



# Cornwall landscape character best practice guide

Adopted by Cornwall Council on 15th June 2011



# FOREWORD

## Julian German

*Cabinet Member for Waste, Climate Change and the Historic Environment*



Growing up on the Roseland amongst some of the most stunning Cornish scenery I appreciate the need to interpret and understand our Landscapes. Now, as Cabinet Member for Waste Climate Change and the Historic Environment, I find myself in an honoured position, able to influence the conservation and enhancement of all of Cornwall's landscapes. I believe all landscapes are important, but for different reasons, to different people.

This Guidance has been written for Cornwall and we must appreciate how valuable the detail within it will be in interpreting our local environment and the wider landscape, to successfully manage site development in the future, also providing a framework for future planning and management policies, and for the emerging Local Development Framework (LDF) for Cornwall. Our landscape is our greatest finite economic asset, important to local communities, Cornish businesses and is the primary attraction for the thousands of visitors each year.

The Guidance clearly explains how the Cornwall and Isles of Scilly Landscape Character Study 2005-2007 (undertaken by Diacano Associates and White Consultants) has created 40 separate Landscape Character Areas each with its own description, to highlight the elements of the local landscape character which create the Cornish 'sense of place'. The Cornwall Landscape Character Best Practice Guidance and the Cornwall Landscape Assessment 2007 are both 'live' evidence based resources available through the internet at [www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape).

Looking over this document the reader will gain an understanding of what landscape character assessment is all about, and how through the careful siting of new development the unique Cornish character can be conserved and wherever possible enhanced. The varied contextual photographs throughout the document illustrate the text, conveying the diversity of elements, ecological, historic, and cultural which make up local landscape character.

# RAGLAVAR

## Julian German

*Esel Kabynet rag Atal, Chanj an Hin ha Kerhynnedh Istorek*

Awos my dhe devi war An Ros yn-mysk tamm a'n keyndirwel kernewek an moyha marthys, my a dalves an edhom a styrya ha konvedhes agan Tirwelyow. Lemmyn, avel Esel Kabynet rag Atal, Chanj an Hin ha Kerhynnedh Istorek, my a omgyv yn le enorys may hallav delenwel an gwithans ha'n gwellheans a bub tirwel oll yn Kernow. My a grys bos pub tirwel posek, mes rag achesonyow dyffrans, dhe dus dhyffrans.

Re skrifys an Gidyans ma rag Kernow ha res yw dhyn talvesa fatel vydh an manylyon ynno talvosek rag styrya agan kerhynnedh leel ha'n tirwel ledanna, rag dygthya displegyans desedhansow y'n termyn a dheu, ha provia ynwedh framweyth rag policis devedhek towlennans ha dygthians keffrys ha rag an Framweyth Displegyans Leel (FDL) rag Kernow usi ow tos yn-mes. Agan tirwel yw agan brassa kerth erbysiethek finwethys, posek dhe gemeniethow leel, negysyow kernewek, hag yth yw an tenvos kynradh rag an milyow a wodrigoryon pub bledhen.

An Gidyans a styr gans ylynder fatel wrug Studhyans Gnas Tirwel Kernow ha Syllan 2005-2007 (omgemerys gans Diacano Associates ha White Consultants) gwruthyl 40 Rannir Gnas Tirwel diblans, pub huni gans y dheskrifans y honan, rag posleva elvennow gnas an tirwel leel a wra gwruthyl an 'omglywans a dyller' kernewek. Gidyans Praktis an Gwella rag Gnas Tirwel Kernow ha Breus Gnas Tirwel 2007 yw, an dhew, adnodhow 'byw' selys war dhustuni, kavadow der an kesrosweyth yn [www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape).

Ow hwithra an skrif ma, an redyer a wra kavos konvedhes a'n pyth a styr breus gnas tirwel, ha fatel yll, der an desedhans prederus a dhisplegyans nowyth, an nas kernewek unnik bos gwithys, ha gwellhes plepynag a vo possybyl. An skeusennow kettestennek divers dres an skrif oll a lymen an tekst, ow keskomunya an dhiverseth a elvennow ekologel, istorek ha gonisogethel a furv gnas an tirwel leel.

Cornish daffodils in Spring

# FOREWORD

**Mark Kaczmarek**  
*Cabinet Member for Housing  
and Planning*



I've been a tin miner for 17 years, and although I'm no longer underground full time, I still teach mining and demonstrate specialist mining skills at the world famous Camborne School of Mines. I understand the geology of Cornwall, and am acutely aware of how the varied rock beneath our feet, as well as man's influence upon the surface has shaped the landscape we appreciate today. With such intense pressure from modern development the finite landscape resource we all cherish is at great risk. This timely guidance highlights how our unique landscape asset can be conserved and enhanced, whilst welcoming future development.

As Central Government devolves greater powers to Local Government this document will support the Landscape Character Assessment 2007 and be of value to those who assess applications for development, be it members of the public, parish councils or the Council's planning officers. I can also foresee benefits to those preparing applications for development, in informing the scheme's design, improving the siting of development in the landscape, and being a valuable tool in pre-application discussions.

I welcome the guidance as a positive aid to planning, development management and strategic forward planning.

# RAGLAVAR

**Mark Kaczmarek**  
*Esel Kabynet rag Anehyans  
ha Towlennans*

My re beu den bal dres 17 bledhen, ha kyn nag esov yn-dann dhor leun-dermyn, my a dhyisk balweyth ha diskwedhes sleynethow arbennik balweyth yn Skol Valweyth Kammbronn, gerys-da a-dro dhe'n bys. My a gonvedh dororieth Kernow, hag arwodhvedhys ov yn lymm fatel furvyas an karygi divers yn-dann agan dewdros, keffrys ha delanwes denses war an enep, an tirwel a dalvesyn hedhyw. Gans gwask mar vras dhyworth displegyans arnowyth, yma asnodh finwethys an tirwel a jershyn ni oll yn-dann wodros meur. An gidysan a-dermyn ma a boslev fatel yll agan kerth tirwel unnik bos gwithys ha gwellhes, yn kettermyn del yw dynerhys displegyans y'n termyn a dheu.

Ha'n Governans Kresel ow tigresenni nerthow ledanna dhe'n Governans Leel, an skrif ma a wra skoodhya an Breus Gnas an Tirwel 2007 hag y fydh a vri dhe'n dus neb a vreus ombrofyansow rag displegyansow, kyn fo eseli an werin, konselyow pluwow po sodhogyon displegyans an Konsel. My a yll ragweles ynwedh lesow rag an re a bareus ombrofyansow rag displegyansow, ow telanwes desin an dowlen, ow kwellhe desedhyans an displegyans y'n tirwel hag ow pos toul a vri yn dadhlow kyns ombrofyans.

My a dhynergh an gidysan ma avel gweres posedhek a-barth towlennans, keffrys ha dygthyans-displegya ha ragdowlennans stratejek.



Magor's Engine House, Unity Wood, Chacewater

# CONTENTS

This document, compiled by Kathryn Statham CMLI, is the culmination of work started by the Cornwall Landscape Project in 2005. The Project was developed by the County Council and specialist consultants with the assistance of the District Councils, and project partners, the Area Of Outstanding Natural Beauty Unit, Natural England and the National Trust. The creation of Cornwall Council in April 2009 has altered the administrative boundaries within the County and this document has been produced to reflect this.

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 THE NATIONAL TRUST



	page
<b>Part 1 Planning policy context to support a landscape character approach</b>	<b>5</b>
1.1 The importance of managing development	6
1.2 International guidance	6
1.3 National planning guidance	7
1.4 Local landscape planning policies and guidance	10
<b>Part 2 Landscape character assessment</b>	<b>12</b>
2.1 What is landscape character?	13
2.2 What is landscape character assessment?	14
2.3 Landscape character assessment for Cornwall	14
2.4 Cornwall and the Isles of Scilly Landscape Character Study 2005–2007	16
<b>Part 3 Using the Landscape Character Study 2005–2007</b>	<b>20</b>
3.1 Landscape Character Area attributes	22
3.2 Landscape Description Unit attributes	29
<b>Part 4 Effective design and siting of new development</b>	<b>31</b>
4.1 General principles	32
4.2 Future development in Cornwall	34
4.3 Siting development	35
<b>Part 5 Good practice in application assessment and submission</b>	<b>37</b>
5.1 Pre-application checklist – site context	38
5.2 Application submission checklist	39
5.3 Application procedure	40
5.4 Assessment of submitted planning applications	41
<b>Part 6 Appendix A</b>	<b>42</b>
A1 Cornwall & Isles of Scilly Landscape Character Areas	43
A2 <a href="#">Step-by-step guide to accessing Landscape Character Area information from the web</a>	44
A3 Landscape Character Area schedules	46
A4 Site assessment record	48
A5 Areas of Outstanding Natural Beauty relating to Landscape Character Areas	50
A6 World Heritage Site Areas relating to Landscape Character Areas	51
A7 Schedule of Landscape Description Unit attributes and definitions	52
<b>Part 7 Appendix B</b>	<b>59</b>
B1 Glossary	60
B2 References	64
B3 Further information	66
B4 Recommended contents list for Landscape and Visual Impact Assessment	70



PART 1

# Planning policy context to support a landscape character approach



# Planning policy context to support a landscape character approach

*Landscape - an area, as perceived by people, whose character is the result of the action and interaction of natural and or human factors.*

## 1.1 The importance of managing development

The landscape of Cornwall, comprises significant natural environmental and historic assets. By examining broad policy and guidance from an international to local level it becomes clear how best practice guidance can help.

It is vital that development should seek to:

- i protect and enhance the quality, character and amenity value of the countryside and the landscape setting of urban areas
- ii provide higher protection to the most valued and designated areas
- iii use local materials, traditional building styles and methods, and plant native species
- iv respect and enhance cultural heritage, sense of place and local distinctiveness

## 1.2 International guidance

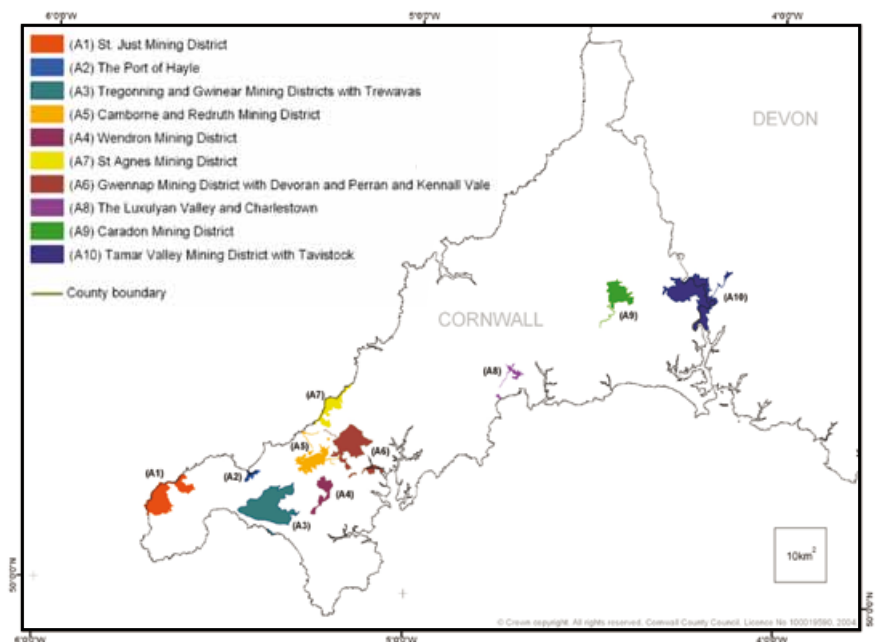
- 1.2.1 The European Landscape Convention (ELC) recognises the value of all landscapes as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. This approach is growing in importance since Britain became a signatory to the Convention in 2007.
- 1.2.2 World Heritage Sites (WHS) - The World Heritage Convention (adopted by UNESCO in 1972) was ratified by the United Kingdom in 1984. The Convention provides for the identification, protection, conservation and presentation of cultural and natural sites of Outstanding Universal Value. The designation of the Cornwall and West Devon Mining Landscape World Heritage Site was confirmed by UNESCO in 2006



Marriott's Shaft - South Wheal Frances

### Figure 1 The ten areas which together comprise the Cornwall and West Devon Mining Landscape World Heritage Site

The Cornwall and West Devon Mining Landscape World Heritage Site (WHS) was inscribed in 2006 as a cultural landscape designation covering a total of 19,700 ha, 18,222 ha of which are within Cornwall, some 5.1 per cent of its land area. The inscribed Site consists of the most authentic and historically significant surviving components of the Cornwall and West Devon mining landscape from the period 1700 to 1914. This cultural landscape is a testament to the profoundly important process of pioneering deep mining, principally for the base metals copper and tin which were crucial to Britain's industrialisation. This process sparked major innovations in steam engineering and mining technologies in Cornwall and West Devon which had a fundamental influence on the mining world at large during the nineteenth century.



