

Land east of Old Coach Road, Playing Place

Consultation presentation

July 2026

Content

Land at Playing Place

What we have done already

What we learnt last time

Further work undertaken

Design update

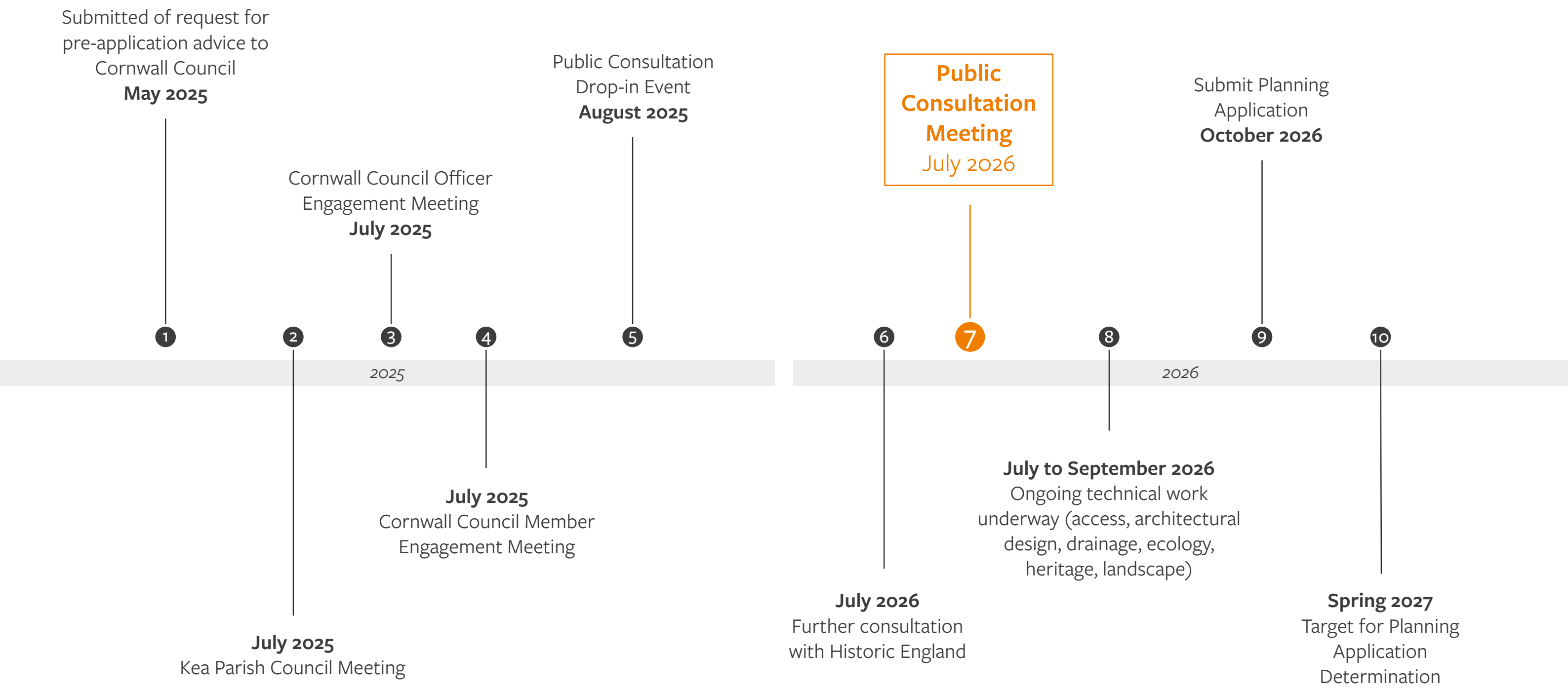
Questions

What we have done already

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Project timeline

What we have done already



What we learnt last time

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Consultation feedback

What we learnt last time

Six key topics

Traffic and highways

- Primary School Capacity
- Drainage
- Other sites available
- Landscape and visual considerations
- Affordable Housing
- Impact on Scheduled Ancient Monument

