upon and infilled with housing.
- A lack of affordable housing for local people.

Interaction with other character areas

The area has an intimate visual and physical relationship with the neighbouring areas, especially those close to Falmouth. The sensitivity increases at the southern end of the area where the valley opens up to give expansive views to the 'Eglos and Menehay', 'Kergilliack and Menehay' and 'Roscarrack' character areas and the southern, urban edge of the Boslowick part of Falmouth.

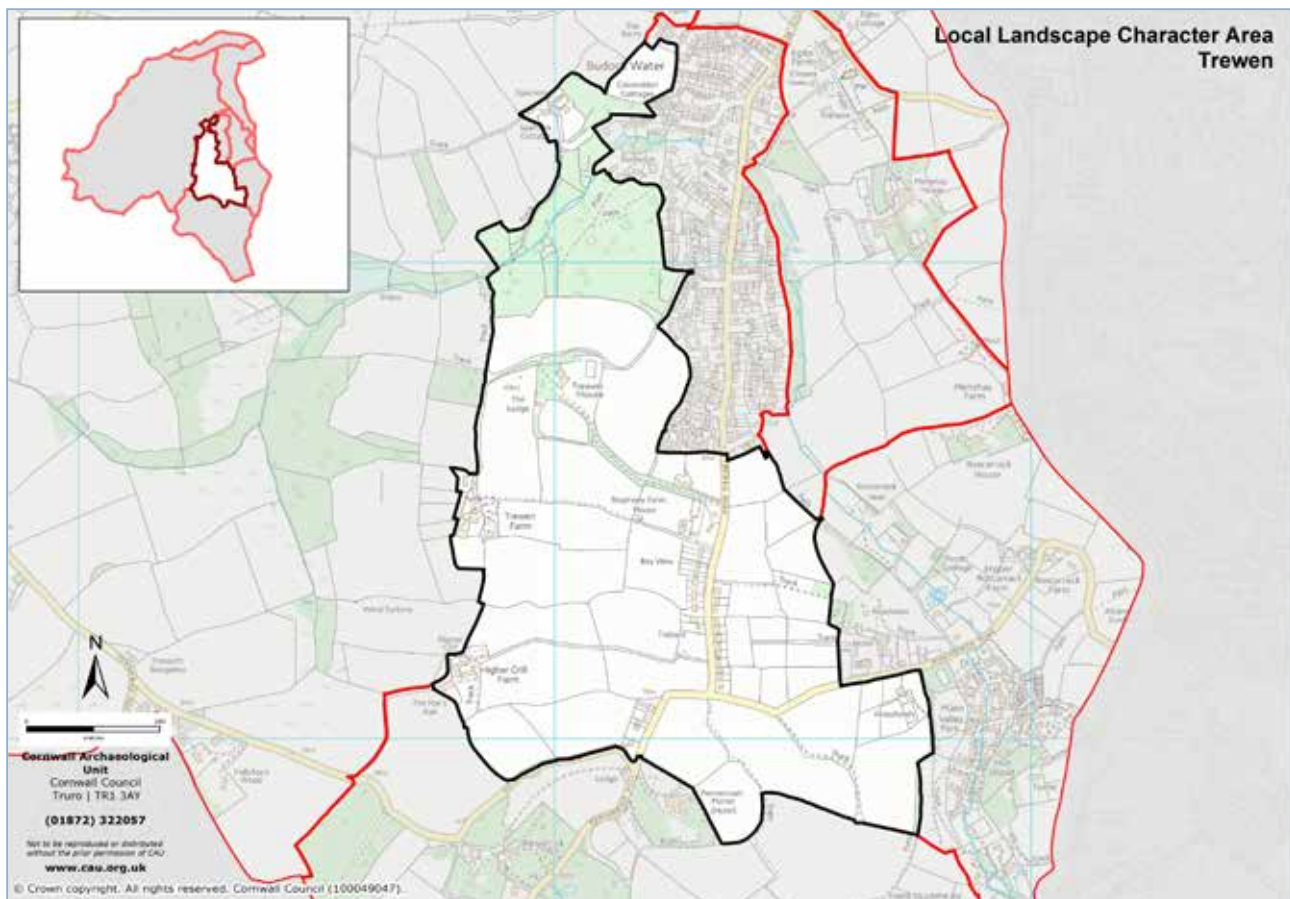
Annex vi.

LLCA 2 – Trewen

Budock Parish

Local Landscape Character Area Description

Trewen



Designations

Listed Buildings (Grade II; 4 – Trewen Terrace council houses and a mile post on Crill Corner). South Coast Western AONB (to the south of Roscarrack Road). Budock Wood is a County Wildlife Site.

Description

The area is dominated by the backbone of high ground between Trewen House and Higher Crill, which forms not only a backdrop to Trewen Road, but also Budock Water and views from Falmouth. The ridgeline is open, exposed and highly visible, commanding fantastic views in

all directions. Even on its lower slopes the area still retains strong views eastwards towards the edge of Falmouth and across to the ridge at Menehay.

It is a landscape rich in heritage dominated by farmland and small farming settlements whose origins date to the medieval period. Its network of small footpaths, byways and lanes, and arrangement of fields give a rural feel. Cornish hedges and Cornish place-names strongly influence the character of the area.

The built environment is limited in terms of area and scale. The pre-20th century buildings reflect the local vernacular and

are built of granite. On Trewen Road and at the top of Penjerrick Hill there has been limited development in the later 20th century with the insertion of modest-sized houses, predominantly bungalows and small villas.

Budock Wood is part of a County Wildlife Site and the focus of amenity land in the area and is a much-loved and frequented place.

Key landscape characteristics

- A rural landscape in a highly visual location, strongly influencing the rural feel of the surrounding areas including Budock Water.
- Limited urban development with the ribbon arrangement of houses on Trewen Road and at the top of Penjerrick Hill being the principal areas of settlement.
- Trewen Road is considered an extension of Budock Water but in a more open setting.
- An ancient farmed landscape, dominated by Cornish place-names, old byways, sunken hedged lanes, with an additional layer of ornamental planting in and around Trewen House.
- The use of granite in its historic buildings, Cornish hedges, stiles and gateposts.
- Budock Wood is a County Wildlife Site.

Geology, soils and agricultural grade land

The western side of the area (west of Trewen Terrace and Crill Corner) is underlain by the Carnmenellis granite. To the east are mudstones, siltstones and sandstones which have been greatly altered and affected by the neighbouring granite intrusion.

Most of the area is Grade 2 agricultural land (which is scarce in Cornwall). The ridgeline above 85m OD is Grade 3 agricultural land.

Topography

The area is dominated by the granite ridge between Trewen House and Higher Crill which stands between 95m and 105m OD. From the ridge the area slopes steadily eastwards down to 45m, midway down the valley side formed by the Budock stream. Steep-sided slopes are found in Budock Wood with moderately steep slopes to the east of Trewen.

Biodiversity

Budock Wood is a County Wildlife Site. Semi-natural habitat is found in the grounds and field boundaries close to Trewen House and Stephney Farm. The field boundaries surrounding Trewen Farm and Crill Farm are important corridors of habitat.

Land cover and use

The area is mainly improved farmland but with limited woodland cover in the form of early 20th century and modern plantations in and around Trewen House and including Budock Wood. The farmland is predominantly under pasture although some fields are cropped around Trewen and Higher Crill.

Trewen Farm has a small area used as a seasonal campsite with a small number of mobile homes used all year round by longer-term tenants. Trewen Farm is the only working farmyard in the area.

Settlement pattern

The medieval farming settlements of Trewen and Higher Crill form small farming hamlets with only limited number of relatively small modern farm buildings. Trewen House is a large house developed in the early 20th century and set in a landscape of ornamental planting. Near to Pendra Loweth is Woodlands, a modern small holding.

Stephney Farm is a single (former) farmstead, which is located close to the edge of the Budock Water LCA.

The principal settlement is formed by the linear arrangement of semi-detached

and detached dwellings along Trewen Road (in effect a small southern extension of Budock Water in the form of ribbon development). At the top of Penjerrick Hill, close to Crill Corner, is another short line of roadside development of similar character to Trewen Road.

Field pattern and woodlands

The field pattern is an ancient one, being settled and farmed from the medieval period at least. The farmland is enclosed by Cornish hedges, often with ancient oaks standards with an understorey formed by a combination of hazel, holly and thorn. Much of the hazel shows evidence past coppicing, especially on the edges of the lanes and byways. Higher up the ridge places the hedges are more tightly managed, with less tree cover and more exposed to the elements, and here the landscape has more open feel.

The woodland is mostly recent. The ridge line in and around Trewen House is dominated by the ornamental planting of large pines. Budock Wood was planted on former rough ground, most probably part of the landscaping associated with Trewen House. The Wood is a mixture of oak, sycamores and a limited understory of hazel.

Transport

The area is bisected by Trewen Road, a narrow road which forms the only access in and out of Budock Water. From the south At Crill Corner, Trewen Road links to Penjerrick Hill (west) and Roscarrack Road (east). Both these roads are narrow, sunken lanes.

Nightscape

Being rural the area has little light nuisance other than domestic lighting. The night sky is often clearly visible, however, due to housing in the Golden Bank and Boslowick areas of Falmouth occupying the neighbouring ridgeline to the east, there is increasing light pollution and glare.

Historic landscape (and key features)

- An ancient, farmed landscape bounded by Cornish hedges and rich in Cornish place-names, with settlements linked by a network of narrow lanes and footpaths.
- Grade II Listed Kerrier District Council Houses built of granite in the 1930s.
- A Grade II Listed guide post on Crill Corner.
- Cast-iron finger post on Crill Corner.
- The linear arrangement of modest-sized detached and semi-detached dwellings on Trewen Road and at the top of Penjerrick Hill, mainly developed in the 20th century.
- Early 20th century ornamental landscaping and planting around Trewen House.
- The woodland and the granite quarries of Budock Wood.
- Trewen Farm includes an unconverted range of historic farm buildings.
- The use of granite in its historic buildings, Cornish hedges, stiles and gateposts.

Aesthetic and sensory

- An attractive area situated close to Falmouth but retaining a rural character with a landscape dominated by farmland and woodland.
- The area has an intimate relationship with Budock Water: it is in a highly visible location affecting the setting of the village and acts as a gateway and buffer zone to the Cornwall AONB.
- Relatively quiet with only limited noise and light pollution although increasing affected by the glare of Falmouth.
- Fantastic views from the ridgeline into Budock Water, across to the neighbouring ridgeline and the edge of Falmouth and beyond to the Roseland. Looking west from the ridgeline views extend across the parish to Lamanva and onwards to the Lizard.