There are ten areas in the inscribed Site whose landscapes represent former mining districts, concentrations of ancillary industries and associated settlements. Geographically dispersed and diverse, they share a common identity despite having developed separately from one another.

## 1.3 National planning guidance

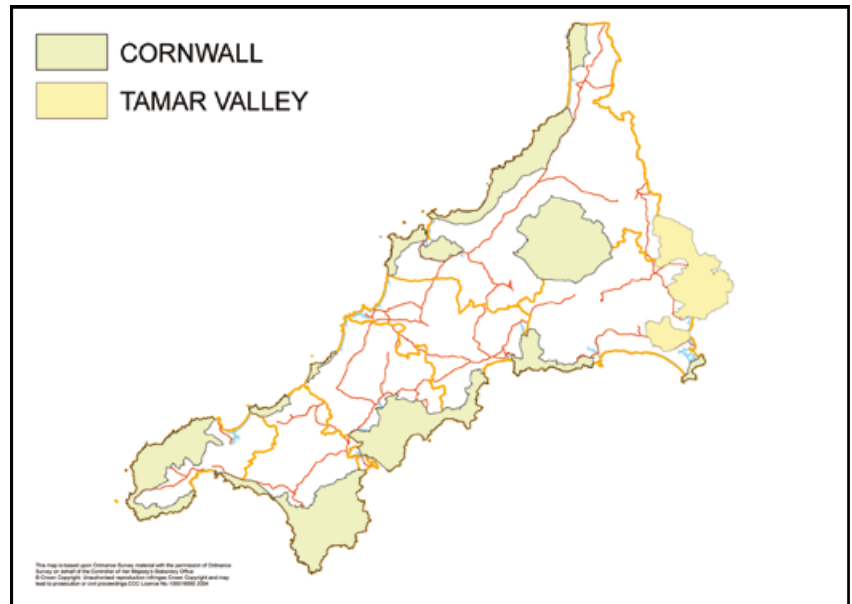
### 1.3.1 The National Parks and Access to the Countryside Act 1949

This Act established the National Parks and Areas Of Outstanding Natural Beauty.

Figure 2

#### Cornwall Area of Outstanding Natural Beauty (AONB)

Designated in 1959 it covers 12 distinct areas comprising 958 sq km, 30% of the county of Cornwall. The Tamar Valley Area of Outstanding Natural Beauty was designated in 1995 and is split into two areas (Tamar-Tavy area and the Lynher area) covering 190 sq km.



### 1.3.2 Countryside and Rights of Way Act [CROW] Act 2000

This Act places particular obligations on local authorities in relation to rights of way/access and Areas of Outstanding Natural Beauty Section 85 states:

*'In exercising or performing any functions in relation to, or so as to affect, land in an Area of Outstanding Natural Beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area.'*

The Act also places a duty on government departments to have regard to the purpose of conserving biological diversity in exercising their functions and provide for the publication and maintenance of lists of the most important species and habitat types for conservation.

Public bodies are under a statutory duty to further the conservation and enhancement of Sites of Special Scientific Interest (SSSIs) both in carrying out their operations and exercising their decision-making functions.

### 1.3.3 Planning Policy Statement 1: Delivering Sustainable Development [February 2005]

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, and facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- i protecting and enhancing the natural and historic environment, the quality and character of the countryside
- ii ensuring high quality development through good and inclusive design
- iii the efficient use of resources

A Supplement to Planning Policy Statement 1: Planning and Climate Change was issued in December 2007. This sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape development with lower carbon emissions and resilience to the climate change now accepted as inevitable.



Coastal Footpath



St Tudy



Gunheath tip

#### 1.3.4 Planning Policy Statement 5: Planning for the Historic Environment (March 2010)

Sets out policies on the conservation of the historic environment. The Government's objectives for planning for the historic environment are:

- i to deliver sustainable development by ensuring that policies and decisions concerning the historic environment recognise that heritage assets are a non-renewable resource, taking account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognising that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term
- ii to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, and are investigated to a degree proportionate to the importance of the heritage asset wherever possible. Heritage assets are to be put to an appropriate and viable use that is consistent with positive contribution of such heritage assets to local character and sense of place. Consideration of the historic environment is integrated into planning policies, promoting place-shaping
- iii to contribute to our knowledge and understanding of the past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.

#### 1.3.5 Planning Policy Statement 7: Sustainable Development in Rural Areas [August 2004]

Seek good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside. Protect the open countryside for the benefit of all, giving further detailed consideration to our most valued landscapes and environmental resources. Decisions need to recognise that the countryside around urban areas is important to those who live or work there, and also in providing the nearest and most accessible countryside to urban residents.

- i strictly control new building development in the open countryside away from existing settlements, or outside areas allocated for development in local plans
- ii development should contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location
- iii planning authorities should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced
- iv Areas of Outstanding Natural Beauty, having the highest status of protection in relation to landscape and scenic beauty, should be given great weight in decisions relating to development

PPS 7 recognises that there are areas outside nationally designated areas that are particularly highly valued locally. Tools such as landscape character assessment are recommended to provide the appropriate guidance for such areas.



New housing at Kuggar

#### 1.3.6 Planning Policy Statement 9: Biodiversity and Geological Conservation [August 2005]

Sets out the Government's planning policies on protection of biodiversity and geological conservation throughout the planning system. The key principles are that:

- i plan policies and planning decisions should be based on up-to-date environmental information
- ii plan policies and planning decisions should aim to maintain and enhance, restore and add to biodiversity and geological conservation interests





Cornish hedging in North Cornwall



Gwithian Towans

- iii plan policies and planning decisions should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geological features
- iv planning policies and planning decisions should promote opportunities to incorporate biodiversity and geological features within the design of development
- v development proposals where the principle objective is to conserve or enhance biodiversity and geological conservation interests should be permitted
- vi the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. If significant harm can not be prevented, adequately mitigated against, or compensated for, then planning permission should be refused

PPS9 also includes information on how international, national and local sites should be handled through the planning system and highlights the importance of ancient woodland, other important natural habitats, networks of habitats and previously developed land.

### 1.3.7 Planning Policy Statement 25: Development and Flood Risk (December 2006)

The aims of planning policy relating to development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process in order to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall. The emphasis is on appraising, managing and reducing risk.

A Supplement to Planning Policy Statement 25: Development and Coastal Change (March 2010, sets out planning policies for managing development on coastal areas affected by coastal change. The Government's aim is to ensure that our coastal communities continue to prosper and adapt to coastal change. This means planning should:

- i ensure that policies and decisions in coastal areas are based on an understanding of coastal change over time
- ii prevent new development from being put at risk from coastal change by:
  - a avoiding inappropriate development in areas that are vulnerable to coastal change or any development that adds to the impacts of physical changes to the coast, and
  - b directing development away from areas vulnerable to coastal change
- iii ensure that the risk to development which is, exceptionally, necessary in coastal change areas because it requires a coastal location and provides substantial economic and social benefits to communities, is managed over its planned lifetime, and
- iv ensure that plans are in place to secure the long term sustainability of coastal areas.



Looking across to Padstow Bay

## 1.4 Local landscape planning policies and guidance

1.4.1 **The Cornwall Structure Plan** adopted in 2004 provides the interim framework until superseded by the Regional Spatial Strategy and the Local Development Framework for Cornwall:

**Policy 1 Principles for sustainable development** recognises that development should be compatible with the conservation and enhancement of Cornwall's character and distinctiveness and the conservation of natural and historic assets

**Policy 2 Character areas, design, and environmental protection** states that the quality, character, diversity and local distinctiveness of the natural and built environment of Cornwall will be protected and enhanced. Throughout Cornwall development must reflect local character and:

- i retain important elements of the local landscape, including natural and semi-natural habitats, hedges, trees, and other natural and historic features that add to its distinctiveness
- ii contribute to the regeneration, restoration, enhancement or conservation of the area
- iii positively relate to townscape and landscape character through siting, design, use of local materials and landscaping
- iv create safe, aesthetically pleasing and understandable places
- v consider, where appropriate, a mix of uses that create vibrant and active places

Policy requires that local plans should define Character Areas to inform planning decisions, taking into account regional and county-wide landscape assessments. It also recognises sites of international or national importance for their landscape, nature conservation, archaeological or historic importance. In relation to local landscapes 26 Areas of Great Landscape Value (AGLV) are identified.

The Structure Plan embraces the landscape character assessment approach as a basis for assessing development impacts. The Plan also commits the local authority to undertaking a review and update of the 1994 Landscape Assessment of Cornwall and working with the District Councils and other partners on the implementation of the Character Area approach.

### 1.4.2 Local plan policies

Local Development Frameworks have been prepared by each of the Districts in Cornwall and at county level for Minerals and Waste. These policy documents together with previously adopted local plan "saved" policies provide policy context. Cornwall is now a unitary system with an emerging single Local Development Framework for the whole county. The Cornwall Core Strategy is currently under preparation and local policy is looking to the integrated Landscape Character approach as a means of examining the character in tandem with the existing designations for landscape, historical or biodiversity/geodiversity importance.



