

**Contextual Analysis**

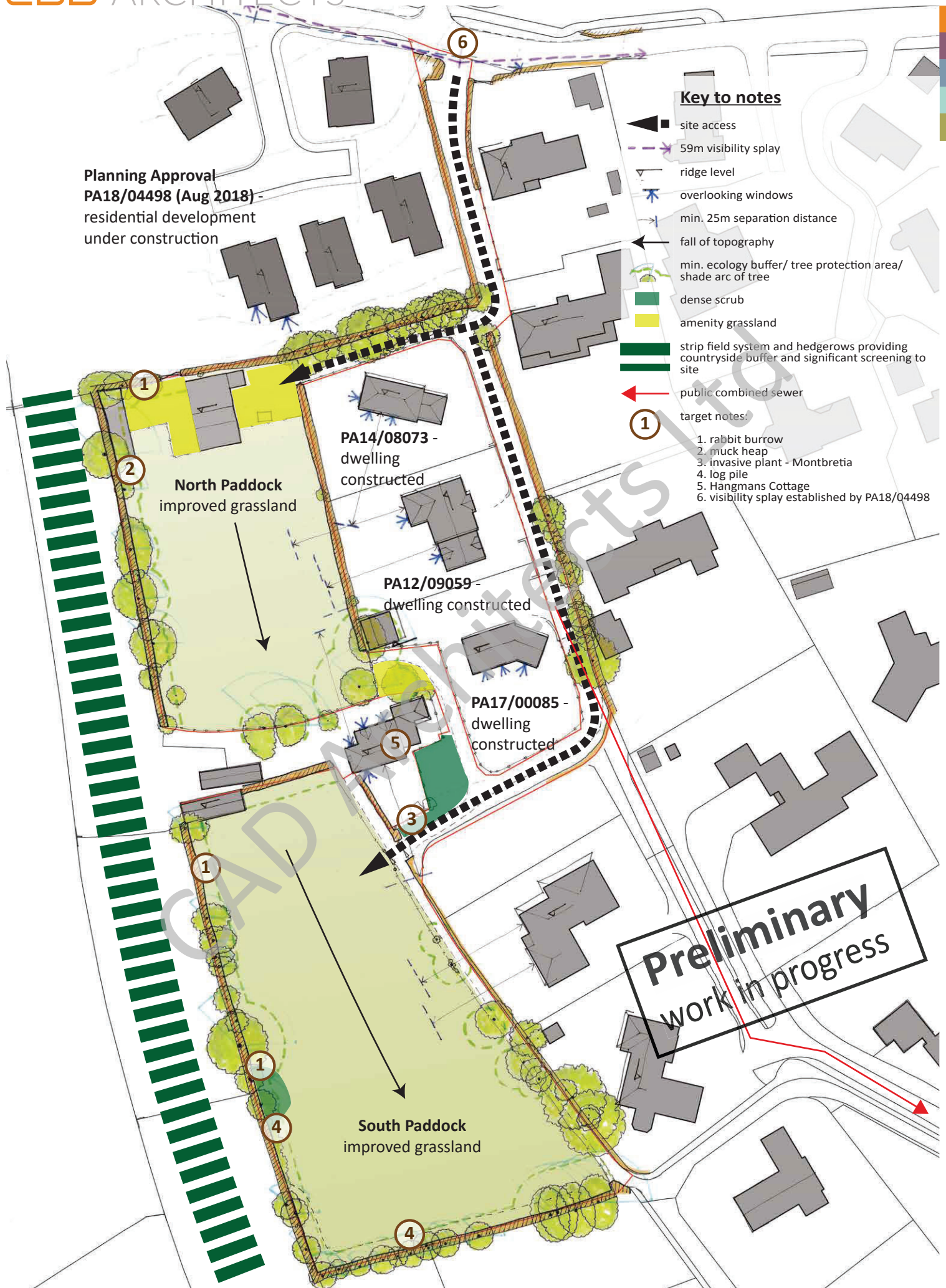
Land south of New Mills Lane, Kenwyn, Truro

Ref: 2605-C-103 • Date: June 2019 • Author: SLJ • Client: Epemay Consultants Ltd. • Scale 1:1000 @ A2

Planning Approval  
PA18/04498 (Aug 2018) -  
residential development  
under construction

**Key to notes**

- ▲ site access
- 59m visibility splay
- ridge level
- ▲ overlooking windows
- ▲ min. 25m separation distance
- ▲ fall of topography
- min. ecology buffer/ tree protection area/ shade arc of tree
- dense scrub
- amenity grassland
- strip field system and hedgerows providing countryside buffer and significant screening to site
- ← public combined sewer
- ① target notes:
  1. rabbit burrow
  2. muck heap
  3. invasive plant - Montbretia
  4. log pile
  5. Hangmans Cottage
  6. visibility splay established by PA18/04498