Concerns raised

- Concerns over access and traffic flows along Old Coach Rd*
- Potential to include parking on site to help with school traffic*
- Possible off site highway upgrades due to concerns over traffic visiting the local shop*

What we have done

- Given volume of concern:*
- *Further specialist consultant review*
 - *Re-consulted with Cornwall Council highways (noting concerns)*
 - *Cornwall Council confirmed no highway capacity issues*

Consultation feedback

What we learnt last time

Six key topics

Traffic and highways

Primary School Capacity

Drainage

Other sites available

Landscape and visual considerations

Affordable Housing

Impact on Scheduled Ancient Monument

Concerns raised

Impact of the development in terms of school places

What we have done

Consulted with Cornwall Council Education:

- *Circa 50% of pupils come from Truro*
- *Development of 70 homes will lead to approx. 21 primary age children*
- *School place allocation are driven by parental preference*
- *Children applying for new Reception places at Kea Primary from development should have no problems being allocated a space due to close proximity to the school*

Consultation feedback

What we learnt last time

Six key topics

Traffic and highways

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Drainage

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Impact on Scheduled Ancient Monument

Concerns raised

Infrastructure capacity and issues

Flooding and flood risk to Carlyon Rd

What we have done

Liaison through the planning process with Cornwall Council as Lead Local Flood Authority (LLFA) will ensure the development has no detrimental impact on flood risk locally.

Consultation feedback

What we learnt last time

Six key topics

Traffic and highways

Primary School Capacity

Drainage

Other sites available

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Affordable Housing

Impact on Scheduled Ancient Monument

Concerns raised

Other sites that are more sustainable in Truro

What we have done

Reviewed Cornwall Councils site assessment and reappraised this with current accurate data sets. We would consider the site to score favourably when compared to other options

Housing provided in Truro would not meeting the Kea Parish need.

Consultation feedback

What we learnt last time

Six key topics

Traffic and highways

Primary School Capacity

Drainage

Other sites available

Landscape and visual considerations

Affordable Housing

Impact on Scheduled Ancient Monument

Concerns raised

Impact on wider landscape

What we have done

Preparation of baseline landscape appraisal to help inform the emerging proposals including:

- *Review of plan landscape character, local and wider topography, relevant policy, and designations etc,*
- *Production of Zone of Theoretical Visibility plan (ZTV) and identification of potential viewpoints.*
- *Field visit to test identified viewpoints*
- *Initial Landscape and Visual Appraisal (LVA) summary for pre-application discussions with Cornwall Council.*

Consultation feedback

What we learnt last time

Six key topics

- Traffic and highways
- Primary School Capacity
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Affordable Housing

- Impact on Scheduled Ancient Monument

Concerns raised

- Affordability*
- Housing need*
- Proposed housing mix*

What we have done

- Reviewed Homechoice data and results of the Kea Parish Housing Needs survey (2026)*
- Confirmed significant need for affordable homes in the parish*
- *70 households registered on Homechoice*
- *11 households identified through the Housing Needs survey as not registered*
- *Response rate at 13.4%*

Consultation feedback

What we learnt last time

Six key topics

- Traffic and highways
- Primary School Capacity
- Drainage
- Other sites available
- Landscape and visual considerations
- Affordable Housing
- Impact on Scheduled Ancient Monument**

Concerns raised

Major impact on heritage and archaeology features

What we have done

- Further specialist consultant review*
- Development of vision and approach*
- Further consultation with Historic England*

Further work undertaken

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Overview of heritage

Further work undertaken

How heritage has shaped the design

Extensive additional heritage assessment completed

Further archaeological research combining the 2025 geophysical survey with previous survey work, LiDAR and historic mapping

Improved understanding of the two Scheduled Monuments and their significance:

- Northern monument now understood to be a purpose-built medieval Playing Place
- Southern monument likely to have had a different historic function

Historic mapping confirms the long association of this area with the name “Playing Place”

The additional evidence has helped us better understand what makes this heritage asset significant and how its setting contributes to that significance

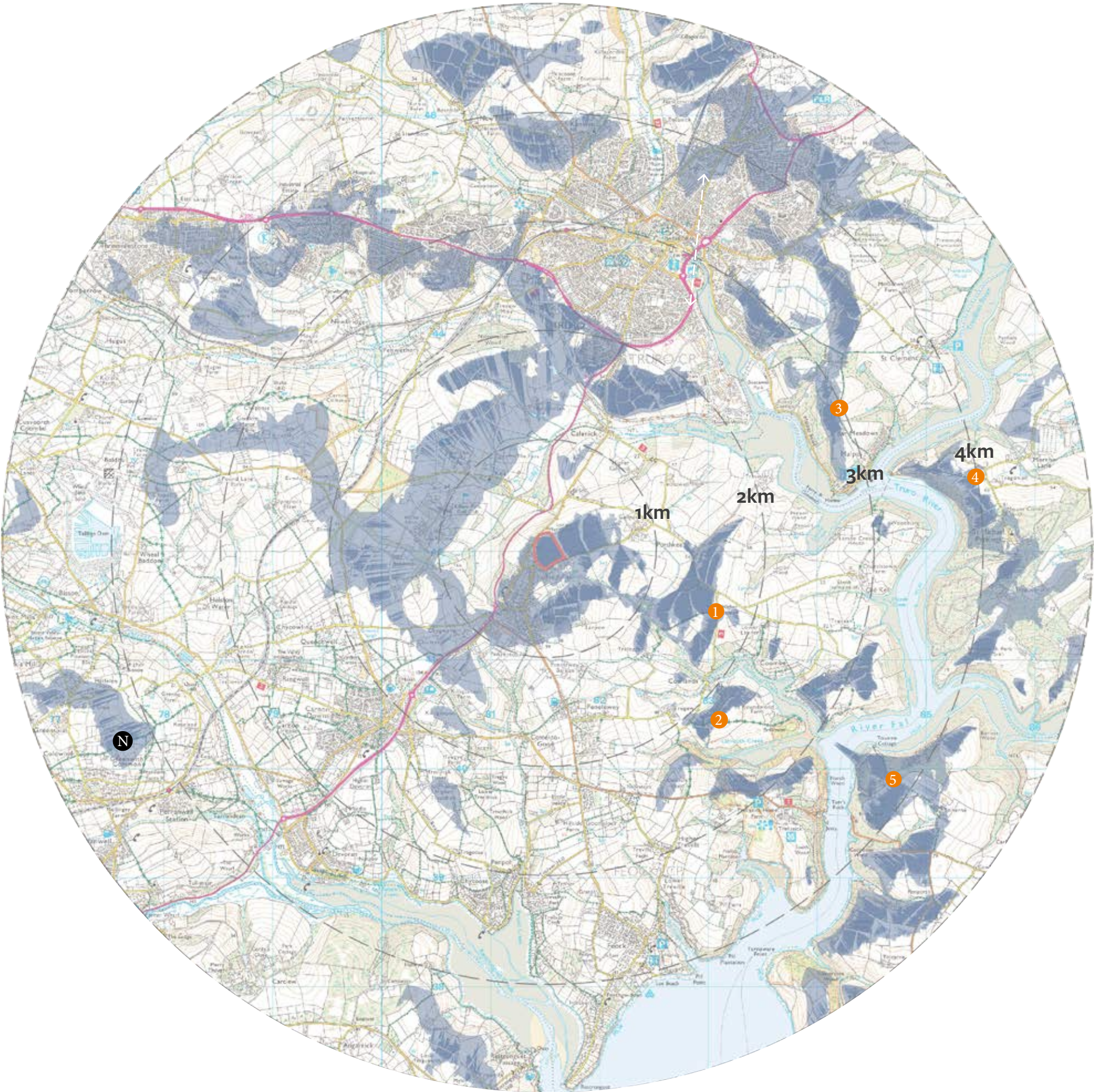
Design response:

- Scheduled Monuments retained as the focal point of a substantial public open space
- Landscape design and planting inspired by the site’s historic character
- New opportunities to reveal, interpret and celebrate the site’s heritage for the wider community

Further archaeological work will continue as the design progresses.