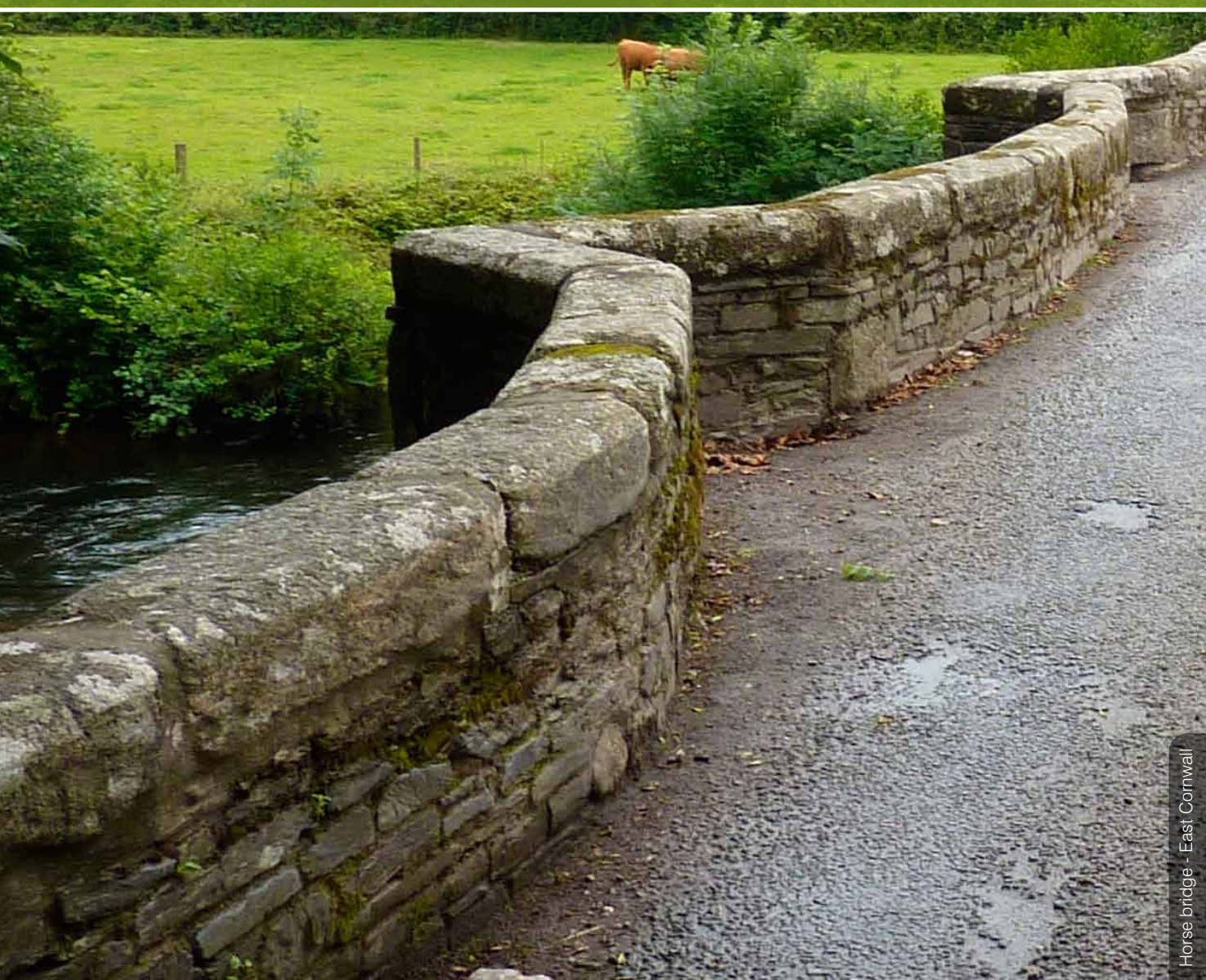
Newlyn cobbled walkway

## Further information and websites:

Cornwall Structure Plan 2004	
Cornwall Local Development Framework	
Cornwall Minerals and Waste Local Plan and Local Development Framework Documents	
Historic and Natural Environment Sections	
Natural Resources	
Development Management	
Cornwall Design Guides	<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
European Landscape Convention	<a href="http://www.coe.int/t/dg4/cultureheritage/heritage/landscape/default_en.asp">www.coe.int/t/dg4/cultureheritage/heritage/landscape/default_en.asp</a>
Planning Legislation including Policy Guidance and Planning Policy Statements	<a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a>
Countryside and Rights of Way Act [CROW] Act 2000	<a href="http://www.communities.gov.uk">www.communities.gov.uk</a>
Cornwall and Devon Mining World Heritage Site	<a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a>
Cornwall Area of Outstanding Natural Beauty	<a href="http://www.cornwall-aonb.gov.uk">www.cornwall-aonb.gov.uk</a>
Tamar Area of Outstanding Natural Beauty	<a href="http://www.tamarvalley.org.uk">www.tamarvalley.org.uk</a>
Design Statement for Cornwall 2003, Cornwall County Council (e version Natural Resources, Economy Planning and Environment Cornwall Council)	<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
CABE	<a href="http://www.cabe.org.uk">www.cabe.org.uk</a>
Biodiversity and Geological Conservation Planning Good Practice Guidance for Cornwall 2007, Cornwall Wildlife Trust	<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
Design, Operation and Reclamation of Mineral Sites in Cornwall. Minerals Development Framework Draft Supplementary Planning Document ISBN 9781903798461	<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
Cornwall Building Stone Guide 2007, Cornwall County Council ISBN 49781903798355	<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
Historic Landscape Characterisation 1994	
Cornwall and Scilly Urban Survey (CSUS)	
Cornwall Industrial Settlements Initiative	<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>

PART 2

# Landscape character assessment



Landscape is an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity.

## 2.1 What is landscape character?

Landscape is about the relationship between people and the land, a combination of distinctive and valued natural and cultural elements, which extend to seascapes and the built environment.

Character is a distinct, valuable, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse. Our quality of life is improved by the preservation and enhancement of landscape character.

Local distinctiveness contributes to the special character and sense of place of a community.

Individual elements make up the landscape, such as field and woodland pattern, settlement pattern, and historic features, and it is the combination of these elements which contribute to distinctive character. Character is further detailed by prominent or eye-catching features including church towers, tors, harbours, engine houses, or stands of trees on the skyline.

**Figure 3**

Countryside Agency and Scottish National Heritage, 2002, 'Landscape Character Assessment – Guidance For England and Scotland'





Bodmin Moor



River Kennall

## 2.2 What is landscape character assessment?

Landscape character assessment provides a framework to help us to understand landscapes, mapping and describing them in a systematic way without placing a value on them. From this process a reasoned and informed judgement can be made to help guide future changes in Cornwall. It brings together information relating to the physical, natural and historic environment enabling a more integrated approach to be taken towards decisions. On this basis, judgements can then be made on how local distinctiveness and local character can be safeguarded, improved and enhanced, through the development process.

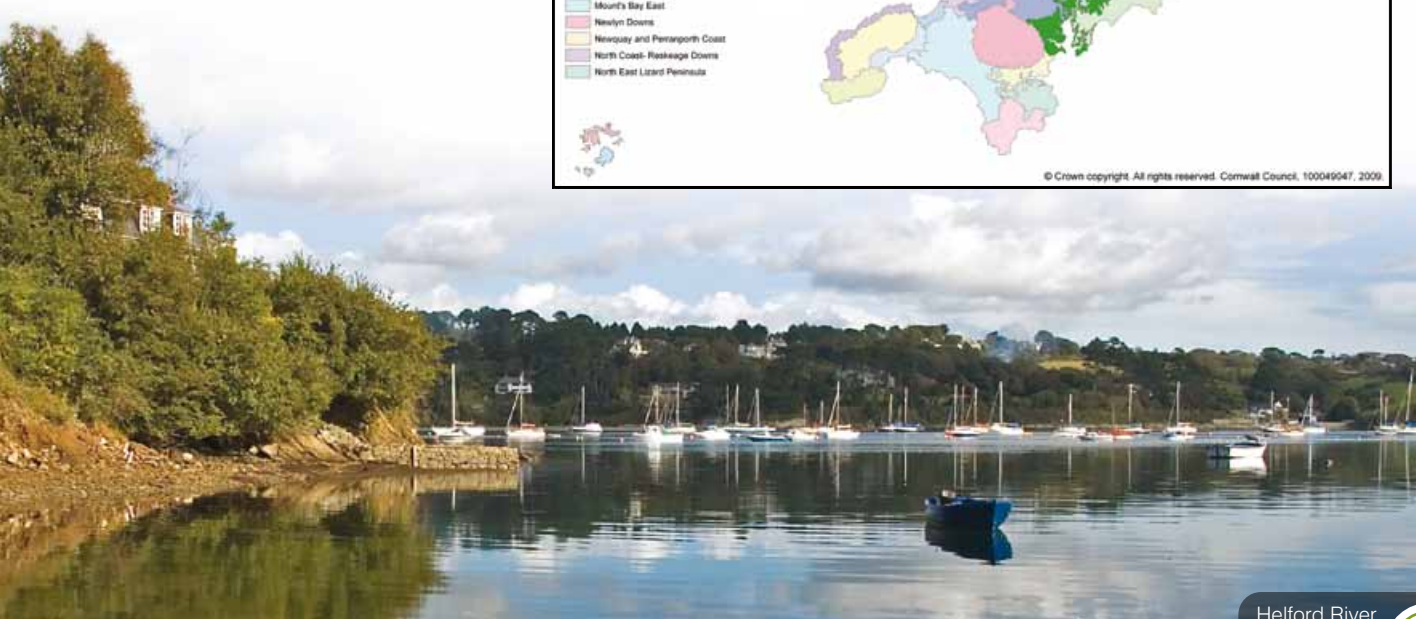
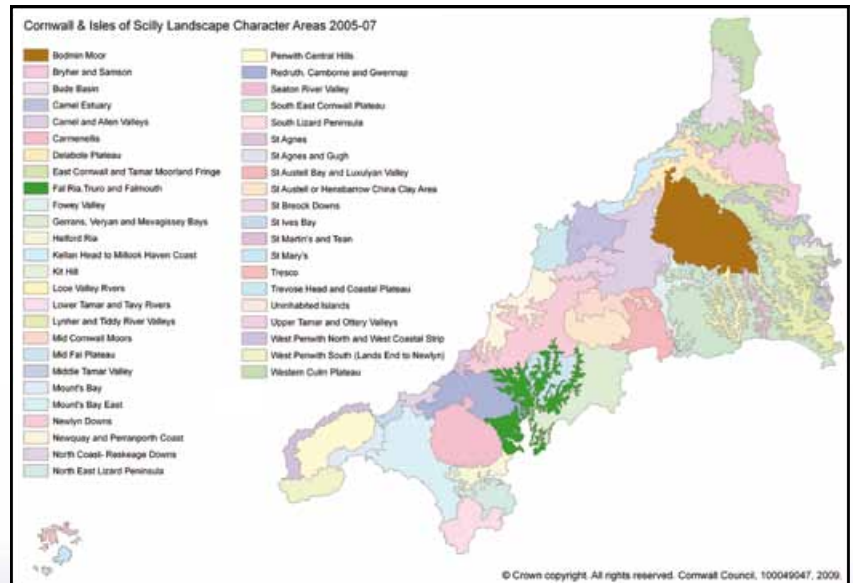
Landscape character assessment can help in processes which:

- i identify what environmental and cultural features are present in a locality
- ii monitor change in the environment
- iii seek to understand a location's sensitivity to development and change allowing designs to grow from the landscape's own sense of place
- iv inform the conditions for any development change

## 2.3 Landscape character assessment for Cornwall

2.3.1 The Landscape Character Areas of the 2005-2007 Cornwall and Isles of Scilly Landscape Character Study fit within a hierarchy of National Joint Character Areas developed at the national level (see 2.3.2). They take forward the National Character Areas, expanding this information at a local level, making it a valuable additional resource for planners, developers, Government Agencies, and members of the public.

**Figure 4**  
Map of Landscape Character Areas of Cornwall  
A larger scale map can be found in **Appendix A**



Helford River

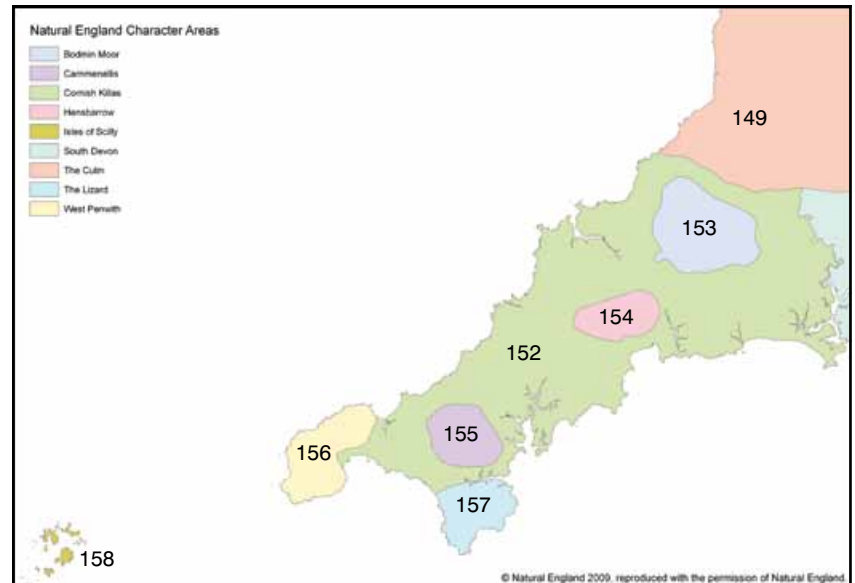


Cornish Lane

**Figure 5**  
South West National Joint  
Character Areas

### 2.3.2 Natural England National Joint Character Areas

Developed by the then Countryside Agency and English Nature, now Natural England, the National Character map provides an assessment of the landscape of England and divides it into 159 Joint Character Areas (JCAs). There are seven JCAs in Cornwall and one covering the Isles of Scilly (Figure 5). These Areas work as a framework for establishing and delivering national and regional priorities for landscape character and informing delivery grants including the DEFRA Environmental Stewardship Scheme.