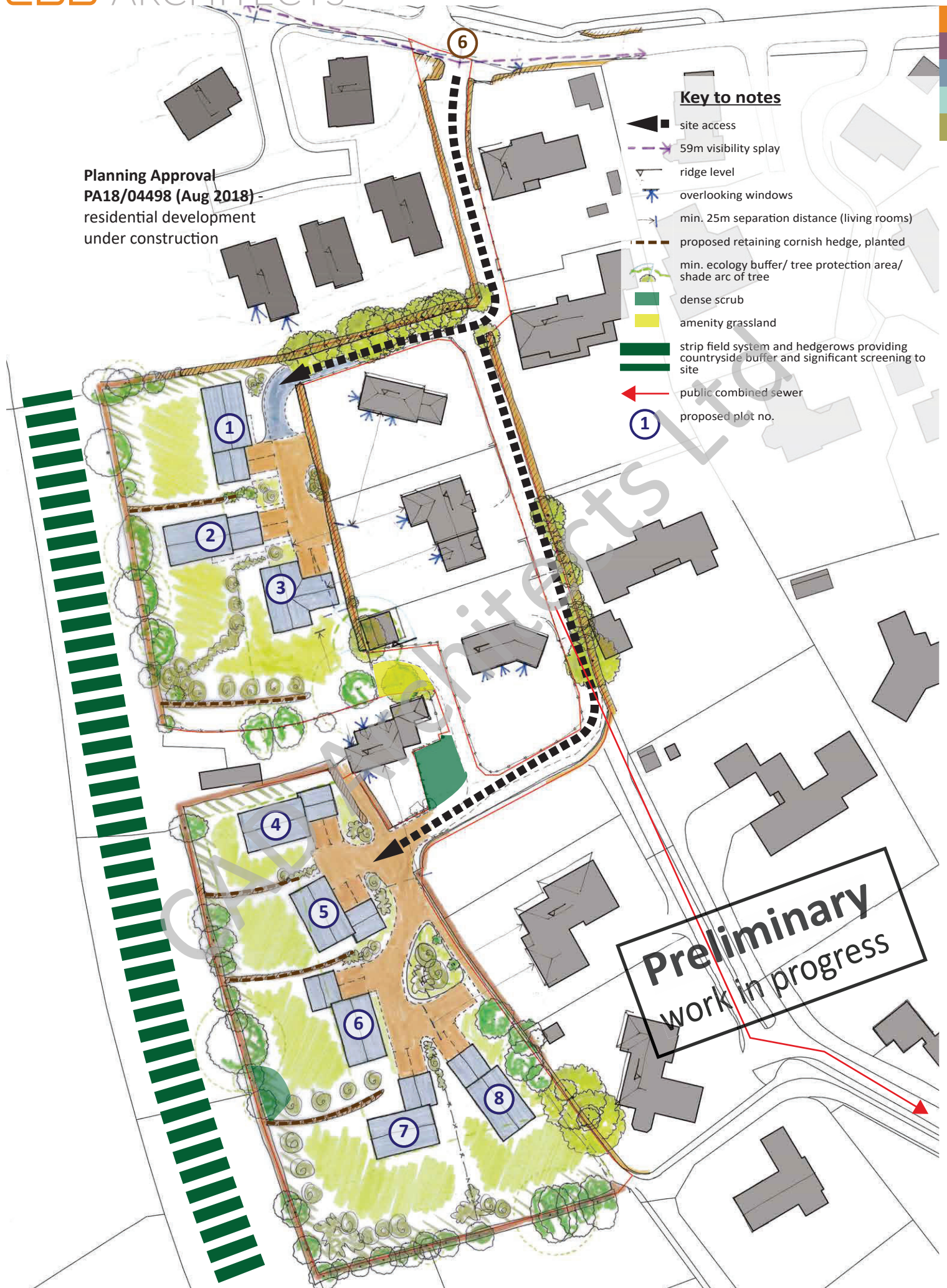
**Preliminary**  
work in progress

**Site Appraisal Plan**

Planning Approval  
 PA18/04498 (Aug 2018) -  
 residential development  
 under construction

**Key to notes**

- ▲ site access
- 59m visibility splay
- ridge level
- ▲ overlooking windows
- min. 25m separation distance (living rooms)
- proposed retaining cornish hedge, planted
- min. ecology buffer/ tree protection area/ shade arc of tree
- dense scrub
- amenity grassland
- strip field system and hedgerows providing countryside buffer and significant screening to site
- ← public combined sewer
- ① proposed plot no.



**Preliminary**  
 work in progress