- Budock Wood is much loved and used by people in the village and is often used by dog walkers from Falmouth and Penryn.

Pressures

- The rural character of the area is threatened by the large-scale expansion of Falmouth. Poorly designed development on the edge of Falmouth will have substantial visual impact on the area.
- Increasing light pollution, glare and spill from the urban expansion of Falmouth and Penryn diminishing the rural character of the area's nightscape.
- The fields neighbouring Trewen Road are under substantial pressure from development.
- Increasing development could potentially increase traffic volume on Trewen Road and Roscarrack Road and if poorly designed, increase light pollution in the area.

Interaction with other character areas

The area has an intimate visual and physical relationship with the neighbouring areas, especially Budock Water and the Cornwall AONB. The sensitivity increases higher up the area where the ridgeline gives expansive views to the 'Kergilliack and Menehay', 'Roscarrack' and 'Penjerrick and The Crag' character areas and the southern, urban edge of the Boslowick area of Falmouth.

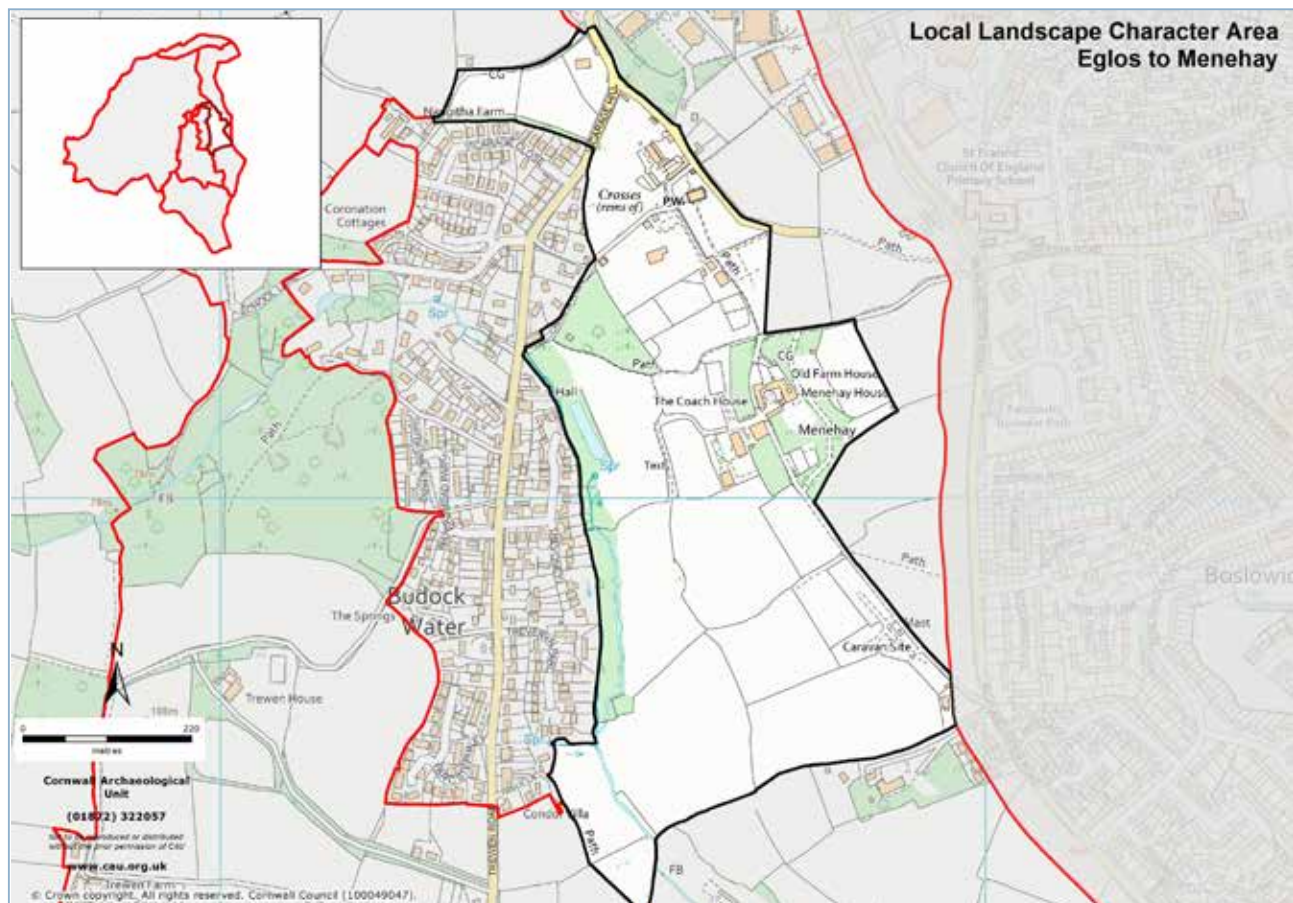
Annex vii.

LLCA 3 – Eglos and Menehay

Budock Parish

Local Landscape Character Area Description

Eglos and Menehay



Designations

1 Grade II* Listed Building (Budock Church); 24 Grade II Listed Buildings (23 in churchyard and Eglos Farmhouse); 1 Scheduled Monument (Two crosses in churchyard covered by the same designation).

Description

The area is ancient: it is a landscape rich in heritage dominated by farmland and small farming settlements whose origins date to the medieval period. Its network of small footpaths, byways and lanes, and arrangement of fields give a rural

feel. Cornish hedges and Cornish place-names strongly influence the character of the area. The footpaths focus on Budock Church which is a key landmark. Being a ridgeline with a steep valley side which falls towards Budock Water it also has a strong influence on the rural feel of the village, acting as a green buffer zone with Falmouth. The area has a high level of built heritage with a clear predominance of granite as a building material: it is used in the farm houses, farm complexes, gateposts and stiles. Towards Menehay Farm bungalow the landscape is increasingly open but still retains its rural feel with a network of field boundaries protecting lines of sight. There is limited

woodland other than the oak standards, thorn and occasional hazel of the hedges (the hazel most often found next to the lanes). However, the modest-sized Beech plantation to the west of Menehay House is a highly visible part of the ornamental landscaping which surrounds the house.

Key landscape characteristics

- Budock church and its surrounding cemetery.
- A ridge of relatively high ground with steep-sided valley sides to the west of the ridge.
- Former farmyard complexes now converted to dwellings.
- An area dominated by granite building materials including gateposts, walls and stiles.
- Sheltered, rural feel, in a highly visual location, strongly influencing the rural feel of the surrounding areas towards Budock.
- Little urban development other than Bickland Water Industrial Park.
- An ancient farmed landscape, dominated by Cornish place-names, old byways, hedged lanes, with an additional layer of ornamental planting in and around Menehay House.

Geology, soils and agricultural grade land

This area is underlain by the mudstones, siltstones and sandstone, some of which have been metamorphosed. The far northern end of the area falls on the Carnmenellis granite.

The area is a mixture of Grade 2 and 3 agricultural land. The Grade 2 land is found to the south of Menehay House.

Topography

The area is formed by a ridge of relatively high ground between 65m and 85m high with steep-sided slopes on the western side above the stream. Budock Church is located in a conspicuous high spot giving

commanding views towards Falmouth as well as back towards Budock Water.

Biodiversity

The area is rich in semi-natural habitat in the form of wooded hedgerows on field boundaries, plantations around Menehay House and behind Bickland Water industrial estate with neglected corners and edges of fields, especially in the valley bottom close to the stream, where there is also a man-made lake. The field boundaries in the area contain many mature trees including several that are likely to be veteran in age.

Land cover

The area is mainly farmland but with limited woodland cover in the form of 19th century and modern plantations and a small area of scrubby woodland close to Budock Water in the valley bottom. The farmland is predominantly under pasture and although some fields are cropped, others receive only light grazing.

Settlement pattern

Settlement is concentrated in two hamlets: Eglos and Menehay, with an outlying bungalow at Menehay Farm, close to Falmouth. Former farmyard complexes at Menehay and Eglos have been sensitively converted into residential dwellings, and these settlements now form small nucleated hamlets of dwellings. There is a popular touring site at Menehay Farm bungalow which is sheltered behind a series of Cornish hedges.

Field pattern and woodlands

The field pattern is an ancient one, being settled and farmed from the medieval period at least and dissected by paths and byways leading to and from Budock Church. The farmland is enclosed by Cornish hedges, often with ancient oak standards with an understorey formed by a combination of hazel and thorn. Much of the hazel shows evidence past coppicing, especially on the edges of the lanes and byways. In places the hedges

are more tightly managed and here the landscape has more open feel.

The woodland is mostly recent: The ridge line is dominated by the Beech plantation created to the west of Menehay House in the 19th century. Lower down in the valley bottom towards Budock is a small area of scrubby woodland surrounding a lake dug in the late 20th century.

Transport

Vehicular access in and out of this area is limited as there is no route that fully crosses the area: the narrow lane leading to Eglos is now a dead-end and the former farm lane to Menehay now provides access to the farmyard complex. However, the area is criss-crossed by a network of ancient well-used and well-loved footpaths.

Historic landscape (and key features)

- An ancient, farmed landscape bounded by Cornish hedges and rich in Cornish place-names, with settlements linked by a network of narrow lanes and footpaths with granite stiles.
- Ancient settlements with a high concentration of historic buildings.
- Budock church, its vestry and cemetery.
- Ornamental landscaping and planting around Menehay House.
- Historic farmyard complexes and farmhouses built of granite and with slate roofs.

Nightscape

Being semi-rural the area has little light nuisance other than domestic lighting and the lights provided for the car park at Budock Churchtown. However, due to the proximity of Falmouth there is considerable light pollution and glare. This increases towards Menehay Farm bungalow.

Aesthetic and sensory

- An attractive area situated close to Falmouth but retaining a rural character with a landscape dominated by farmland and woodland.
- The area has an intimate relationship with Budock Water: it is in a highly visible location from the village and acts as a Green Buffer from Falmouth.
- Relatively quiet with only limited noise and light pollution although increasing affected by the glare of Falmouth.
- Fantastic views from the ridgeline into Budock Water and along the valley towards Lower Crill, and across to the neighbouring ridgeline of Trewen.
- A green buffer zone from the built-up edge of Falmouth.