#### Natural England's character areas in Cornwall

149 - The Culm	152 - Cornish Killas	153 - Bodmin Moor	154 - Hensbarrow
155 - Carnmenellis	156 - West Penwith	157 - The Lizard	158 - Isles of Scilly

#### Further information and websites:

English Nature, Landscape Character Assessment Guidance for England and Scotland 2002 and related Topic Papers  
(The Countryside Agency and Scottish Natural Heritage)

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Landscape Character Network

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)



View from Trencom

## 2.4 Cornwall and the Isles of Scilly Landscape Character Study 2005–2007

The diversity of the Cornish landscape is underpinned by its geology, the resulting topography and the influence of the sea, water, and man. Cornwall's geology has created many distinct landscapes, has affected man's use of it, and forged a unique economic and social history. The exploitation of the mineral-rich tin and copper seams created an early industrial landscape, with isolated features remaining today. The winning of kaolinite has shaped the China Clay district and created a very different unique, dramatic landscape. The igneous granite landscapes of Bodmin, Carnmenelis and West Penwith are very different again and appreciated for their rugged, unspoilt, windswept beauty. Important features within the landscape will be afforded greater protection through designations including Areas Of Outstanding Natural Beauty and World Heritage Site status. The Landscape Character Study links to these designations and makes recommendations for conservation and control of development in protected areas.

### 2.4.1 The development of the study

This study takes forward the Natural England Joint Character Areas and interprets these at the local level across the county. It has drawn on the previous landscape assessments of Cornwall and the Isles of Scilly (Cornwall Landscape Assessment 1994, and the Isles of Scilly Assessment 2002) to provide:

- i easily accessible up-to-date, evidence-based landscape character areas
- ii detailed landscape context information for planning and decision making
- iii a basis for future landscape strategies
- iv new information at a local landscape scale than ever before bringing together information relating to the natural and historic environments
- v online updateable data
- vi an examination of the pressures for change and their potential effects, something not previously covered in the 1994 document

Full technical details of the Study and methodology can be found on the website at:

[www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape)

### 2.4.2 Use of the study

The local authority will be using the Landscape Character Study to provide support and guidance to deliver good quality sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the landscape. Specific additional guidance is currently being developed to help planners to use the Landscape Character Study to gain greater understanding of the landscape in which the development is proposed. Part 3 of this Guidance gives an outline of the Landscape Character Study and how it can be used as a resource to inform development and other decisions involving change in the landscape.

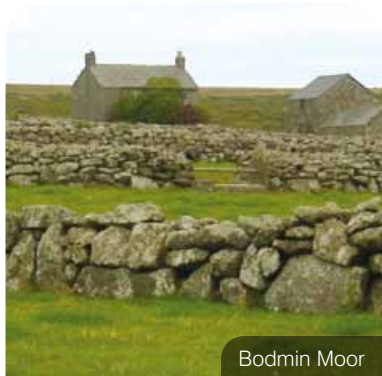
The Study brings together an assessment of Landscape Character at two levels; Landscape Character Areas (LCAs), and the more detailed Landscape Description Units (LDUs). Together, these reflect the county's diversity, giving clear and accessible information relating to key existing characteristics, condition, pressures and guidelines for future planning and land management. The study identified 40 Landscape Character Areas and 420 Landscape Description Units, of which 335 are non-urban LDUs.



Restronguet Creek



Rame Head



Bodmin Moor



### 2.4.3 Landscape Character Areas (LCAs) in Cornwall

Landscape Character Areas (LCAs) are geographically discrete areas which have a 'sense of place'. They are identified from the constituent smaller Landscape Description Units (further described under 2.4.4) which together form a physical and cultural relationship and visual association. Each Landscape Character Area has a recognisable and consistent pattern of landscape elements and features.

The 40 Landscape Character Areas overlay the Areas of Outstanding Natural Beauty (AONB) and World Heritage Site (WHS) designations and Appendix A5 and A6 illustrate within which Landscape Character Areas these designations sit.

Part 3 of this Best Practice Guidance seeks to explain how each attribute can be interpreted for the benefit of Landscape Character enhancement, improvement, conservation and or preservation.

### 2.4.4 Landscape Description Units (LDUs) in Cornwall

Landscape Description Units (LDUs) are the 'building blocks' of the landscape mapped at a 1:50,000 scale, and are defined on the basis of the mapped national and local data. Landscape Description Units are distinct and relatively homogenous units of land, each defined by a series of definitive attributes relating to their Physiography, Ground Type, Land Cover and Cultural Pattern. The full methodology for deriving LDUs is set out in the Method Report contained in the Overview and Technical Report in the Resources section of the website.

Together, the Landscape Description Units make up the larger Landscape Character Areas. The number of Landscape Description Units in each Landscape Character Area varies considerably depending on the complexity or consistency of the landscape. The average is around 10. They are derived from mapping of national data, and further refined by local data sources, although their boundaries are not so easily identified on the ground, with different landscapes grading into one another. Land sitting on, or close to, a boundary will exhibit characteristics of both adjacent units.

A range of information has been collected both through desk study and field survey relating to the Landscape Description Units. The Schedule of Landscape Description Unit Attributes and Definitions provides a detailed list of the separate descriptions for each defining attribute and these are provided on the website and in Appendix A7 of this document.

(Refer to Appendix A2 for a step-by-step guide to access landscape character information from the website.)



Bodmin Moor conifer plantations



Wild flowers in a Cornish hedge



Helford River

**Table 1 Cornwall Landscape Character Area (LCA) descriptions**

This table lists the headings from the sheet descriptions for each Landscape Character Area, and indicates the information which will be described.

Attribute Name	Content Information
<b>CONTEXT</b>	
<b>Location</b>	A written description outlining the approximate land area the Landscape Character Area covers.
<b>Designations</b>	A listing of the number and type of designations which apply to the Landscape Character Area and the corresponding Landscape Description Units in which they are located.
<b>Description</b>	A summary of the character of the area giving its landscape context.
<b>Key Characteristics</b>	An abbreviated bullet point list of the area's character to give an overview of the key landscape elements.
<b>ATTRIBUTES</b>	
<b>Geology and Soils</b>	Detail of the underlying geology and soil.
<b>Topography and Drainage</b>	Description of the landform and drainage pattern created by the underlying geology.
<b>Biodiversity</b>	Description of the key vegetation cover, wildlife and natural habitats to be found in the area. Highlights key Biodiversity Action Plan (BAP) habitats.
<b>Land Cover and Land Use</b>	Detail of the general existing land cover and land use.
<b>Field and Woodland Pattern</b>	Detail of the size and character of fields, their boundaries, and existing woodland areas.
<b>Settlement Pattern</b>	Detail of height, scale, massing and distribution of existing rural dwellings and farmsteads.
<b>Transport Pattern</b>	Detail of size and class of highways, the character of the route, verge and boundary details, including public rights of way.
<b>Historic Features</b>	Features which enrich the landscape, and/or cover areas of the landscape including World Heritage Sites which should be respected and protected.
<b>Condition</b>	An indication of current land management practices and what impact these have had on the existing character of the landscape, its health in terms of nature conservation and its capacity to accept development.
<b>Pressure for Change and Sensitivity</b>	Highlights the main known forces for change in the area.
<b>Aesthetic and Sensory</b>	Detail of how the landscape is experienced, including descriptions of special qualities such as tranquility, exposure, intimacy.
<b>Distinctive Features</b>	Draws attention to the features which contribute to the distinct character of the local area.
<b>GUIDANCE</b>	
<b>Visions and Objectives</b>	This section sets out an overall vision for the Landscape Character Area in order to conserve and enhance its distinctive character.
<b>Planning and Management Guidelines</b>	This lists specific guidelines to help implement the 'Visions and Objectives' for the Landscape Character Areas.

Landscape Character Area information from website is available from the Landscape pages of the Council's website at [www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape).

(Refer to Appendix A2 for a "Step-by-Step Guide" to access Landscape Character Information from the website.)

**Table 2 Cornwall Landscape Description Unit (LDU) Profiles**

Profile Name	Content Information
<b>DEFINING ATTRIBUTES</b>	
<b>Physiography</b>	10 separate descriptions express the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of subsequent geomorphological processes. Geological structure and landform help define the Landscape Description Unit boundary
<b>Ground Type</b>	23 descriptions of the soil-forming environment and its influence in determining the surface pattern of vegetation and land use.
<b>Land Cover</b>	12 land cover descriptions express the type of vegetation (natural and man-made) covering the land surface. Two definitive attributes are used, one describing the predominant land use/type of farming, the other reflecting the contribution that trees and woodlands make to the character of the landscape.
<b>Settlement Pattern</b>	9 descriptions express the structural component of the cultural landscape as reflected in the historic pattern of enclosure and rural settlement.
<b>LOCAL DATA</b>	
<b>Designations</b>	13 designations indicate the significance of the LDUs in the landscape context.
<b>Historic Landscape Classification Types (HLC)</b>	15 Historic Landscape Classification Types.
<b>Land Cover 95</b>	8 Land Cover descriptions.
<b>Biodiversity Action Plan (BAP) Types</b>	20 Biodiversity Action Plan Priority Habitats.

More detailed explanations of these defining attributes can be found in Appendix A7 of this Guidance

Landscape Description Unit information from website is available from the Landscape pages of the Council's website at [www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape).

(Refer to Appendix A2 for a "Step-by-Step Guide" to access Landscape Character information from the website.)

### Further information and websites:

English Nature, Landscape Character Assessment Guidance for England and Scotland (2002) and Topic Papers 6  
(The Countryside Agency and Scottish Natural Heritage)