Overview of LVA and strategy

Further work undertaken



- Application Site
- Zone of Theoretical Visibility DTM data
Potential visibility based on DTM data, which uses 5m “bare earth” OS contour data, which does not take into account screening by vegetation or existing built form. The true visual envelope of the site will be established through in-field analysis.
- Zone of Theoretical Visibility DSM data
Potential visibility based on DSM data, which uses 1m National LiDAR Programme data (Composite, Last Return, 2022), provided by DEFRA (Open Government Licence v3.0).
 - This projection takes into account potential visibility based on existing vegetation and built form as captured by the 2022 DSM LiDAR data.
 - The roof ridge height was set at 8.5m above ground level for the assessment.
- Ⓝ Viewpoint visited and site could not be identified
- ① Selected representative viewpoints
 - 01 - West of Higher Lanner Farm (PRoW - 308/4/1)
 - 02 - West of Roundwood Farm (PRoW - 305/38/1)
 - 03 - South of Park House (PRoW - 320/7/1)
 - 04 - West of Merther Road (PRoW - 323/4/1)
 - 05 - West of Tolverne Barton Farm (PRoW - 315/7/1)

Viewpoint 1 - West of Higher Lanner Farm (PRoW 308/4/1)

Further work undertaken



RVP 01	View from PROW 308/4/1 at Higher Lanner Farm from the south west	Grid reference: ST 83026 41430	Elevation: 62m AOD	Direction: South	Distance to site: 1.4km	No. of panorama photographs: 06 @68%
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RVP 01
View from PRoW 308/4/1 to the south west.

Visual Receptors
Users of the PRoW (Walkers)

Description
Views of the sites eastern edge are possible above the mature vegetation associated with Tregullas. The Long Plantation which lies to the northern of the site forms a mature tree/ wooded backcloth to the view.

Development considerations/ potential mitigation

- Strengthening the eastern edge. Enhancement of the eastern field boundary including new native species tree planting.
- Tree and shrub planting on the higher areas within the site creating layers of intervening vegetation though the site.
- Native planting on the southern boundary to assimilate into the mature tree planting within the Tregullas area and boundary planting along the Carlyon Road.
- Early phase landscape works to better establish prior to construction.

Viewpoint 2 - West of Roundwood Farm (PRoW 305/38/1)

Further work undertaken



RVP 02
View next to PRoW 305/38/1 next to Roundwood Farm.

Visual Receptors
PRoW Walkers and Neighbouring Residents

Description
The sites eastern boundary is visible whilst the other parts of the sites are covered by vegetation.

Development considerations/ potential mitigation

- Strengthening the eastern edge. Enhancement of the eastern field boundary including new native species tree planting.
- Tree and shrub planting on the higher areas within the site creating layers of intervening vegetation though the site.
- Native planting on the southern boundary to assimilate into the mature tree planting within the Tregullas area and boundary planting along the Carlyon Road.
- Early phase landscape works to better establish prior to construction.