Pressures

- The rural character of the area is threatened by the large-scale expansion of Falmouth. Poorly designed development will reduce the role of the area as a green buffer for Budock.
- Increasing light pollution, glare and spill from the urban expansion of Falmouth and Penryn diminishing the rural character of the area's nightscape.

Interaction with other character areas

This area has a strong influence on the rural feel of the 'Budock Water', 'Roscarrack' and 'Trewen' character areas. It acts as a semi-rural buffer zone separating Budock Water from Falmouth, both physically and visually. Towards the southeast of Menehay House the openness of the landscape increases making it more sensitive to visual change.

It also has a strong visual influence on the edge of Falmouth, and is a popular area for people to walk out of the town due to its rural qualities and the network of footpaths that cross the area.

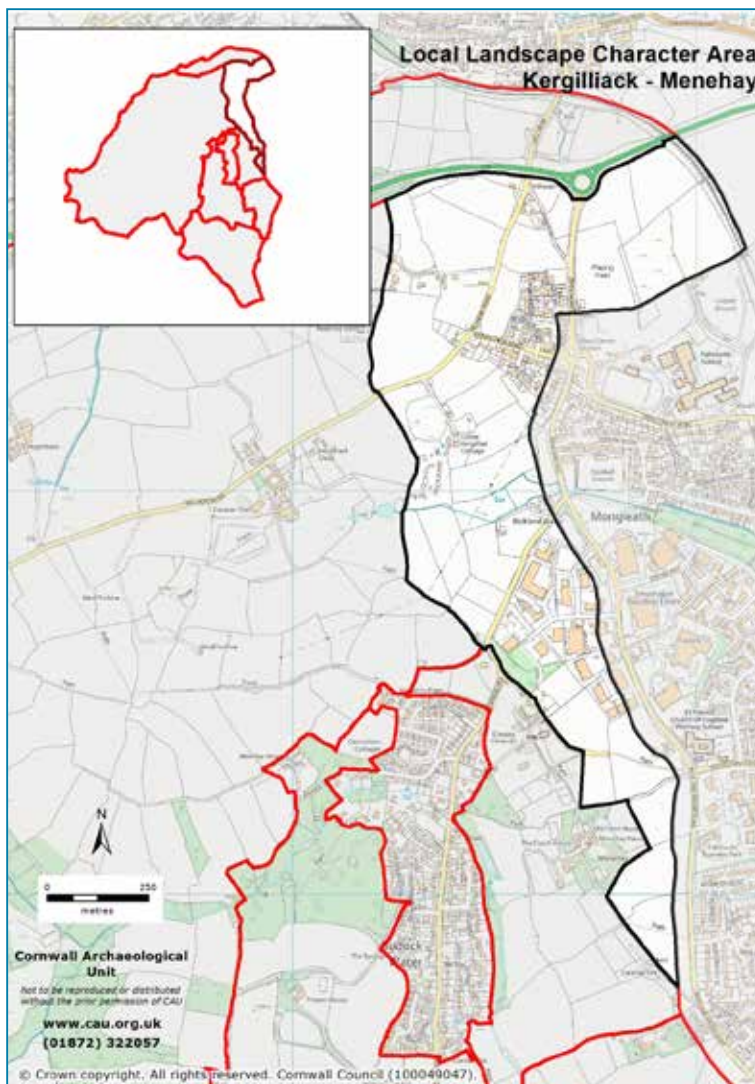
Annex viii.

LLCA 4 – Kergilliack to Menehay

Budock Parish

Local Landscape Character Area Description

Kergilliack to Menehay



Designations

Listed Building (Grade II: 1. Lower Kergilliack farmhouse).

Description

This area forms a sliver of land between Falmouth and Penryn, to the east of the ridgeline that separates the towns from Budock Water. Due to its relative height it is in a highly visible location,

forming an important part of the skyline and backdrop to the present extent of Falmouth and Penryn.

It borders the main roads of the A39 and Bickland Water Road. It is predominantly farmland, although it is increasingly becoming urbanised and many of the fields off Bickland Water Road have been ear-marked for development or have existing planning permissions. Bickland Water Industrial Estate has been

surrounded by a green buffer of trees to minimise the visual impact on the landscape. Where existing settlements are found beyond the urban fringe, these are single farms or farming hamlets.

The area predominantly faces east towards the larger towns but despite this it has a semi-rural feel due to the mixture of farmland crossed by ancient tree-lined narrow lanes, which are now becoming busy with traffic.

From the higher parts of the area extensive views extend across to Falmouth, especially in the areas of Lower Kergilliack and close to Budock Church. Close to Green Meadows and Hillhead the high ground gives extensive views across to Penryn, Flushing and the edge of the AONB close to Mylor.

Key landscape characteristics

- Narrow Lanes and a network of footpaths criss-crossing an ancient landscape of tree-lined Cornish hedges
- A ridge of relatively high ground with an intimate and close relationship with the edges of Falmouth and Penryn
- A green buffer with several Character Areas and in a highly visible location looking back from Falmouth, Penryn and the A39.
- Increasing urban development and in the area of Bickland Water.
- In many parts of the area there are extensive views across Falmouth and in places, these views extend to the Carrick Roads and as far as the Roseland and the Clay District.
- The area's character is likely to change dramatically with extant planning permissions for development at Lower Kergilliack (Eve Parc) and Pool Field (Chy an Dwr).

Geology, soils and agricultural grade land

Mostly the mudstone, siltstones and sandstones with the edge of the Carnmenellis granite underlying the north west edge of the area from Bickland Hill north to Green Meadows and the high ground above Hillhead.

It is a mixture of Grade 2 and Grade 3 agricultural land. Grade 2 agricultural land is scarce in Cornwall.

Topography

South of Bickland Hill the area is of gently undulating ridge ranging between 80m and 65m OD but to the north of Bickland Hill the area climbs with the granite to form the eastern edge of a ridge almost 100m OD. The slopes are mainly east facing whereas close to Hillhead moderately-steep slopes run to the south, down to the A39. To the east of the Hillhead roundabout the land forms a prominent spur with extensive views to the Penryn River and beyond to Flushing and the Carrick Roads.

Biodiversity

Field boundaries form the majority of semi-natural habitat in the area with some having a cover of considerable woody growth in the form of mature trees. The field boundaries form important corridors of habitat.

Land cover and use

The land is predominantly farmland, with a mixture of pasture and arable, although many areas have been neglected as they await development from extant permissions e.g. Lower Kergilliack and Pool Field. Oakland Park and Union Corner form an outshoot of urban expansion into the green buffer zone as do the large, slab-like buildings of the Bickland Water Industrial Park to the south of Bickland Hill. However, the border of the Industrial Park has been extensively planted with a mixture of trees to form a green buffer zone to mitigate the visual impact of the development.

Settlement pattern

As above.

Field pattern and woodlands

The field patterns are predominantly ancient and bounded by a network of Cornish hedges, often tree-lined with large standard oaks and crowded by a lower storey of hazels and holly. Towards the higher ground tree cover lessens and the landscape is more open and exposed.

Transport

The area to the north is bounded by the modern bypass which now forms the A39. Bickland Water Road is also a busy thoroughfare which defines much of the lower eastern part of the area. The narrow lanes of Bickland Hill and Hillhead are also increasingly busy with traffic and pedestrian access around the area is getting increasingly dangerous.

Nightscape

The area is the buffer zone with Falmouth and Penryn and suffers from increasing light spill, glare and pollution from the nearby towns and roads, and from increased development within the area itself.

Historic landscape (and key features)

- A field pattern mostly derived from the late medieval and early post medieval periods, predominantly bounded by Cornish hedges and earth banks.
- Medieval farming settlements with a predominance of Cornish place-names.
- Granite stiles leading to a network of ancient footpaths and lanes.
- Cast-iron fingerpost at Hillhead Farm.

Aesthetic and sensory

- Despite increasing light pollution, traffic volume and development the area maintains a semi-rural feel due to its areas of farmland, narrow lanes and tree-lined Cornish hedges.
- It has a colour palette of natural colours – greens and browns.
- Bird song can still be heard despite the noise from the A39 and Bickland Water Road.
- A popular area for dog walkers and pedestrians from Falmouth and Penryn.
- A highly open landscape especially towards Hillhead and green meadows which forms an important ridgeline and skyline to Falmouth and Penryn.