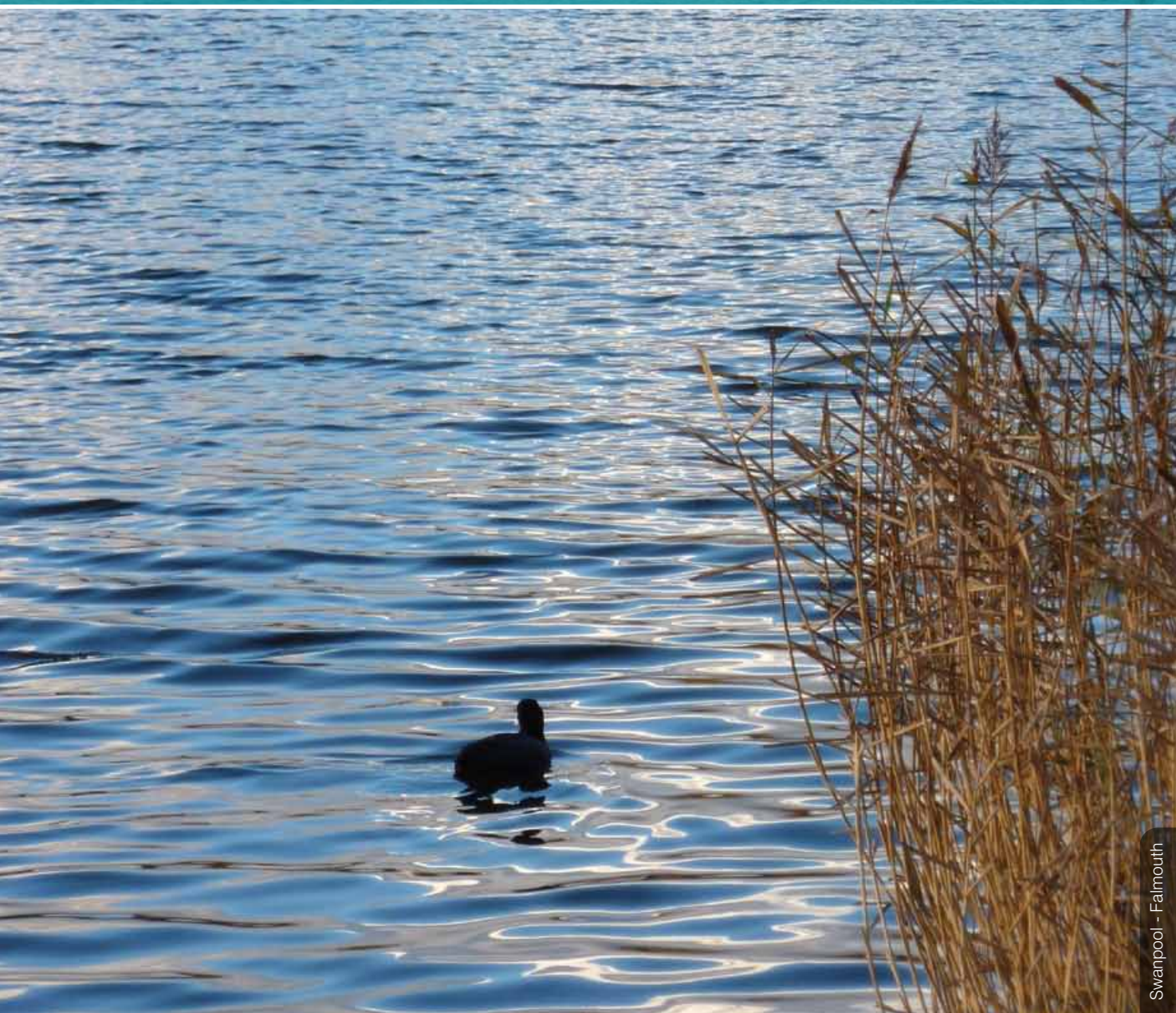
English Nature, The Living Landscapes Project: Landscape character and biodiversity: Final Report (2002/3) English Nature research reports: Report No 475  
ISSN 0967-876X Working Today for Nature Tomorrow

[www.naturalengland.org](http://www.naturalengland.org)



PART 3

# Using the Landscape Character Study 2005–2007



## Using the Landscape Character Study 2005–2007

Landscape character is the distinct, valuable, recognisable and consistent pattern of elements on the landscape that makes one different from another, rather than better or worse.

Landscape character needs to be considered at the earliest stage in proposal for development of any scale, to ensure that a balance is struck between the development and the need to conserve and enhance the character of any given area.

Assessing landscape character is essential. The assessment of landscape character needs to be undertaken prior to the consideration of any development within it. Once a picture has been formed of the existing character it is then possible to determine the effect any development may or may not have upon it.

Looking at how future development of any scale would sit within the existing Cornish landscape and the landscape's capacity to accept the change, can be approached through the examination of the Study's Landscape Character Area attributes. These attributes provide an evidence base as to how the existing character can be respected, enhanced, improved, conserved and or protected. The Landscape Description Units then take the landscape character information to a local level.

"Perched on the hill above the woods stands Blisland village... the houses are round a green. Between the lichen-crusted trunks of elm and ash that grow on the green, you can see everywhere the beautiful moorland granite."

**John Betjeman 1984**

*Betjeman's Cornwall,*  
*John Murray Ltd, London*



Penwith upland

"In the Land's End Peninsula there is one of the most impressive ancient farmland landscapes in Europe....The farmland is of tiny pastures separated by great banks, each formed a row of 'grounders' - huge granite boulders - topped off level with lesser boulders and earth."

**Oliver Rackham 1986**

*The History of the Countryside,*  
*J M Dent & Sons Ltd, London*



Carn Galver Mine - Rosemergy, West Penwith



Helford Village

### 3.1 Landscape Character Area attributes

Each of the 40 Landscape Character Areas has been described through 17 separate attributes as explained previously under the section 2.4.3. The following section of the Best Practice Guidance lists specific questions designed to help assess the impact of development proposals on the existing landscape character, and whether there is scope to improve the existing landscape as part of the development. The following table will be of use to land managers and developers in the preparation of schemes for development, but will also prove useful to planners in the assessment of applications submitted for planning permission.

**Table 3 How can Landscape Character Area attributes guide development?**

Table 3 provides a brief summary and overview of how the Landscape Character Area attributes information can be used to inform development proposals. (A full methodology of the study and definition of terms are available on the landscape website at [www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape)).

Attribute	Guide to assessing development	Links to other sample information sources
<b>Designations</b>	<ul style="list-style-type: none"> <li>● Check whether any designations apply to the site.</li> <li>● Development land adjacent to, or in close proximity to a designated area will need to consider the constraints of the designation as they may have an influence on the proposed development.</li> </ul>	<a href="http://www.magic.defra.gov.uk">www.magic.defra.gov.uk</a> <a href="http://www.cornwall-aonb.gov.uk">www.cornwall-aonb.gov.uk</a> <a href="http://www.tamarvalley.org.uk">www.tamarvalley.org.uk</a> <a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a>
<b>Character Area Summary Description</b>	<ul style="list-style-type: none"> <li>● Do proposals protect, conserve or enhance the characteristics described as they apply to the site?</li> </ul>	
<b>Key Characteristics</b>	<ul style="list-style-type: none"> <li>● Do proposals protect, conserve or enhance the characteristics described as they apply to the site?</li> <li>● Does the development impact on a number of key landscape character attributes, or strongly affect a single important attribute?</li> </ul>	
<b>Geology &amp; Soils</b>	<ul style="list-style-type: none"> <li>● Geology varies throughout Cornwall. Vernacular building materials will also vary in different parts of Cornwall and should be correctly sourced to retain local identity. This variation needs to be recognised at a local level.</li> <li>● Do proposals incorporate the use of appropriate building materials which respects local distinctiveness?</li> <li>● Use of locally appropriate materials will enhance character and sense of place.</li> <li>● The Landscape Description Unit's attribute of 'Physiography' provides detailed information on the local landform and structure (Refer to Appendix A7).</li> </ul>	<a href="http://www.cornwall.gov.uk/stoneguide">www.cornwall.gov.uk/stoneguide</a> <a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a> <a href="http://www.ercis.co.uk">www.ercis.co.uk</a> <a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a>

Continued



**Table 3 How can Landscape Character Area attributes guide development? Continued**

Attribute	Guide to assessing development	Links to other sample information sources
<p><b>Land Cover &amp; Land Use</b></p>	<ul style="list-style-type: none"> <li>● Do proposals integrate with the existing land cover, particularly adjacent land, to ensure consistency where appropriate?</li> <li>● Has local identity been retained?</li> <li>● The land has been settled over a long period and has developed particular and individual patterns of use. The design of development should respect and grow out of the intrinsic qualities.</li> <li>● Reflect local identity in boundary treatments.</li> <li>● Retain public open spaces wherever possible and look to enhance their potential for public enjoyment.</li> <li>● Will the development have respect for and positively respond to local traditional land use?</li> <li>● Introduce mitigation measures where the proposed development may cause visual intrusion.</li> <li>● Prevent the degradation of the current land condition, and do not further contribute towards the known pressures for change (listed later under 'Pressures and forces for change').</li> <li>● The Landscape Description Unit's attribute of Land Cover provides detailed localised information on the type of vegetation (natural or man-made) covering the land surface (Refer to Appendix A7).</li> </ul>	<p><a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a></p>
<p><b>Field &amp; Woodland Pattern</b></p>	<ul style="list-style-type: none"> <li>● Do proposals reflect the existing intrinsic landscape pattern?</li> <li>● Examine the existing field pattern and ascertain its historic and environmental importance. Are these elements reflected in the development proposals? Ancient field patterns are a possible indication of important buried archaeological features and have historic importance in their own right. These elements of the landscape create a unique character which it is not possible to replicate once destroyed. Reference should be made to the Historic Landscape Character Assessment (HLC) and Cornwall Historic Environment Record.</li> <li>● The land may have developed particular and individual patterns of vegetation, and development should respect and grow out of these intrinsic qualities.</li> <li>● Do proposals include unnecessary removal of Cornish hedges and existing vegetation? The removal of historic Cornish hedges and field boundaries can have a dramatic negative impact on the area's character; and should be avoided wherever possible. Is there opportunity to restore degraded hedges or construct new ones in a traditional manner as part of the development?</li> <li>● In the more exposed areas of Cornwall, tree and woodland vegetation creates not only visual character but also important local microclimates. Removal of these areas of vegetation can have a negative visual impact, and can also detrimentally affect local biodiversity.</li> <li>● Without careful consideration the removal of areas of woodland can dramatically affect the landscape character. Forestry Officers employed through the Council will be able to provide advice to guide the successful integration of development into these important areas.</li> </ul>	<p><a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>  <a href="http://www.ercis.co.uk">www.ercis.co.uk</a>  <a href="http://www.natureonthemap.org.uk">www.natureonthemap.org.uk</a></p>

Continued



**Table 3 How can Landscape Character Area attributes guide development? Continued**

Attribute	Guide to assessing development	Links to other sample information sources
<p><b>Settlement Pattern</b></p>	<p>The land has been settled over a long period, and development should respect the character and layout of the existing settlement pattern.</p> <ul style="list-style-type: none"> <li>● Has the historical settlement pattern been respected and sensitively extended?</li> <li>● Do proposals reflect and respect the existing settlement pattern?</li> <li>● Development may be more appropriate, following the sides of a valley or coastal inlet avoiding the higher ground, by maintaining development at a low level, or avoiding multi-storey construction.</li> <li>● Avoiding exaggerated gable and roof heights will also minimize the impact a development has on the landscape.</li> <li>● Consider detail of height, scale, massing and distribution of existing rural dwellings and farmsteads.</li> <li>● The cumulative effect of development needs to be considered, as this can have a detrimental impact on landscape character.</li> <li>● Does the design of the development and do proposed construction materials respect the local building character?</li> <li>● Have consideration for colour and texture in construction.</li> <li>● Wherever possible avoid new development encroaching into greenfield sites which are not already linked to developed areas to restrain urban sprawl. Are these areas unnecessarily affected?</li> <li>● The Cornwall and Isles of Scilly Urban Surveys (CISUS) provide important detail relating to layout and character for the more urban areas of the County and are available through the County's Historic Environment Service. These reports are a valuable resource for building character and the development of the urban area over time.</li> <li>● The Landscape Description Unit's attribute of 'Cultural Pattern' provides detailed localised information on the built environment (Refer to Appendix A7).</li> </ul>	<p><a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a></p>
<p><b>Transport Pattern</b></p>	<p>The scale, direction and shape of a new road can dramatically alter local landscape character. Transport Pattern also looks to provide guidance related to Public Rights Of Way (PROW).</p> <ul style="list-style-type: none"> <li>● Examine the existing highway characteristics (including Public Rights of Way) respecting local distinctiveness in terms of scale and construction materials and try to ensure this is echoed in any proposed routes.</li> <li>● Avoid urbanisation of the transport pattern in rural areas. It may be a characteristic to follow existing field boundaries or for buildings to be constructed onto the highway without pavements.</li> <li>● Development should limit the use of highway clutter, signage, and furniture particularly in rural areas, and look to enhance existing locally distinctive features.</li> <li>● Cornish hedges should respect local distinctiveness, in both scale and materials.</li> <li>● New highway construction should have regard to verge habitat retention, through the conservation of existing walling and vegetation.</li> </ul>	<p>Cornish hedges - <a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a></p>