Design update

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Landscape strategy
Design update

Existing site



Landscape strategy

Design update

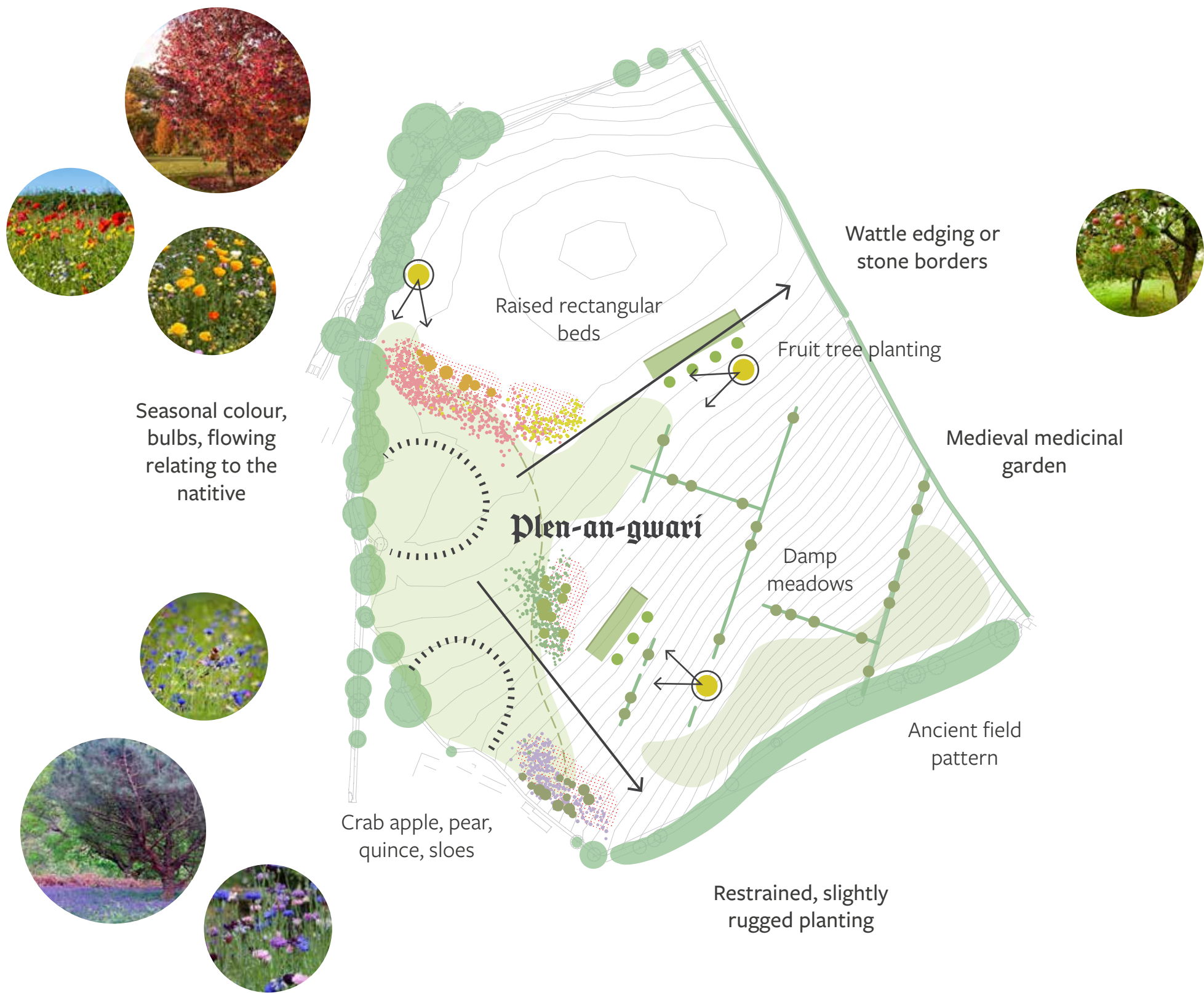


Reinforcing the Historic Landscape Character

- Retain an open and informal landscape setting around the Round
- Draw upon historic meadow, hedgerow and pastoral landscape patterns
- Use planting to strengthen the identity of the green space
- Maintain key views and visual connections across the landscape