Pressures

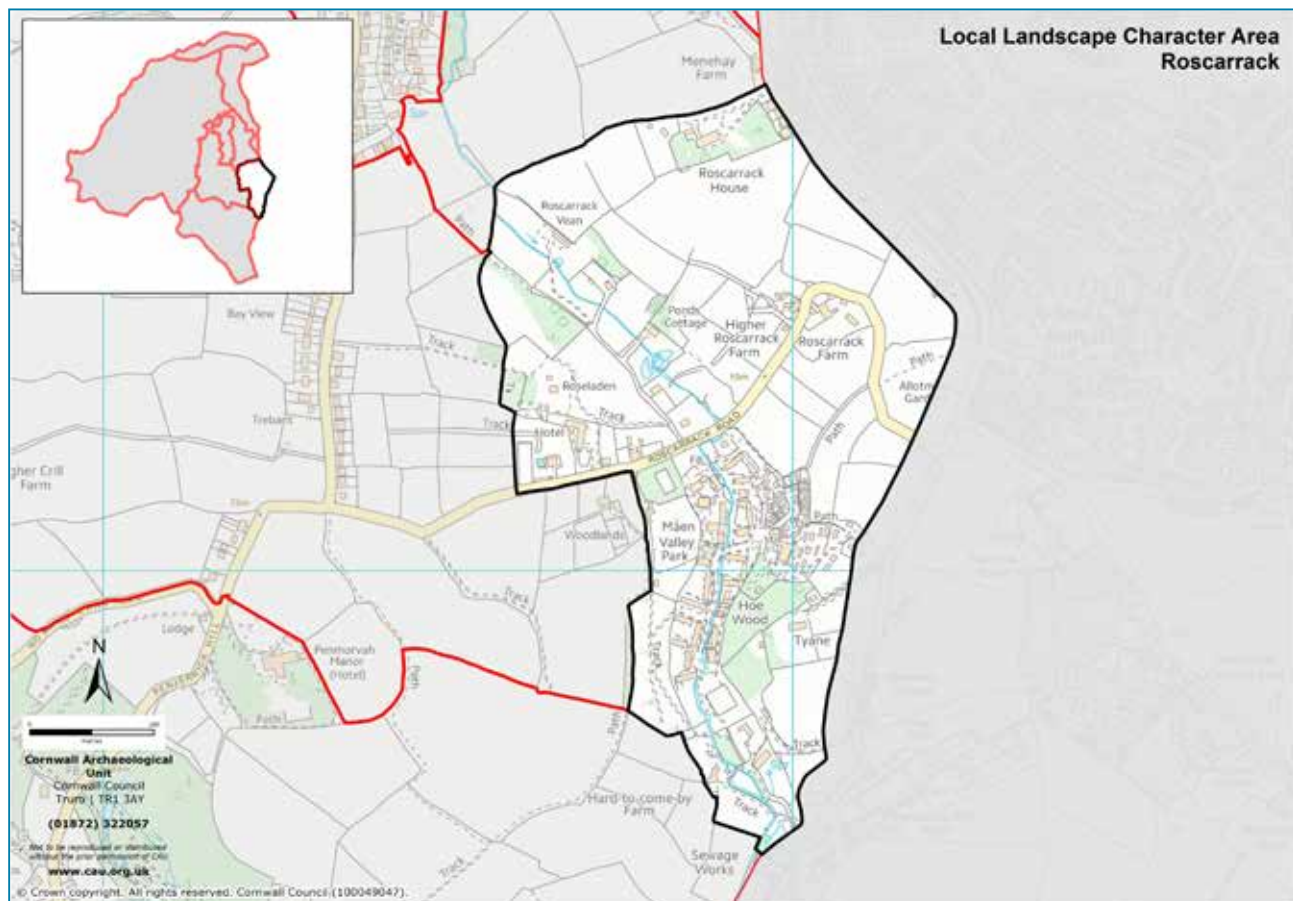
- The current semi-rural character of the area will diminish with the large-scale expansion of Falmouth and Penryn.
- The large-scale expansion of Falmouth and Penryn threatens to reduce the green buffer zone with 'Budock Water' and the 'Eglos and Menehay' Character Areas.
- Increasing light pollution, glare and spill from the urban expansion of Falmouth and Penryn, diminishing the rural character of the area's nightscape.

Interaction with other character areas

This area has an intimate visual and physical relationship with the neighbouring areas, especially those of Falmouth and Penryn and within the Parish, the 'Eglos and Menehay' Character Areas and towards Menehay Bungalow the area controls the skyline when viewed from the 'Budock Water' and 'Trewen' character areas also.

LLCA 5 – Roscarrack

Roscarrack



Designations

The area has four Grade II Listed Buildings (Roscurrack House, Roscurrack Farmhouse, Farm Cottage and Mill).

The southern half of the area lies within the 'South Coast – Western' part of the Cornwall Area of Outstanding Natural Beauty.

Description

The area straddles the Budock stream and is an attractive landscape dominated by ancient farmland and small settlements, some of which have origins in the medieval period. Its network of small

footpaths, byways and narrow lane, and arrangement of fields give a rural feel. Cornish hedges and Cornish place-names strongly influence the character of the area. It is largely sheltered and with a high level of tree cover (compared to surrounding areas in the Parish). There is limited oak woodland at Hoe Wood and most of the trees are found in the hedges which crowd the footpaths and Roscarrack Road. At Roscarrack House is an unusual and eye-catching small area of parkland dotted with isolated parkland trees.

Being close to both Falmouth and Budock Water the area has a strong influence

on the rural feel of the village, acting as a green buffer zone to Falmouth. In the valley bottom views in and out of the area are more limited but as you climb the slopes either side of the stream views open up in all directions, especially close to Bickland Water Road.

Settlement is concentrated in the valley bottom at Roscarrack. Here a scatter of dwellings that typically date to the 18th, 19th and 20th centuries give way to the higher density holiday homes built at Pendra Loweth. Despite being close to Falmouth the area is mostly quiet although in summer Pendra Loweth can be busy with tourists.

Key landscape characteristics (Distinctive)

- An ancient farmed landscape, dominated by Cornish place-names, old byways, sunken hedged lanes, with an additional layer of ornamental planting in and around Roscarrack House.
- A rural landscape in a highly visual location, strongly influencing the rural feel of the surrounding areas including Budock Water.

Geology, soils and agricultural grade land

The northern half of the area is underlain by the mudstone, siltstones and sandstones and the southern half by breccia and metabreccia.

The ridge line of ground between Roscarrack House and Higher Roscarrack has been classified as Grade 2 agricultural land (Grade 2 land is scarce in Cornwall). The lower valley sides and the valley bottoms of the Budock stream as it flows towards Pennance is Grade 3 agricultural land.

Topography

The area is relatively sheltered due to the natural topography: it is dominated by the incised river valley formed by

the Budock stream. The valley sides are steeply sloped but a gentler gradient is found in the valley bottom. From here the ground rises from 10 – 20m OD to the ridge line of Roscarrack House which stands at between 50m – 60m OD. This is a rounded ridgeline with gentle southwestern facing slopes offering extensive views to Trewen Road, Budock Water, and onwards to Penjerrick and the AONB. Looking eastwards from the area there are views to the edge of Falmouth (Goldenbank and Boslowick). At Pendra Loweth the valley is steep sided and sinuous, paralleling the flow of the Budock stream towards Pennance.

Biodiversity

The field boundaries and field margins form important semi-natural habitat with those in the valley bottom of Roscarrack, Crill House and Pendra Loweth generally more wooded with large standard trees, some probably veteran in age.

Land cover and use

The area is predominantly farmland with clusters of small scattered settlement, concentrated in the valley bottom at Higher Roscarrack and Crill House where there is a dispersed hamlet either side of the stream. From this point south towards Pennance Mill the area is dominated by the holiday homes and built areas of Pendra Loweth. Here the river has been canalised and high-density housing built. Pendra Loweth occupies the valley bottom and the eastern side of the valley leading close to the edge of Pennance Hill.

A majority of the farmland is under pasture with small, limited areas of scrub, and a small area of garden allotments above Higher Roscarrack. Hoe Wood, an area of oak woodland, stands above the steep valley sides close to Pendra Loweth.

There is no active commercial farm but there is some use of the fields near Roscarrack as part of small holdings, mainly for the keeping of horses and ponies. A small area of allotment gardens is in use close to Bickland Water Road, above Roscarrack Farm.

Settlement pattern

Roscarrack and Lower Crill form a scattered hamlet of detached dwellings and small holdings whose origins date to the 18th and 19th centuries but with Roscarrack Mill and Higher Roscarrack probably dating to the medieval period. There has been later limited infill in the 20th century with detached dwellings. This contrasts to the high-density modern buildings of Pendra Loweth. Roscarrack House is a large country mansion now situated close to the edge of Falmouth.

Field pattern and woodlands

The landscape is anciently enclosed with well-wooded field boundaries, typically Cornish hedges, and dotted with settlements with Cornish place-names. Trees are dominated with oak and sycamore with an underwood of holly, hazel, thorn and occasionally gorse. Being sheltered the trees stand strong and tall. The area is crossed by a network of footpaths, often marked by granite-built stiles. Roscarrack Road, a narrow, twisting, sunken lane leading from Pennance Hill towards Crill dissects the area into two.

Close to Roscarrack House the farmland includes a layer of ornamental landscaping including a small area of parkland dotted with a small number of trees.

Transport

Vehicular access in and out of this area is limited to Roscarrack Road: the narrow, twisting sunken lane leading from Pennance Hill to Crill Corner. The area is criss-crossed by a network of ancient well-used and well-loved footpaths.

Historic landscape (and key features)

- An ancient, farmed landscape typically bounded by Cornish hedges and rich in Cornish place-names, with settlements linked by a network of narrow lanes and footpaths with granite stiles.

- A sheltered landscape with hedges rich in trees, principally oak standards and hazel.
- Roscarrack is an ancient settlement rich in Grade II Listed historic buildings.
- The utilisation of the Budock Stream to power Roscarrack Mill.
- Ornamental landscaping and parkland landscape around Roscarrack House.
- Historic farmyard complexes and farmhouses built of a mixture of local stone and cob, and with slate roofs.

Nightscape

Being semi-rural the area has little light nuisance other than domestic lighting apart from in the area of Pendra Loweth which has a high density of buildings and additional lighting. Due to the proximity of Falmouth there is considerable light pollution and glare. This increases towards the edge of Falmouth.

Aesthetic and sensory

- Part of the South Coast Western part of the Cornwall AONB, it is an attractive area situated close to Falmouth but retaining a rural character with a landscape dominated by farmland and woodland.
- The area has an intimate physical and visual relationship with Budock Water and the edge of Falmouth.
- Relatively quiet with only limited noise and light pollution although increasing affected by the glare of Falmouth.
- A green buffer zone from the built-up edge of Falmouth.

Pressures

- The rural character of the area is threatened by the large-scale expansion of Falmouth. Poorly designed development on the edge of Falmouth will have substantial visual impact on the area. There is also the potential for infill development at Roscarrack which could lessen the rural character of the area.

- Increasing light pollution, glare and spill from the urban expansion of Falmouth and Penryn diminishing the rural character of the area's nightscape.
- Increasing traffic volume using Roscarrack Road.

Interaction with other character areas

This area has a strong influence on the rural feel of the 'Budock Water', 'Trewen', 'Eglos and Menehay' and 'Penjerrick and the Crag' character areas. It acts as a semi-rural buffer zone separating Budock Water from Falmouth, both physically and visually. Close to Bickland Water Road the area is in a highly visible location.

It also has a strong visual influence on the setting of Falmouth and the Cornwall AONB. It is a popular area for people to walk out of the town due to its rural qualities and the network of footpaths that cross the area.