Continued

**Table 3 How can Landscape Character Area attributes guide development? Continued**

Attribute	Guide to assessing development	Links to other sample information sources
<b>Historic Features</b>	<ul style="list-style-type: none"> <li>Do proposals respect and protect existing historic features in their site setting, layout and detailed design?</li> <li>Check for historic designations affecting the site.</li> <li>The landscape setting of any historic feature is as important as the feature itself and the impact on local landscape character must be considered when examining the suitability of development adjacent to, or in close proximity of a heritage feature. Consider both the visual impact from the historic feature towards the development and vice versa.</li> <li>Although International Planning Guidance protects areas of Cornwall through the individual World Heritage Sites, this does not mean that all important historic features are included within this designation, and each development site needs to be assessed on an individual basis. Other protected sites include Scheduled Monuments, Listed Buildings and Conservation Areas.</li> <li>Reference should be made to the Historic Environment Record and Historic Landscape Characterisation map.</li> </ul>	<p> <a href="http://www.historic-cornwall.org.uk">www.historic-cornwall.org.uk</a>  <a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a>  <a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a> -                      Historic Environment Service                 </p>
<b>Condition</b>	<ul style="list-style-type: none"> <li>Do proposals improve the condition of the character area?</li> <li>Examine whether the existing landscape is degraded or poorly managed and where development could have a beneficial impact. Is it possible to encourage the recreation of heathland, the enhancement of brownfield sites, and the diversity of habitats to increase biodiversity? By creating relatively small features, development can positively contribute towards the overall character of the area.</li> <li>Is there opportunity for further landscape improvement?</li> <li>Are there any enhancement and restoration opportunities which can be incorporated into the design proposal?</li> <li>There may be potential to improve existing or create new landscapes and it will be essential for developers to work with the local authority to decide which is the better option to achieve the most positive outcome. Each site needs to be examined individually to assess the appropriateness of 'new landscaping'.</li> </ul>	

Continued

**Table 3 How can Landscape Character Area attributes guide development? Continued**

Attribute	Guide to assessing development	Links to other sample information sources
<p><b>Pressures / Forces for Change</b></p>	<ul style="list-style-type: none"> <li>● Cornwall's attractiveness has led to a desire to move to the area and created a strong pressure for new houses, conversions or extensions to dwellings and leisure developments, which could potentially spoil the landscape that its users wish to enjoy.</li> <li>● The need to derive more of our power from natural sources has also seen a dramatic increase in the number of wind turbines and solar farms gaining planning permission. Refer to the emerging Supplementary Planning Document (SPD) Renewable and Low Carbon Energy (Cornwall Council 2010).</li> <li>● Development needs to be sited in the right place and respect the landscape for everyone's benefit now, and in the future.</li> <li>● New development should seek to improve the relationship between settlement and the surrounding landscape.</li> <li>● Does the proposal impact on neighbouring designated land?</li> <li>● Examine all designations which directly affect the land, and the known ecological, cultural and visual elements which could be affected by development.</li> <li>● A development which is proposed on land adjacent to, or in close proximity to a protected landscape or designation and not within it, may still be deemed to have an impact which will need to be considered.</li> </ul>	<p> <a href="http://www.cornwall-aonb.gov.uk">www.cornwall-aonb.gov.uk</a>  <a href="http://www.tamarvalley.org.uk">www.tamarvalley.org.uk</a>  <a href="http://www.historic-cornwall.org.uk">www.historic-cornwall.org.uk</a>  <a href="http://www.cornishmining.org.uk">www.cornishmining.org.uk</a> </p>
<p><b>Aesthetic &amp; Sensory</b></p>	<p>A description of how the landscape is experienced.</p> <ul style="list-style-type: none"> <li>● Do proposals respect or enhance the aesthetic and sensory qualities of the landscape?</li> <li>● Will the current landscape experience be detrimentally affected?</li> <li>● Have colour and texture of materials in design and construction been considered?</li> <li>● Development should seek to echo and respect and not degrade the current qualities and way the landscape is experienced for example: <ul style="list-style-type: none"> <li>- <i>tranquil</i> Helford Estuary</li> <li>- <i>intimate</i> small scale fields, wooded valleys</li> <li>- <i>open exposed</i> Bodmin Moor</li> <li>- <i>rugged wild</i> north coast cliffs</li> <li>- <i>remote</i> Penwith Moors</li> </ul> </li> <li>● Factors which influence a change in the aesthetic and sensory appreciation of an area include: <ul style="list-style-type: none"> <li>- <i>Traffic movement</i></li> <li>- <i>Excessive road infrastructure</i></li> <li>- <i>Unsuitable use of colour and/or building materials</i></li> <li>- <i>Smells and scents</i></li> </ul> </li> </ul>	

Continued

**Table 3 How can Landscape CharacterArea attributes guide development? Continued**

Attribute	Guide to assessing development	Links to other sample information sources
<b>Distinctive Features</b>	<p>Features which shape or influence the character of the area need careful protection to ensure the siting and importance of such features within the landscape is not detrimentally affected by development.</p> <ul style="list-style-type: none"> <li>● Do proposals protect, conserve or enhance the distinctive features?</li> <li>● Consider both the visual impact from the feature towards the development and vice versa.</li> <li>● Are important, possibly iconic views compromised by the location of the development. Can the development be altered to make such views an important feature?</li> <li>● Is it possible through development to further enhance or conserve the features?</li> </ul>	
<b>Vision &amp; Objectives</b>	<ul style="list-style-type: none"> <li>● Consider the balance of need for development with the potential to lose or adversely affect the character of the landscape which initially drew the development to that location.</li> <li>● Identified special qualities of a landscape should be considered alongside a proposed development.</li> </ul>	
<b>Management and Planning Guidelines</b>	<ul style="list-style-type: none"> <li>● Do proposals demonstrate that they implement the management and planning guidelines for the wider area?</li> <li>● Is local distinctiveness and 'sense of place' being respected and enhanced through the proposal?</li> <li>● Be aware of the physical and man-made features which shape the landscape and contribute to its special character. Positively protect these to retain the character of the area, and site development to ensure there is no overall detrimental effect.</li> <li>● Strengthen the existing positive landscape character.</li> <li>● Encourage local community improvements, through improved access and open space creation.</li> <li>● Improve degraded landscapes.</li> <li>● Ensure balance between industry and tourism.</li> <li>● Ensure the development does not contradict guidelines.</li> </ul>	

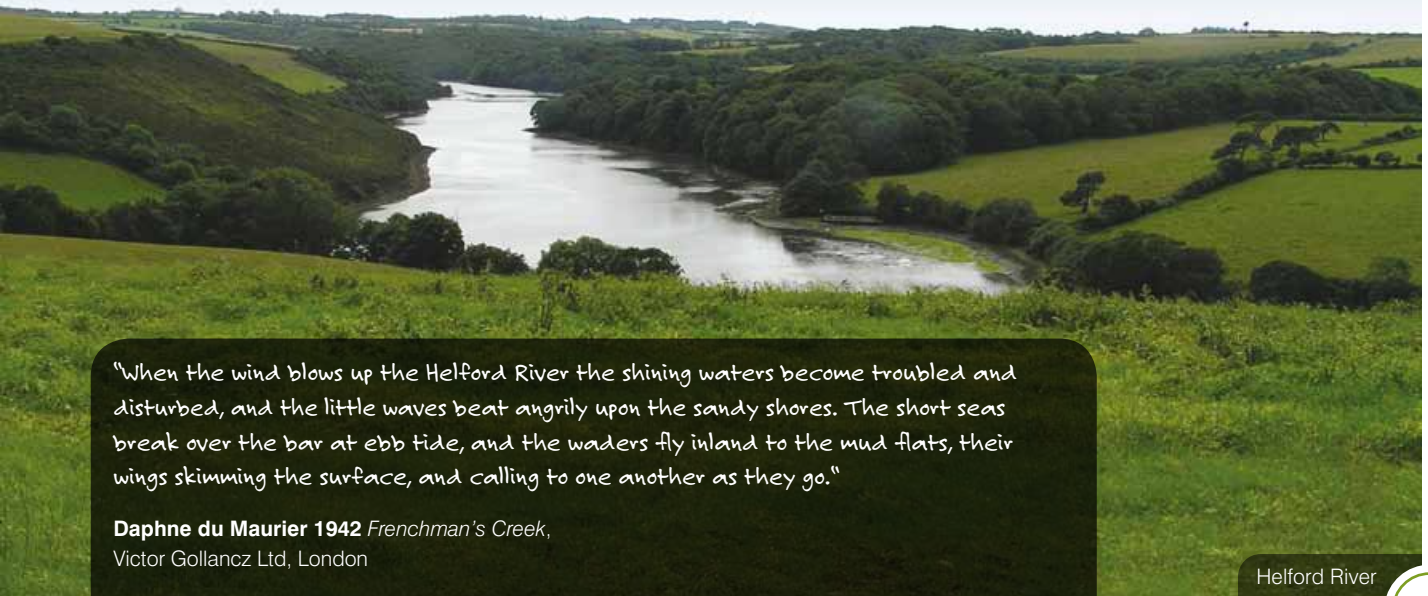
## 3.2 Landscape Description Unit attributes

Each of the 335 Landscape Description Units follow the same set of attribute profiles. The following checklist provides a brief summary of how the Landscape Description Units can be used to inform development proposals. A full methodology of the study and definition of terms are available on the landscape website at [www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape).

**Table 4 How can the Landscape Description Units guide development?**

Attribute	Checklist for development proposals	Other sample information sources
<b>Physiography</b>	<ul style="list-style-type: none"> <li>Does the proposal work with/complement the existing physiography or does it need to be relocated to a more suitable and sensitive position?</li> </ul>	
<b>Ground type</b>	<ul style="list-style-type: none"> <li>Will the existing ground be suitable for development and if necessary what are the best mitigation measures?</li> </ul>	
<b>Land Cover</b>	<ul style="list-style-type: none"> <li>Guidance as to vegetation and land cover needs to be linked with the development.</li> </ul>	
<b>Settlement Pattern</b>	<ul style="list-style-type: none"> <li>Detail of the historic development of the settlement needs to be respected.</li> </ul>	
<b>Designations</b>	<ul style="list-style-type: none"> <li>Check whether any designations apply to the site.</li> <li>Check for designations on neighbouring land which may affect development.</li> </ul>	<a href="http://www.magic.defra.gov.uk">www.magic.defra.gov.uk</a> <a href="http://www.cornwall-aonb.gov.uk">www.cornwall-aonb.gov.uk</a>
<b>Historic Landscape Classification (HLC) Profile</b>	<ul style="list-style-type: none"> <li>Does the development respect the time depth of the landscape and the consistency of the land pattern?</li> </ul>	<a href="http://www.historic-cornwall.org.uk">www.historic-cornwall.org.uk</a> <a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a> <a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
<b>Land Cover Profile</b>	<ul style="list-style-type: none"> <li>Is there opportunity to enhance or improve the existing land cover?</li> </ul>	
<b>Biodiversity Action Plan (BAP) Profile</b>	<ul style="list-style-type: none"> <li>Check if site lies within one of these areas.</li> </ul>	<a href="http://www.ercis.co.uk">www.ercis.co.uk</a> <a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a>

More detailed explanations of the defining attributes can be found in Appendix A7 of this Guidance



*"When the wind blows up the Helford River the shining waters become troubled and disturbed, and the little waves beat angrily upon the sandy shores. The short seas break over the bar at ebb tide, and the waders fly inland to the mud flats, their wings skimming the surface, and calling to one another as they go."*