Landscape strategy

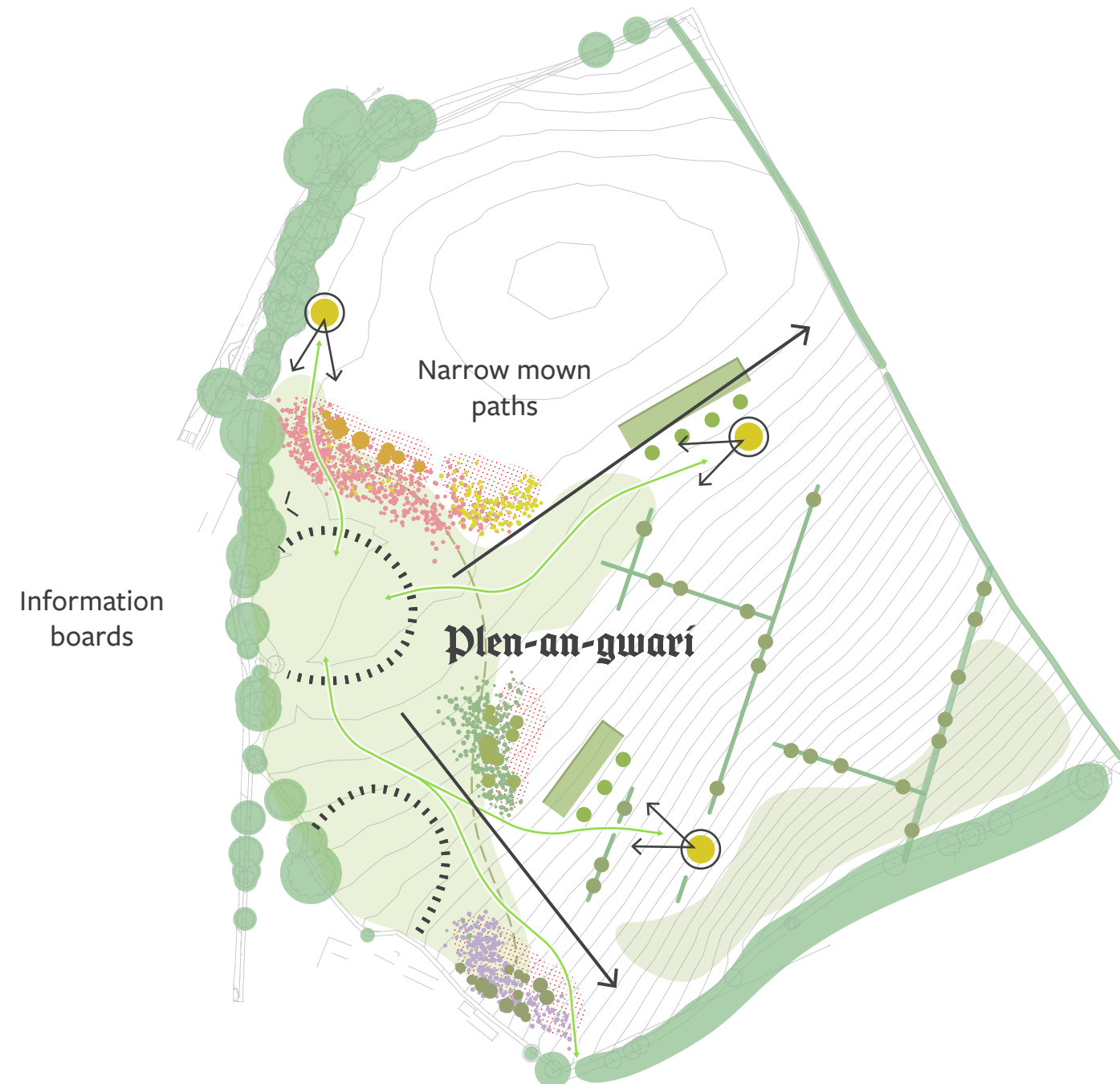
Design update



- Cornish / south west pastoral landscape character**
- Ancient field patterns
 - Commons / meadow character
 - Hedgerow structure
 - Species associated with historic grazing landscapes
 - Restrained, slightly rugged planting rather than ornamental housing estate planting

Landscape strategy

Design update



Cornish / south west pastoral landscape character

Low-key mown grass paths guide a journey through the landscape.