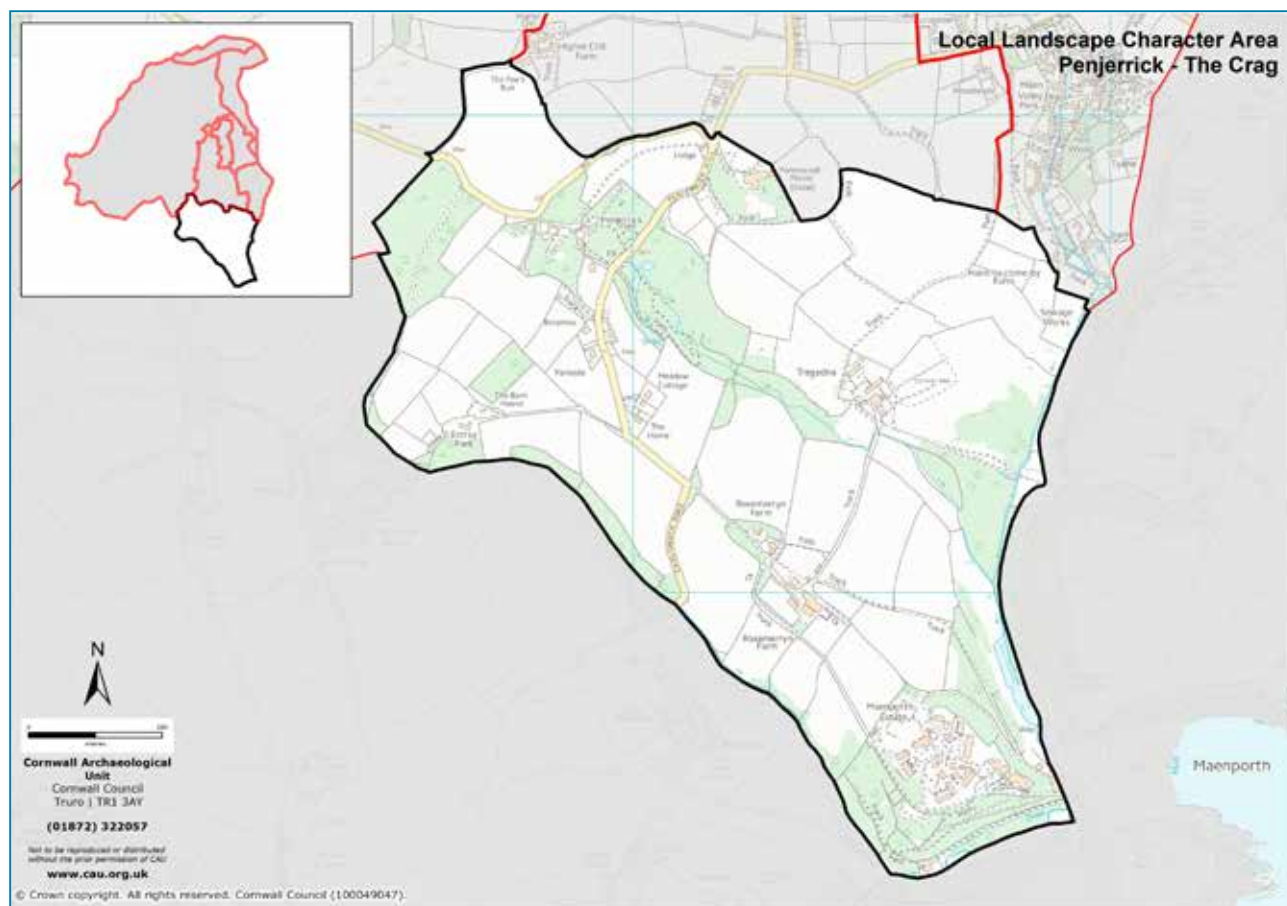
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LLCA 6 – Penjerrick to The Crag

Budock Parish

Local Landscape Character Area Description

Penjerrick to The Crag



Designations

Most of the area lies within the South Coast – Western part of the Cornwall Area of Outstanding Natural Beauty.

The area has eight Listed Buildings: 2 II* (Rosemerryn House and its gateway) and 6 Grade II buildings (Higher Penjerrick, Quaker Cottage, a barn at Rosemerryn, Tregedna farmhouse and its adjoining farm building, and a gateway at Penwarne).

Penjerrick also includes a Registered Park and Garden which extends from No Man's Land Road, across Penjerrick and to the other side of Penjerrick Hill towards Tregedna.

Description

A sheltered rural landscape dominated by larger estates reflected in a high proportion of country houses, Listed Buildings and ornamental landscaping and planting. Penjerrick is the most conspicuous of these due to its large Registered Park and Garden which includes a small area of parkland, drives and planting schemes to create a 'Jungle Garden'. The farmland of the area is anciently enclosed and bounded predominantly by Cornish hedges faced with a variety of stone types. A network of small footpaths, byways and narrow lanes, link the settlements which have Cornish place-names.

It is an attractive area with a high proportion of businesses involved in tourism in particular hotels, restaurants, camping and touring and garden attractions. The farmland is still actively used although many of the historic settlements are no longer farmsteads.

The area is comparatively wooded compared to other parts of the Parish. This reflects its sheltered location, the predominance of larger estates and ornamental planting and close to the Crag and Tregedna, the local topography and the dampness of the valley bottoms.

Key landscape characteristics

- A highly designated landscape.
- An attractive rural landscape dominated by large historic houses and ornamental landscaping which form an additional layer to the ancient farmland.
- An anciently farmed landscape, dominated by Cornish place-names, old byways, hedged lanes and a network of footpaths.
- A well-wooded landscape compared to other parts of the parish.
- A landscape rich in semi-natural habitat with a large County Wildlife Site in the damper valley bottoms.

Geology, soils and agricultural grade land

The higher ground above Penjerrick is formed by the Carnmenellis granite with the Rosemerryn underlain by mudstones, siltstones and sandstones, most probably altered in some way by neighbouring intrusion and Tregedna by breccia and metabreccia. The Crag and the surrounding area close to Maenporth are underlain by mudstone, siltstone and sandstone.

In terms of soils the area is mostly Grade 2 agricultural land (which is rare in Cornwall) with the higher ground above Penjerrick, the steep slopes of The Crag and the lower-lying slopes surround Tregedna, Grade 3.

Topography

The area is undulating ground between 80m OD at Penjerrick to 5m OD and below in the valley bottoms either side of the Crag. The Crag itself rises steeply from the flanking stream valleys to a height of 45m OD. Rosemerryn sits at a similar height but on the spur of a promontory of land. The area is relatively sheltered especially in the Penjerrick valley which is steep-sided.

Biodiversity

The water-logged valley bottoms at the rear of Maenporth beach form the Maenporth Valley County Wildlife Site. The lower part of the Penjerrick Registered Park and Garden has been identified as 'Ancient replanted woodland'. The area is rich in semi-natural habitat with woodland flanking the slopes of The Crag and ornamental planting surrounding Penjerrick and the eastern drive to Penwarne. Many of the field boundaries in the area are well wooded with large standard trees, many of which may be veteran in age. To the south of Tregedna in the low valley is damp woodland.

Land cover and use

The area is predominantly farmland with only limited settlement in the form of small hamlets, single farms and houses. The greatest concentration of permanent dwellings is found close to Penjerrick Farm but this is in the form of a dispersed hamlet situated either side of the narrow lane leading to Mawnan Smith. The Crag forms an area of development in a conspicuous location – this holiday complex has a cluster of modern holiday homes with The Cove restaurant located at the bottom of the hill, to the rear of Maenporth Beach.

Due to its sheltered location the area has a high number of country houses (Penjerrick, Rosemerryn, Penmorvah, and one of the entrance drives to Penwarne House in the neighbouring parish of Mawnan Smith) when compared to the rest of the parish. The Crag was also developed in the late 19th century as a country house but was destroyed by fire in the 1980s after being run as a hotel for approximately 50 years.

Penmorvah is now a hotel and restaurant. Tregedna Farm is a popular touring caravan and camping park with a converted barn used as a lodge and a wedding reception venue.

The farmland is used as mixture of pasture and horticulture crops including potatoes, brassicas and daffodils. The parkland at Penjerrick House is permanent pasture.

Settlement pattern

As above.

Field pattern and woodlands

The landscape is anciently enclosed with well-wooded field boundaries, typically Cornish hedges, and dotted with settlements with Cornish place-names. Trees standing on the field boundaries are dominated by oak, ash and sycamore with an underwood of holly, hazel, thorn and occasionally gorse. Being sheltered the trees stand strong and tall. The area is crossed by a network of footpaths, often marked by granite-built stiles.

The two narrow lanes crossing the area are often deeply cut into the land and being enclosed by well-wooded Cornish hedges they have an enclosed, dark, damp feel.

Due to the steep sided nature of the valley sides, the dampness of the bottoms next to the streams, and the predominance of larger estates, the area is considerably more wooded than other parts of the parish. Scrubby woodland dominated by willow and in places, reeds, can be found in the valleys around Tregedna and either side of The Crag. The modest-sized parkland surrounding Penjerrick House also includes parkland trees and plantations, and the entrance drive to Penwarne is flanked with a plantation of Beech trees.

Below Penmorvah House and near the entrance to the drive to Penjerrick is The Forest Garden, a recently planted sustainable nursery and small holding.

Transport

The area is crossed by narrow, twisting, lanes. Due to the predominance of larger estates in the area several of the country houses are approached by private drives and entrance ways. Similarly, many of the smaller houses and single farms have narrow lanes leading to them off the private road. Tregedna and The Crag are accessed via long private drives off the Maenporth Road whereas most of the properties in the area are accessed off Penjerrick Hill and No Man's Land Road.

The number 35 bus service passes through the area as it passes between Budock Water and Mawnan Smith.

The area is criss-crossed by a network of ancient well-used and well-loved footpaths.

Historic landscape (and key features)

- An ancient, farmed landscape typically bounded by Cornish hedges and rich in Cornish place-names, with settlements linked by a network of narrow lanes and footpaths with granite stiles.
- A sheltered landscape with hedges rich in trees, principally oak standards, ash and sycamore with an understorey of hazel and holly.
- A comparatively wealthy landscape characterised by large estates with a considerable amount of ornamental landscaping and planting.
- A high number of Listed Buildings, often country houses and associated buildings and gateways.
- Penjerrick Garden is a Registered Park and Garden.

Nightscape

Being a rural the area has little light nuisance other than domestic lighting. An exception is The Crag which has a high density of buildings and additional lighting. Due to the proximity of Falmouth there is some light pollution and glare.

Aesthetic and sensory

- Part of the South Coast Western part of the Cornwall AONB, it is an attractive area retaining a rural character with a landscape dominated by farmland and woodland, and rich in semi-natural habitat.
- The area is rich in built heritage and ornamental planting adding an extra layer of complexity and interest to the anciently enclosed land.
- Relatively quiet with only limited noise and light pollution although increasing affected by the glare of Falmouth.