**Daphne du Maurier 1942** *Frenchman's Creek*,  
Victor Gollancz Ltd, London

Helford River

## Further information and websites:

Cornwall Area of Outstanding Natural Beauty (AONB)	<a href="http://www.cornwall-aonb.gov.uk">www.cornwall-aonb.gov.uk</a>
Tamar Area of Outstanding Natural Beauty	<a href="http://www.tamarvalley.org.uk">www.tamarvalley.org.uk</a>
Cornwall and Devon Mining World Heritage Site	<a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a>
Magic Map - interactive mapping of land classifications and designations	<a href="http://www.magic.defra.gov.uk">www.magic.defra.gov.uk</a>
Cornwall Wildlife Trust Geological Sites Action Plan Best Practice Guide, Biodiversity and Geological Conservation Planning: Good Practice Guidance For Cornwall 2007. Cornwall Wildlife Trust	<a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a>
UK Biodiversity Action Plan	<a href="http://www.ukbap.org.uk">www.ukbap.org.uk</a>
Cornwall Local Biodiversity Action Plan	<a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a>
The Environmental Record Centre for Cornwall and the Isles of Scilly (ERCCIS) housed at Cornwall Wildlife Trust, holds a huge volume of data on Cornwall's habitats and species.	<a href="http://www.erccis.co.uk">www.erccis.co.uk</a>
Joint Nature Conservation Committee (JNCC) statutory advisory body to government on UK and international nature conservation	<a href="http://www.jncc.gov.uk">www.jncc.gov.uk</a>
Natural England Nature on the Map: interactive mapping	<a href="http://www.natureonthemap.org.uk">www.natureonthemap.org.uk</a>
Historic Landscape Characterisation mapping	<a href="http://www.historic-cornwall.org.uk">www.historic-cornwall.org.uk</a>
Cornwall Building Stone Guide 2007, Cornwall County Council ISBN 49781903798355	<a href="http://www.cornwall.gov.uk/stoneguide">www.cornwall.gov.uk/stoneguide</a>
Cornwall Council publications: Minerals Local Development framework and documents Cornwall Biodiversity Action Plan (Natural Environment) Cornwall Historic Landscape Characterisation mapping (contact Cornwall Council's Historic Environment Service) Historic Landscape Characterisation 1994 Cornwall and Scilly Urban Survey (CSUS), Cornwall Industrial Settlements Initiative Historic Environment Cornish hedges An assessment of the landscape sensitivity to onshore wind and large-scale photovoltaic development in Cornwall Cornwall Design Guides	<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
Environment Agency	<a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>



PART 4

# Effective design and siting of new development



# Effective design and siting of new development

Each landscape forms a blend of components and structures, types of territories, social perceptions and ever-changing natural, social and economic forces. Once this identification work has been completed and the landscape quality objectives set, the landscape can be protected, managed or developed.

## 4.1 General principles

Where development is proposed several key elements need to be considered by designers, developers and planners at the outset to ensure that the distinct unique character of Cornwall is not adversely affected. Wherever opportunity allows, development should enhance and conserve and retain the special quality of the Cornish landscape for future generations.

**4.1.1 Community involvement** Parish Councils are encouraged to prepare Parish Plans which are a community led approach to planning which can then be embedded in planning policy.

**4.1.2 Distinctiveness** Cornwall has a diverse landscape and coast with a distinctive character derived from topography, geology and soils which have largely determined each area's historical and cultural evolution and sense of identity. The land has been settled over a long period and has developed particular and individual patterns of use, vegetation, biodiversity and settlement. The design of development should respect and grow out of these intrinsic qualities.

**4.1.3 Sensitivity** Some landscapes are more sensitive than others to development because of the presence of natural and historic features which have existed over a long period (eg. ancient woodland and old field systems) which have a significant network of semi-natural habitats or historic value. These historic/cultural and ecologically sensitive areas often coincide as in the case of an old hedgerow, which may well be medieval in origin and is more likely to host more species and be of high ecological value than could be achieved by constructing a new boundary.

**4.1.4 The landscape asset** The extent of Cornwall and the Isles of Scilly's Area of Outstanding Natural Beauty and the Cornwall (and Devon) Mining Landscape World Heritage Site (WHS) is an indication of the value placed on landscape character in this part of Britain. The landscapes and coasts are key assets enhancing the quality of life of residents and visitors and underpinning the economy through tourism. The landscapes and seascapes outside the AONB and WHS are of value and also have distinctive character which should be respected.



Boscastle cottages



Looking towards Melbur from Stepside



Bodmin Moor



Outskirts of Truro





Kennall Vale

- 4.1.5 **Quality** An assessment needs to be made of the important local landscape qualities, to ensure a high level of design and cohesion is achieved which reflects local character. Respect for the local vernacular will ensure local distinctiveness is not diluted or lost completely.
- 4.1.6 **Development pressure** The attractiveness of an area will generate a strong pressure for development. This includes new houses, conversion or extensions to dwellings and leisure developments. Meeting the need for new development provides an opportunity to achieve good quality sustainable development. Communities, developers and the planning authority need to work together to ensure that development is in the right place and looks after the landscape for everyone's benefit now and in the future. Development should improve the relationship between settlement and the surrounding landscape.



Granite steps - Penzance

- 4.1.7 **Management of development** There are many opportunities for the enhancement or restoration of elements or features in landscapes which have not been adequately managed over time. There may be opportunities for example, to reinstate Cornish hedges with stone detailing to match the local style, plant new trees or provide new or renovated nature conservation features such as ponds where appropriate. By looking after these relatively small features, development will be contributing positively to the overall character of the area.

- 4.1.8 **Small scale development effect** It is important to note that changes to the landscape are not only through large-scale developments. The cumulative effects of a number of small developments such as extensions or new individual houses in rural areas can change the character of a landscape over time.



Mevagissey Harbour

- 4.1.9 **New landscapes** Development can be the vehicle to help restore landscapes that have been degraded through poor management or industrial uses. There is also potential to create new landscapes, with for instance, improved biodiversity. It will be essential for developers to work with the authority to choose the best option in order to achieve the most positive outcome. It should be noted that industrial landscapes may have inherent historical value, whether they are within the World Heritage Site or not, so not all such landscapes may be appropriate for 'new landscaping'.

- 4.1.10 **Intervisibility** Consideration needs to be given to landscapes which are affected by open and exposed topography and low vegetation cover where there will be a greater sensitivity to development than would be the case in a lowland wooded area.



St. Mawes from the air



St Tudy



New housing at Nanpean



Solar Panels



St. Mawes from the air

## 4.2 Future development In Cornwall

The objective should be to:

- i Consider community involvement in designs through Parish Council's Parish Plans (a community-led approach to planning) and Design Guides
- ii ensure development responds to the existing landscape character, improves the relationship between settlement and the landscape and reinforces the positive characteristics of the landscape
- iii respect, protect, conserve and enhance the character of the landscape retaining the pattern of elements that contribute to that character
- iv ensure a high level of design and cohesion is achieved with the important qualities and character of the area retained
- v reflect the local vernacular and combine traditional building skills and materials
- vi carefully site the development into its built context integrating with existing massing, scale, proportion, and rhythm
- vii consider the cumulative effect of new development to ensure it does not erode the existing landscape character
- viii retain natural features which form the character of the site, designing with nature rather than against it
- ix conserve and enhance the nature conservation interest to provide a wider range of habitats which are managed in sustainable patches and linked together with wildlife corridors
- x assess the historic value of old buildings and potential wildlife interest prior to the design of restoration works
- xi retain and restore man-made features which contribute to character
- xii restore groups of buildings as a whole rather than taking a piecemeal approach. Identify, protect, maintain and interpret the heritage resource, with reference to archaeological assets, the World Heritage Site status, Historic Landscape Character and extensive urban survey work
- xiii support the rural economy and diversification where it protects and reinforces the positive characteristics of the landscape and benefits the historic environment and biodiversity
- xiv manage tourism, access, countryside and coastal recreation to conserve and enhance the most sensitive landscapes, avoiding deterioration of the resource as a whole
- xv ensure that the landscape is recognised, understood and conserved for all to appreciate, enjoy and respect in a sustainable manner both in its own right and for the contribution it makes to the social and economic needs of the community and the quality of life enjoyed in the district
- xvi a well-reasoned design and access statement will assist the design process and application assessment. Schemes of truly excellent, innovative and sustainable design may in some individual circumstances transcend some considerations, such as the use of vernacular detailing or materials, while meeting many of the requirements of the location

## 4.3 Siting development

The Cornwall Landscape Character Study resource of Landscape Character Areas and Landscape Description Units provides detailed local level information which needs to inform all future development in Cornwall.

### 4.3.1 Large-scale development

- i look to create useable, safe and convenient green spaces which link into the surrounding countryside and access networks, allowing access for all
- ii ensure that the community is engaged in the creation of a space that is inclusive and allows access for all, recognisable and easy to understand and find one's way around in
- iii clearly distinguish between public and private space, making urban and rural fabric coherent
- iv provide a framework for green infrastructure that creates useable, safe and convenient green spaces which link into the surrounding countryside and access networks
- v incorporate sustainable drainage (SUDS) into the scheme at the design stage
- vi design planting and features which provide delight and enjoyment while integrating with the surrounding landscape
- vii ensure the public realm is attractive, useable, and safe, overlooked and faced by active building fronts
- viii look for opportunities to incorporate public art

### 4.3.2 Smaller-scale development particularly in rural areas

- i consider how new development can foster the existing rural character
- ii ensure residential entrances and approaches avoid over-engineered solutions, favouring designs which follow the site topography
- iii retain trees and Cornish hedges, ditches and walls, especially where these form backdrops, soften roof lines, and produce screening. Replace features which have to be removed to fit in with the existing landscape pattern
- iv reflect vernacular and local rural detailing at gates, entranceways and boundary treatments
- v retain grass verges and avoid upstanding kerbs and highway bollards, avoiding the extension of garden features such as close-mown lawns, flowerbeds and ornamental shrubs beyond the garden boundary, as these have the effect of suburbanisation of rural lanes
- vi site garages and other utility features such as rubbish bins and fuel storage away from property frontages in screened areas
- vii locate parking and turning spaces at the sides and rear of buildings, or within courtyards, reducing their visibility from the highway
- viii provide new native structure planting of Cornish hedges, copses, shelterbelts, (where appropriate) to help integrate new buildings into the landscape. Carefully consider the use of exotic species, especially evergreens such as cypresses



Delabole wind turbine



Farmland at Mylor



Penryn River

## Further information and websites:

Biodiversity and Geological Conservation Guidance

[www.erccis.co.uk](http://www.erccis.co.uk)  
[www.natureonthemap.org.uk](http://www.natureonthemap.org.uk)

Environmental Record for Cornwall and the Isles of Scilly (ERCCIS)

[www.erccis.co.uk](http://www.erccis.co.uk)

Cornwall Area Of Outstanding Natural Beauty  
Tamar Valley Area of Outstanding Natural Beauty

[www.cornwall-aonb.gov.uk](http://www.cornwall-aonb.gov.uk)  
[www.tamarvalley.org.uk](http://www.tamarvalley.org.uk)

Cornwall and West Devon Mining Landscape World Heritage Site

[www.cornishmining.org.uk](http://www.cornishmining.org.uk)

Cornwall Council

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

The Development of Large-scale Solar PV Arrays in Cornwall

An Assessment of the Landscape Sensitivity to Onshore Wind and Large-scale Photovoltaic Development in Cornwall

Emerging supplementary planning document - Renewable and Low Carbon Energy

Cornwall Design Guides

Historic Environment Record (HER) - Historic Environment Service

Historic Landscape Characterisation (HLC) – Historic Environment Service

Local Development Framework

Infrastructure Delivery Plan

[www.cornwallstrategicpartnership.gov.uk](http://www.cornwallstrategicpartnership.gov.uk)



River Fowey



PART 5

# Good practice in application assessment and submission



# Good practice in application assessment and submission

Landscapes link man, nature and culture with the past present and future, and although perceptions can differ, landscape matters to all

## 5.1 Pre-application checklist – site context

### Initial desk study evaluation of site

- 1 Planning context – local and national policies, local design briefs.
- 2 Designations relating to landscape, ecology, heritage and conservation.
- 3 Land use constraints - eg land liable to flooding, agricultural grade, adjacent uses.
- 4 Examine Landscape Character Area to assess existing context - see individual Landscape Character Area description which covers the site on the website and refer to Table 3 in this document for assessing the development's impact on the landscape.
- 5 Examine Landscape Description Unit/s to see how the detail of the landscape will affect your proposal.
- 6 Examine Historic Landscape Characterisation mapping.
- 7 Examine ERCCIS Habitat mapping.