Interpretive information boards that tell the story of the historic plays once performed on the site.

A series of play-inspired interactive nodes encourage exploration and engagement, creating a narrative trail that brings the site's cultural history to life - linking back to the interpretive information.

A series of landscape spaces that reconnect with the site's theatrical heritage through a simple, immersive journey.

Landscape strategy

Design update



The development is shaped around the historic Round

- Heritage green space focal point of the development
- Circular influence/radiating form
- Key views into the space and out towards the wider landscape
- Simple walking loop
- Gathering / play nodes
- Homes overlooking green space and community growing areas

A landscape rooted in place

The planting strategy draws inspiration from the site's historic landscape setting, reinforcing the character of the Playing Place through meadow landscapes, native planting and informal tree groupings that reflect the wider rural landscape.

Planting will create a strong and connected green framework across the development, balancing heritage, biodiversity and community use to establish a landscape that feels natural, robust and distinctive over time.

Illustrative layout

Design update



- ① Primary access route
- ② Private drives
- ③ Courtyard
- ④ Retained and enhanced trees and hedgerows
- ⑤ Lower density development
- ⑥ Attenuation pond

Landscape strategy

- ⑦ Wild open meadow
- ⑧ Gathering / play nodes
- ⑨ Seasonal colour, bulbs, flowing relating to the play narrative
- ⑩ Rugged native planted banks to create green lane character
- ⑪ Fruit tree planting
- ⑫ Medieval style community growing gardens
- ⑬ Damp Cornish meadow planting - attenuation areas
- ⑭ Cornish hedge banks reflective of the ancient field pattern
- ⑮ Narrow mown paths
- ⑯ Information boards

Illustrative layout

Design update

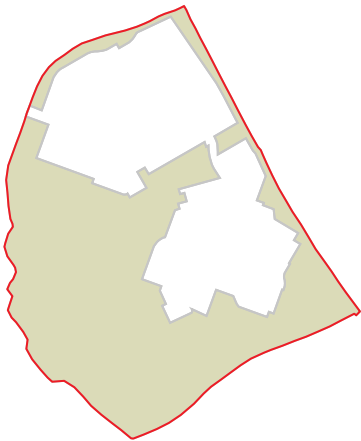


70 dwellings - summary schedule

2 bed	26
3 bed	23
4 bed	17
5 bed	4

24 affordable homes (35%)
(of this 50% rent / 50% intermediate shared ownership/ discounted market)

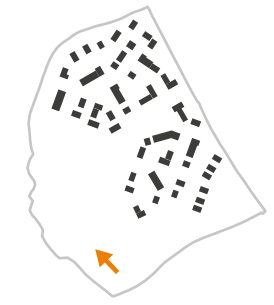
Public open space
3.51 ha (58% of the site)



Development compensation payments of circa:
Building Safety Levy – £220k
CIL – £400k (of which £60k to Parish)
Education – £125k
Healthcare – £30k
Open Space – £14k
SAC – £25k
TOTAL – £814k

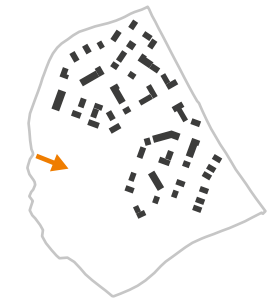
Artist's impression

Design update



Artist's impression

Design update



Questions



Comments by 31st July 2026

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Comments will be consolidated, reviewed and
published on-line