Pressures

- Increasing light pollution, glare and spill from the urban expansion of Falmouth and Penryn diminishing the rural character of the area's nightscape.
- Increasing traffic volume and speed as Mawnan Smith is further developed: the lanes are being used as rat-runs to Falmouth.
- A lot of tourism businesses operate in the area and these could be vulnerable if there are losses in rural character.

Interaction with other character areas

This area has a strong influence on the rural feel of the broader Parish and enhances the rural feeling of the neighbouring 'Roscarrack', 'Trewen' and 'Budock Water' Character Areas. It acts as a rural green buffer zone with neighbouring areas in other parishes and towns including Mawnan Smith and Falmouth.

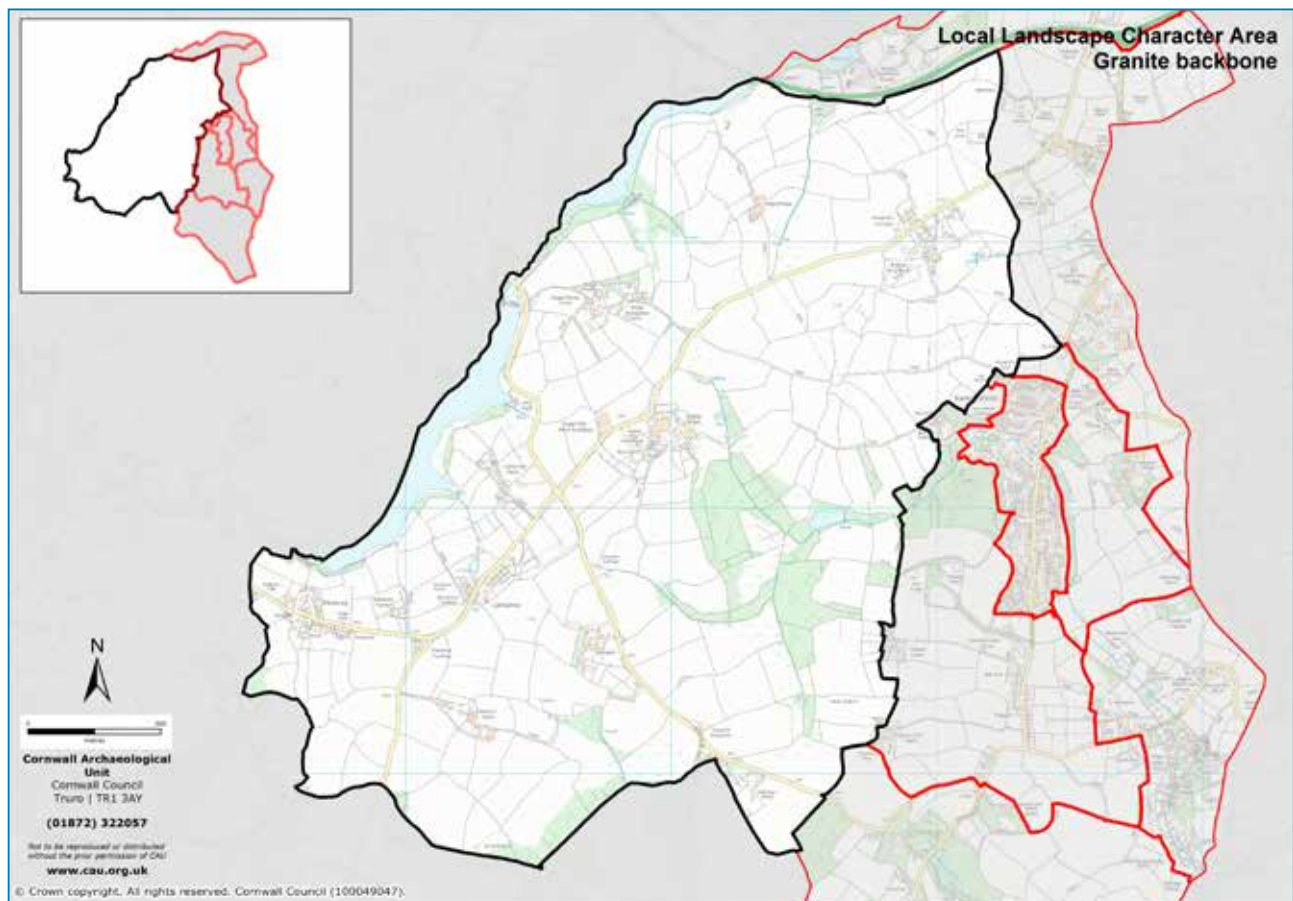
Annex xi.

LLCA 7 – The granite backbone of Budock Parish

Budock Parish

Local Landscape Character Area Description

The granite backbone of Budock Parish



Designations

The southern edge of the area, to the south of Treverva and Trewoon is within the Gweek to Constantine Area of Great Landscape Value.

The area contains 13 Listed Buildings (Two Grade II* gateways at Trewoon, eleven Grade II Buildings including three milestones, houses and cottages at Trewoon, Argal and Higher Kergilliack, Treverva Methodist Chapel and the gateway to Argal Manor).

Budock Water County Wildlife Site and parts of the Falmouth Reservoirs and Treneere Wood CWS are within the area.

Description

A relatively open and exposed rural landscape dominated by ancient farmland and farming settlements reflected in a high number of Listed Buildings. This is granite country and the building materials reflect this. The fields are bounded predominantly by Cornish hedges faced with granite, some with hedgerows of thorn and small trees. A network of small footpaths, byways and narrow lanes, link the settlements which have Cornish place-names. Argal and College reservoirs have flooded the steeper valleys sides at the northern fringe of the area and are now popular places to walk.

The area is an agricultural landscape with several of the farms still in use. The farmland is a mixture of pasture and cropping with horticulture being strong: Westcountry Fruit Sales has a redistribution centre at Higher Argal and there is also a small farm shop here.

Due to the relative height of the ground, trees are often small and stunted, mostly being oak, sycamore and ash. There are extensive areas of poorly drained shallow valleys characterised by rough pasture and scrubby willow woodland which form important wildlife sites.

A network of footpaths crosses the area as does a set of narrow lanes which form busy B-roads. The small linear settlements of Treverva, Lamanva and Penwarne Road can be found along these roads. Treverva and Lamanva are dominated by granite-built rows of houses and detached dwellings dating to the 19th and early 20th century whereas Penwarne Road dates to the 1930s and 40s with detached villas, often updated by modern dwellings. Only the Tresooth Corner part of Penwarne Rad is within the Parish.

Key landscape characteristics

- An ancient farmed landscape rich in rural character, dominated by Cornish place-names, historic field patterns, old byways, hedged lanes and a network of footpaths.
- An open, slightly undulating plateau of relatively high ground often exposed to the elements leading to little tree growth except in sheltered areas.
- Argal and College reservoirs (shared with the parish of Mabe).
- Extensive areas of poorly drained, shallow valleys dominated by rough pasture and scrubby woodland which form important wildlife habitat.
- Good views across the area and outwards to the granite hills surrounding Mabe as well as views across Argyll and College Reservoirs.
- An area dominated by granite as a building material, used especially in

dwellings, farm buildings, gateway detail, field boundaries and stiles.

- A network of narrow lanes busy with vehicular traffic.
- A rural landscape with large-scale and successful food businesses located in the area.

Geology, soils and agricultural grade land

The entire area is underlain by the granite of the Carnmenellis intrusion and has all been classified as Grade 3 Agricultural Land.

Topography

The area is a relatively high plateau of gently undulating ground ranging in height between 117m and 80m OD, with steep valley sides at Argal and Lamanva as they dip down towards Argal and College Reservoirs. To the southeast of Higher Argal is an open, shallow upland valley which has poor drainage where the Budock stream rises.

Biodiversity

The area is rich in biodiversity and habitat containing part of the Falmouth Reservoirs County Wildlife Site (CWS), a majority of the Budock Water CWS and at its southern edge, part of the Treneere Wood CWS. Areas of semi-natural vegetation provide further habitat as does the rich network of field boundaries which help to form wildlife corridors linking the Wildlife Sites.

Land cover and use

The area is dominated by farmland with only limited areas of settlement and buildings. The farmland is predominantly cropped with horticulture being strong especially surrounding Lamanva, Treverva and Tresooth. Some of the smaller holdings near Lamanva are used for keeping horses. At the head of the Budock stream, in the shallow valley to the southeast of Higher Argal is a large area of unimproved grassland, scrub and willow-rich woodland, typical of low-lying moors in Cornwall. A similar but smaller

area of unimproved pasture is found to the southeast of Trewoon and Tresooth, the former place-name suggesting a once larger area of rough ground.

The principal built up areas are the small ribbon hamlets of Treverva, Lamanva and Penwarne Road. There is a dispersed pattern of small hamlets with the occasional single farm and small holding. The larger farm complexes and hamlets include Argal Manor, Higher Kergilliack and most prominently, Higher Argal where there are large farm buildings associated with WestCountry fruit and vegetables distribution centre.

Argal and College Reservoirs form large man-made water bodies on the north-western fringe of the area. A disused reservoir to the northeast of Tregonhay survives as an area of scrub.

Settlement pattern

As above.

Field pattern and woodlands

The field pattern is an ancient one, being settled and farmed from the medieval period at least. The farmland is enclosed by Cornish hedges. Due to the area being relatively exposed and open to the elements there is little tree cover on the field boundaries. This is generally scrubby vegetation including gorse and thorn with the occasional wind-sculpted trees, mostly commonly oak, ash and sycamore.

Much of the scrubby woodland in the area is recent, formed by the recolonisation of the damper valley rough ground by willow and alder. There has also been limited ornamental planting with pine trees planted as part of the woods to the southeast of Higher Argal. A tree-lined drive has been planted on the approach to Argal Manor and this contains large oaks and sycamore trees.

Transport

The area has a network of three roads, all of them busy B-roads enclosed by field boundaries, predominantly Cornish hedges:

The Falmouth to Constantine road which passes along the ridge of high ground from Lower Kergilliack to Treverva (via Lamanva) and splits at Treverva turning. This is a busy B-road formed by a narrow lane. Through Lamanva and Treverva the road is limited to 40mph.

At the Argal cross roads there are two roads: both of which are busy with traffic. The northern road passes between Argal and College reservoirs to Mabe Burnthouse while the southern route forms the main access to Mawnan Smith. The Argal road has been upgraded but it is still a twisting road. The Mawnan road is a twisting road with several corners. At Penwarne Road the road has a 40mph speed limit.

Nightscape

Being rural the area has little light nuisance other than domestic lighting. The night sky is often clearly visible, however, there is increasing light pollution and glare closer to Penryn and Falmouth.

Historic landscape (and key features)

- A high number of Listed Buildings, predominantly farmhouses but also gateways and milestones.
- 19th and early 20th century linear settlements at Treverva and Lamanva.
- Historic buildings are predominantly granite-built dwellings with slate roofs. Later historic buildings can include brick detail to openings.
- Historic buildings in Treverva and Lamanva are typically short rows of modest houses with the occasional larger detached dwelling.

- Granite faced boundaries, predominantly Cornish hedges, often open with little vegetation other than thorn, furze and in more sheltered places, small oak, ash and sycamore trees.
- An ancient farmed landscape rich in Cornish place-names, with settlements linked by a network of ancient footpaths often accessed via granite-built stiles.
- Cast-iron fingerposts on the junction of Treverva-High Cross junction and at Tresooth Corner (Penwarne Road).

Aesthetic and sensory

- An attractive rural area dominated by farmland and small areas of scrubby woodland and rough pasture.
- An open area occupying relatively high ground.
- Away from the busy B-roads the area is quiet with limited noise and light pollution.
- Being a relatively open landscape there are strong views across the farmland especially in the area of Argyll and College reservoirs where the topography gives good views to the reservoirs and the high granite country of Mabe.

Pressures

- Increasing traffic volume as the villages of Constantine and Mawnan expand, together with the substantial expansion of the Mabe-Penryn-Falmouth conurbation.
- The lanes are fast narrow roads with competition with other users (horse riders, cyclists and pedestrians – especially crossing the roads using the network of footpaths). The increasing traffic volume and speed is affecting the linear settlements of Lamanva, Treverva and Penwarne Road.
- Increasing light pollution, glare and spill from the urban expansion of Falmouth and Penryn, thus diminishing the rural character of the area's nightscape.

Interaction with other character areas

This area has a strong influence on the rural feel of the broader Parish and enhances the rural feeling of the neighbouring 'Kergilliack – Menehay' 'Penjerrick-The Crag', 'Trewen' and 'Budock Water' character areas.

Being an area of open high ground, it has strong visual effect on neighbouring areas in the parishes of Mabe, Constantine and Mawnan Smith.

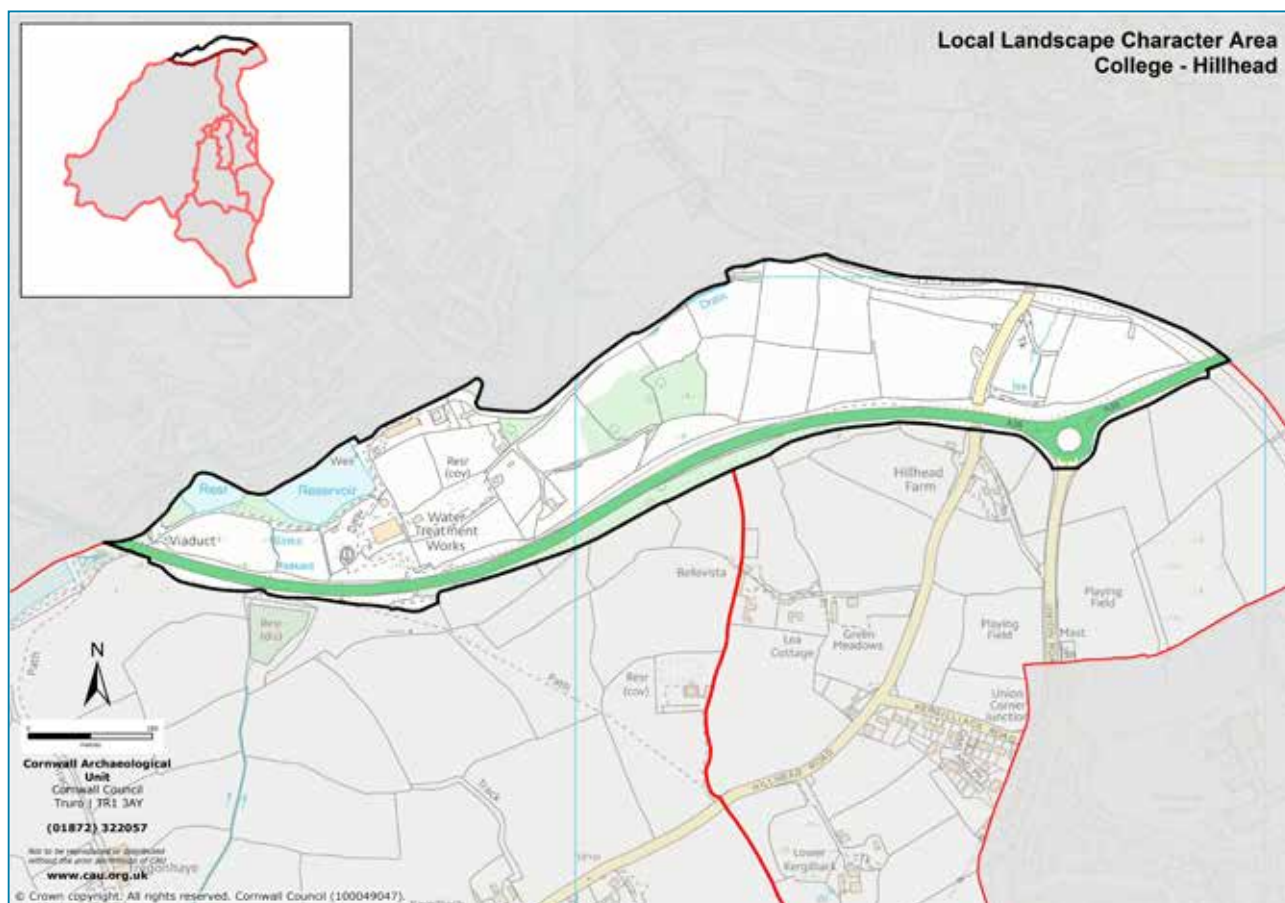
Annex xii.

LLCA 8 – College to Hillhead

Budock Parish

Local Landscape Character Area Description

College to Hillhead



Designations

The exposed granite of the A39 road cutting is a Regionally Important Geological site (RIGS: Beacon Hill Cutting, ref K7 1.4).

Description

A steep valley side which is significant to the landscape setting of Penryn (including its Conservation Area), the area is lightly used farmland dominated by historic field patterns of small square fields and hedged lanes. The field patterns could fossilise elements of the boundaries that once surrounded Glasney College.

The area is rich in semi-natural habitat with several areas of neglected farmland, especially close to the sewage treatment works and College Wood (which borders the Falmouth Reservoirs County Wildlife Site). The field boundaries are mainly Cornish hedges which form important corridors of semi-natural habitat with large standard trees found in the eastern part of the area. The area has limited public access except for footpaths close to the water treatment works. Most people experience the area either passing by on the train or driving along the A39 or the sunken lane of the Hillhead Road.

Key landscape characteristics (Distinctive)

- A lightly used area of farmland dominated by historic field patterns of small square fields and hedged lanes.
- The field patterns could fossilise elements of the boundaries that once surrounded Glasney College: a late medieval clerical college founded in the 13th century in Penryn.
- Mostly a steep-sided valley side with a mixture of improved grassland, semi-natural habitat and woodland. More exposed to the elements closer to Beacon Hill.
- A small area of oak-dominated woodland and semi-natural habitat including the edge of the Falmouth Reservoirs County Wildlife Site.
- A strong influence on the landscape and visual setting of the town of Penryn, and the landscape setting of the Grade II Listed Penryn viaduct and the Penryn Conservation Area (outside Budock Parish).

Geology, soils and agricultural grade land

The western part of the area, and the higher ground of Beacon Hill, is underlain by the granite of the Carnmenellis intrusion. The eastern part of the area, to the north of Hillhead Farm, is a mixture of metamorphosed mudstones, siltstones and sandstones. The ground underlying the granite and on the steeper slopes has been classified as Grade 3 Agricultural Land but the land nearer to Hillhead roundabout is Grade 2 (Grade 2 agricultural land is rare in Cornwall).

Topography

The area is mostly a steep valley side. At its southern edge, at Beacon Hill, it reaches a height of 100m OD but drops to a low of 50m OD towards Penryn and the Glasney valley.

Biodiversity

The area is rich in semi-natural habitat with several areas of neglected farmland, especially close to the sewage treatment works and College Wood. This borders the Falmouth Reservoirs County Wildlife Site. The field boundaries form important corridors of semi-natural habitat with large standard trees found in the eastern part of the area. College Wood is a small area of oak woodland recorded on the c1880 Ordnance Survey map and c1840 Tithe Map and could be a remnant of the landscape that once surrounded Glasney College.

There is a small reservoir below College reservoir forming a man-made water body on the northwest fringe of the area. The edge of the railway line also forms a ribbon of semi-natural habitat.

Land cover and use

The area is dominated by farmland with only a very small limited area of settlement and buildings, principally at the western end of the area, close to the water works near to College reservoir. In parts the farmland has been neglected enough that it now forms semi-natural habitat.

Settlement pattern

As above.

Field pattern and woodlands

The field pattern fossilises elements of the late medieval landscape but has been significantly altered with the addition of further field boundaries in the post-medieval period to enclose areas of former rough ground. The farmland is enclosed by Cornish hedges. Towards Beacon Hill, due to the area being relatively exposed and open to the elements there is little tree cover on the field boundaries, however, lower down the valleys the field boundaries are rich in woody growth.

College Wood is a small area of oak woodland recorded on the c1880

Ordnance Survey map and c1840 Tithe Map and could be a remnant of the landscape that once surrounded Glasney College.

Transport

The area is bounded by the southern edge of the A39. The Hillhead road, a steep relatively narrow lane, cuts down the eastern side of the area, passing under the A39 and linking the edges of Falmouth and Penryn. The northeast edge of the area is bounded by the cutting and embankment of the Falmouth – Truro railway line.

Nightscape

The area has little light nuisance due to the lack of domestic lighting, however, there is considerable light pollution and glare due to the proximity of Penryn.

Historic landscape (and key features)

- A highly visible area of historic enclosed land enclosed predominantly by Cornish hedges, often with little vegetation other than thorn, furze but in more sheltered places, small oak, ash and sycamore trees.
- The field pattern could fossilise limited elements of the landscape which surrounded the late medieval Glasney College.
- Visual backdrop to Listed Building and Penryn Conservation Area.

Aesthetic and sensory

- An attractive area dominated by farmland, field boundaries and small areas of woodland.
- An open and highly visible area occupying relatively high ground.
- A verdant, green backdrop to the Penryn Conservation Area.

Pressures

- Increasing traffic volume on Hillhead Road.
- Increasing pressure for development with the urban expansion of Penryn.
- One of the footpaths linking the other parts of the parish to this area involves crossing the A39 which is increasingly busy, making the crossing dangerous.
- Increasing light glare and spill from the urban expansion of Falmouth and Penryn, thus diminishing the rural character of the area's nightscape.

Interaction with other character areas

This character area has a strong influence on the visual and landscape setting of Penryn.

Being an area of open high ground, it has strong visual effect on views from within the parish of Mylor and for those travelling along the A39: being undeveloped the LCA provides a green buffer when passing from the Asda roundabout to Hillhead.

Annex xiii.

LLCA - Method Statement

Budock Parish

Local Landscape Character Area

Method Statement

The layout of the Local Landscape Character Area (LLCA) texts for Budock Parish Neighbourhood Development Plan are broadly similar to the Cornwall-wide 2005-2007 Landscape Character Areas although a 'Nightscape' and 'Interaction with other Character Areas' sections have been added.

Fieldwork involved walking the Public Rights of Way and taking notes and photographs. All work was undertaken between February and August 2018 by Peter Dudley.

The following text outlines the main sources of information consulted as part of the production of the LLCA project.

Designations data

All statutory and non-statutory landscape, heritage and natural environment designations were inspected via Cornwall Council's geostore as part of the GIS work contracted to Cornwall Archaeological Unit, Cornwall Council.

The sources inspected include:

1. Areas of Outstanding Natural Beauty;
2. Area of High Landscape Value;
3. Heritage Coast;
4. Cornish Mining World Heritage Site;
5. Scheduled Monuments;
6. Listed Buildings;
7. Conservation Areas;
8. Register of Historic Parks and Gardens;
9. County Wildlife Sites;
10. Sites of Special Scientific Interest.

Description

This section is a descriptive summary of the main attributes of the LLCA.

Key landscape characteristics (Distinctive)

This section is a bullet-point summary of the main attributes of the LLCA.

Geology, soils and agricultural grade land

The evidence for this section was gathered via Cornwall Council's geostore as part of the GIS work contracted to Cornwall Archaeological Unit.

The sources inspected include:

1. British Geological Survey;
2. Agricultural Classification.

Topography

The evidence for this section was gathered via Cornwall Council's geostore as part of the GIS work contracted to Cornwall Archaeological Unit.

The sources inspected include:

1. Ordnance Survey 1:10,000;
2. Ordnance Survey 1:25,000 mapping (2018).

Digital Terrain Model mapping was used to generate a model of slope in the Spatial Analyst tool in ArcGIS 10.2.2. The value of slope generated was then classified as:

0-3° – gently sloping.

3-7° – moderately sloping.

7-11° – strongly sloping.

11-15° – moderately steep.

11-25° – steep. Not suitable for arable crops with slopes over 20° difficult to plough, lime or fertiliser.

British Land Capability Classification (University of Leeds n.d.; www.geog.leeds.ac.uk/courses/level2/geog2750/geog2750_landcap.do)

Biodiversity

This evidence was supplied by Cornwall and Isles of Scilly Environment Records Centre (ERCCIS) and included:

1. Landcover Habitat Interpretation (2008);
2. Phase I Habitat Interpretation;
3. Designations and Features of Conservation Interest (various designations);
4. UK BAP Priority Habitat.

Land cover and use

This evidence was supplied by Cornwall and Isles of Scilly Environment Records Centre (ERCCIS) and reference to up-to-date OS mapping available via Cornwall Council's geo-store, and included:

1. Landcover (2008);
2. OS Master Map (2018).

Settlement pattern

The evidence for this section was gathered via Cornwall Council's geostore as part of the GIS work contracted to Cornwall Archaeological Unit.

The sources inspected include:

1. Ordnance Survey 1:10,000;
2. Ordnance Survey 1:25,000 mapping (2018);
3. OS Master Map (2018).

Field pattern and woodlands

The evidence for this section was gathered via Cornwall Council's geostore as part of the GIS work contracted to Cornwall Archaeological Unit.

The sources inspected include:

1. Ordnance Survey 1:10,000;
2. Ordnance Survey 1:25,000 mapping (2018);
3. Ordnance Survey Master Map (2018);
4. Ordnance Survey 1st edition 1 mile:25-inch (c1880);
5. Ordnance Survey 2nd edition 1 mile:25-inch (c1907);
6. Budock Parish Tithe map (c1840).

Transport

The evidence for this section was gathered via Cornwall Council's geostore as part of the GIS work contracted to Cornwall Archaeological Unit.

The sources inspected include:

1. Ordnance Survey 1:10,000;
2. Ordnance Survey 1:25,000 mapping (2018);
3. OS Master Map (2018).

Nightscape

This was based upon fieldwork and a broad visual-based assessment of light pollution, light glare and dispersal.

Interaction with other Character Areas

This was based upon fieldwork and a broad visual-based assessment.

Historic landscape (and key features)

This is based on fieldwork, rapid historic map-analysis and inspection of the Cornwall and Isles of Scilly Historic Environment Record (HER).

Aesthetic and sensory

This was based upon fieldwork and a broad visual-based assessment.

Pressures

This was based upon fieldwork, a broad visual-based assessment and consultation with the community.



Figure 1 - County Wildlife Sites in the parish (shown with the Local Landscape Character Areas)

Introduction

Budock is a rural parish dominated by enclosed farmland with interspersed areas of woodland, rough grassland and scrub especially on the steeper slopes and in poorly drained low-lying areas, with historic plantations of woodland often located near to the wealthier historic settlements and estates.

The parish covers 967 hectares of undulating land close to the Falmouth estuary, straddling the south eastern edge of the Carnmenellis granite outcrop.

Previous work

The land cover and habitat interpretation of the entire parish, and the whole of Cornwall, has been analysed by the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS)

on two occasions (1995 and 2005) and is currently been remapped.

ERCCIS holds records for amphibians, birds, fish, fungi, invertebrates, mammals and plants in its records including a Species of Conservation Concern (SoCC) Listed Species Summary – this is formed by records identified by field recorders (predominantly amateur enthusiasts) over the past 50 years.

In terms of Biodiversity Action Plan (BAP) species the parish includes –

- Areas of ferns (in several of the lower-lying damp areas);
- Purple Moor-grass and Rough Pasture (head of the Budock Stream);
- Reedbed (in the area of a former dam in the low-lying area at the head of the Budock stream);

- Lowland Woodland and Pasture (Budock Wood and surrounding low-lying valley near Tresooth and below Tregedna);
- A probable saline lagoon to the rear of Maenporth beach.

The wooded area below Penjerrick towards Tregedna is considered Ancient Replanted Woodland.

The cut of the A39 through the granite near Hillhead and its roadside verge is considered to be an area significant for wildlife (ref K/14 CGS) and a Regionally Important Geological/Geomorphological site (RIG); ref GS1).

Areas of semi-natural habitat are predominantly found in the form of hedges that have been left to grow out, and in the lower-lying areas with poor drainage. Concentrations of semi-natural habitat are found near Penjerrick, on the slopes surrounding The Crag, and in under-used fields and hedges near Budock, Roscarrack, Argal and Tresooth.

Designations

Statutory

The area to the south of Penjerrick and Crill Corner, where the parish falls within the South Coast – Western area of the Cornwall Area of Outstanding Natural Beauty (AONB).

The parish contains:

County Wildlife Sites (non-statutory) -

1. Maenporth Valley (ref CK/K47 - a low-lying system of wetland and woodland habitats extending from Tregedna to Maenporth);
2. Falmouth Reservoirs (ref CK/K15 - College and Argal reservoirs and the valley leading between them, and below College to the Glasney Valley);
3. Budock Water (ref K9 – mixed woodland and wet woodland and rough grassland with the granite quarries supporting mosses and liverworts);
4. Treneere Wood (ref K18 – mixed woodland, including wet woodland, within a valley stretching towards Porthnavas Creek and the Penwarne Road).

An adjacent county wildlife site is found close to the parish boundary to the south of Treverva (Bosvathick Wood and Croft Plantation; K25).

Field boundaries

All field boundaries (Cornish hedges, stone walls and hedges) are of significant biodiversity value, and greatly contribute to the character of the parish. They are integral to providing corridors of habitat between county wildlife sites and in areas of intensively used enclosed land and settlements.

Further considerations

Hoe Wood near Pendra Loweth has been recorded as woodland from at least the late 19th century and is likely to be of considerable wildlife value.

College Wood near Penryn has been recorded as “plantation, etc” from at least the c1840 Tithe map. It may be a remnant or replanting of earlier woodland and therefore likely to be of considerable wildlife value.

It is considered that a catchment-based approach to improving water quality is essential to improve biodiversity and water quality, and this is being undertaken as part of the Upstream Thinking Project in the area of Argal and College reservoirs. A similar scheme for the Budock catchment could be an opportunity to improve our environment and increase the water quality rating of Maenporth beach from “Good” to “Excellent”, based upon the grading of the Marine Conservation Society. Below MLW offshore from Maenporth Beach, is the Falmouth Bay which forms part of the Fal and Helford Special Area of Conservation (SAC).

As part of future planning applications, we will expect that developers include lighting management plans with the aim to reduce light pollution and glare, to ensure dark skies and minimise impact on species such as invertebrates and bats.

The parish has a strong and well-defined network of paths but there is poor linkage between Budock Water and Treverva and Lamanva. Opportunities for new

footpaths linking these settlements to the rest of the parish would be welcomed. This would help people to explore the area's landscape and better appreciate its wildlife. At the same time, it would encourage walking and a healthier lifestyle, with a corresponding reduction in their carbon footprint.

Key Policies

- National Planning Policy Framework (2019) Chapters 2, 14 and 15;
- Cornwall Local Plan Policy 23.

Supplementary planning documents

- Cornwall Council (2018) Cornwall planning for Biodiversity Guide.







 www.budockplan.co.uk

 budock parish neighbourhood plan

November 2020