### Site visit

- 1 Assessment of site and environs in its landscape context. The on-site record in Appendix A4 can assist in guiding the site assessment of the landscape character once the desk study has been carried out.  
A full landscape and visual assessment may be required for larger projects or in sensitive areas.
- 2 Consider visual impacts - key views in and out of the site for receptors who may be sensitive to views of developments such as residents or walkers.
- 3 Record local built form and character, local distinctiveness, existing settlement pattern and local materials.
- 4 Summarise the above information in a statement accompanied by site context plan showing all surrounding land and key constraints and opportunities within your application.

### Preparation of landscape plans

- 1 Site location plan identifying all site features including enclosure, drainage and vegetation (1:200 typically or 1:500).
- 2 Topographical survey (1:200 typically or 1:500).
- 3 Measured tree survey with schedules of existing species, height, girth, canopy spread, condition, life expectancy etc to BS5837:2005.
- 4 Specialist appraisals of site's ecological and historical features where appropriate.
- 5 Provide this information on suitably scaled base plans and with a summary statement.

### Design and access statement - landscape context

- 1 Design Concept/Ambition – how has the design been developed and what is the scheme achieving with respect to the landscape and local context?
- 2 Does the design take into account policy including character and sustainable development?
- 3 How does the design take into account the site context and site constraints above?
- 4 What management and maintenance is proposed for the scheme after the completion of the development?

- 5 Produce visualisations such as sketches, perspectives, diagrams and axonometric drawings.
- 6 Create photomontages showing the impact of the development in the existing landscape. Ideally these should demonstrate the impact for the most sensitive receptors, and important view points.

## 5.2 Application submission checklist

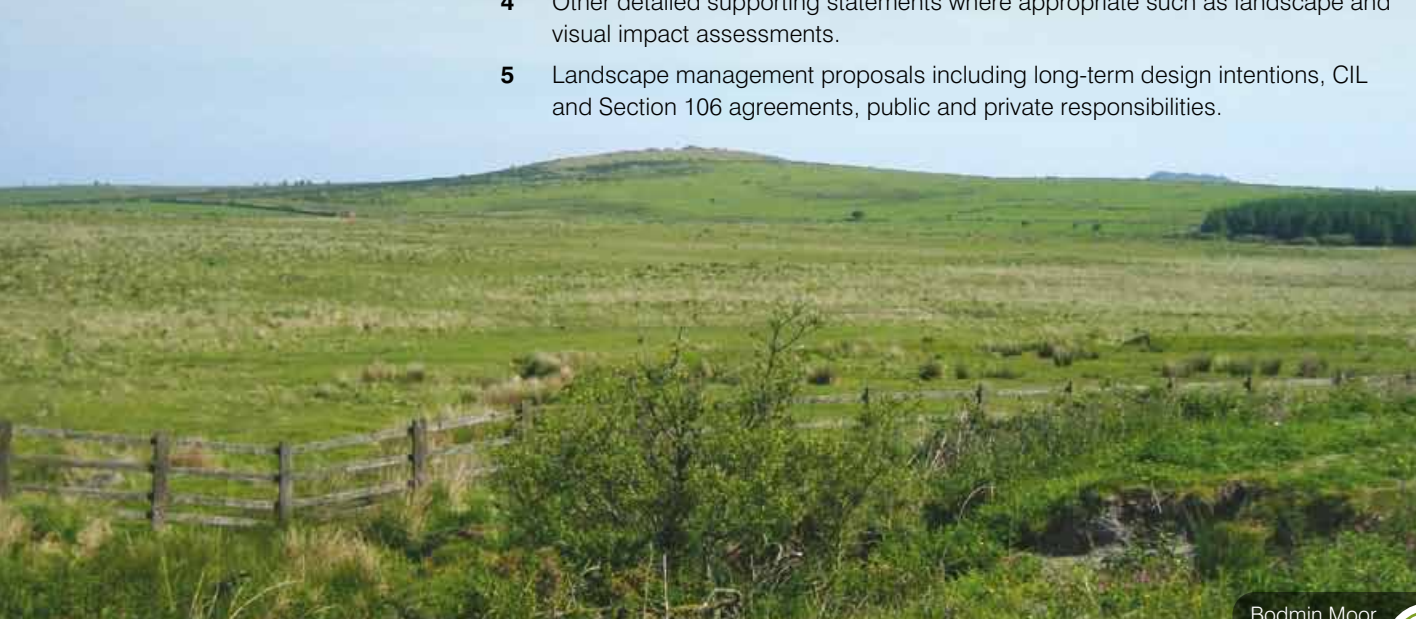
The Council has an approved Validation Checklist which sets out the required documentation which should be submitted with any planning application. The Validation Checklist may be amended from time to time, thus the following list is designed to highlight the range of information which would normally be important to submit with regard to the landscape assessment of any proposal.

### Site plans

- 1 1:500 and 1:200 existing site layout clearly showing location and orientation of buildings, private and public land, site features, boundary treatment, open space, and circulation.
- 2 1:500 and 1:200 proposed site layout clearly showing location and orientation of new structures in relation to existing, structures to be demolished, any site features or boundary treatment to be removed or altered, and proposed circulation.
- 3 Existing and proposed contours and levels including cut-and-fill and quantity of material to be removed off site. Specification of fill material.
- 4 Existing vegetation survey showing all vegetation to be retained and removed.
- 5 Arboricultural plan with schedules of existing tree species, height, girth, canopy spread, condition, life expectancy etc to BS5837:2005.
- 6 Landscape and planting proposals plan which considers site's soil and climatic characteristics, site preparation, protection of existing vegetation to be retained. Proposed new species, with detailed schedule of sizes, planting numbers, locations and densities and of future maintenance (3 years minimum).

### Supporting documents

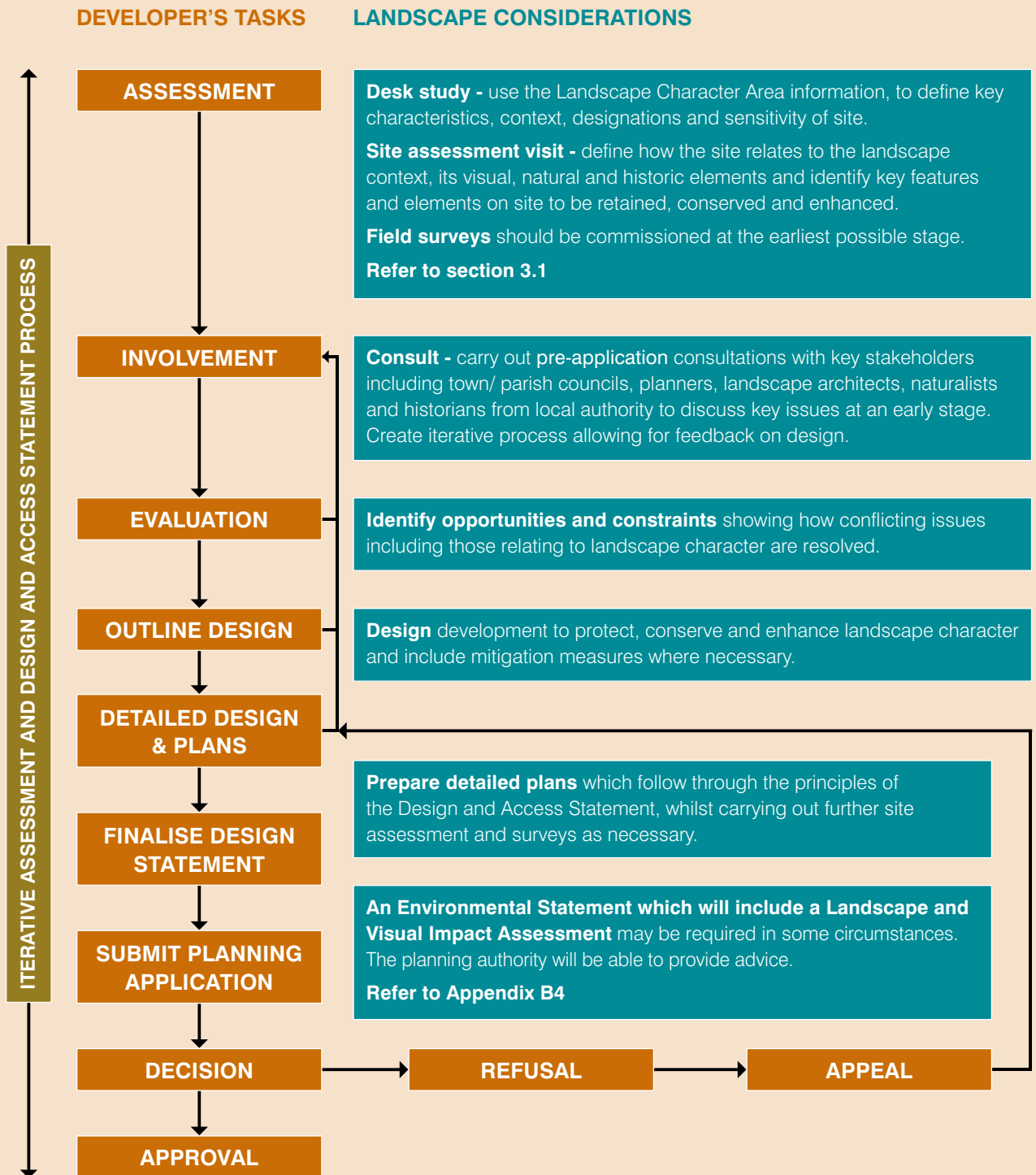
- 1 Elevations and sections including the site and its context eg adjacent buildings, showing existing and proposed, including heights, materials, details and colours.
- 2 Views of key frontages to show how the development relates to its context (photomontages or models may be required where appropriate).
- 3 External works details/materials for roads, public and private realm.
- 4 Other detailed supporting statements where appropriate such as landscape and visual impact assessments.
- 5 Landscape management proposals including long-term design intentions, CIL and Section 106 agreements, public and private responsibilities.



Bodmin Moor

## 5.3 Application procedure

Figure 6





## 5.4 Assessment of submitted planning applications

**Figure 7**

By using the study, planners will gain greater understanding of the landscape in which the development is proposed. This will allow the delivery of good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the landscape.

### LANDSCAPE CONSIDERATIONS

#### Examine Landscape Character Assessment -

*Refer to section 3.1 and Appendix A4*

Refer to both Landscape Character Area and Landscape Description Unit to establish:

- Key existing landscape characteristics
- Development site context within the landscape
- Existing designations
- Sensitivity of existing landscape to change

#### Define how the site relates to the landscape context

- Is the development sensitive to existing topography?
- Has consideration been given to existing and adjacent land use and land cover?
- Are key features present? Make further reference to specialist advice through ERCCIS and HLC
- Its visual, natural, and historic elements. Identify key features and elements on site to be retained, conserved and or enhanced
- Have Field surveys been undertaken with regard to flora, fauna and archaeology and the findings incorporated into the design?

**Identify opportunities and constraints** where the proposed development could positively contribute to or enhance the existing landscape character

Are the proposals in line with the Landscape Character Area's **Visions and Objectives, and Planning Guidelines**? Look for conflicting issues and how the developer has proposed to resolve these through mitigation measures

*Refer to section 3.1*

**Consult** key stakeholders including landscape architect, naturalists and historians from local authority to discuss key issues

### PLANNER'S TASKS

ASSESSMENT

EVALUATION

INVOLVEMENT

REFUSAL

DECISION

APPROVAL WITH  
CONDITIONS















































APPROVAL

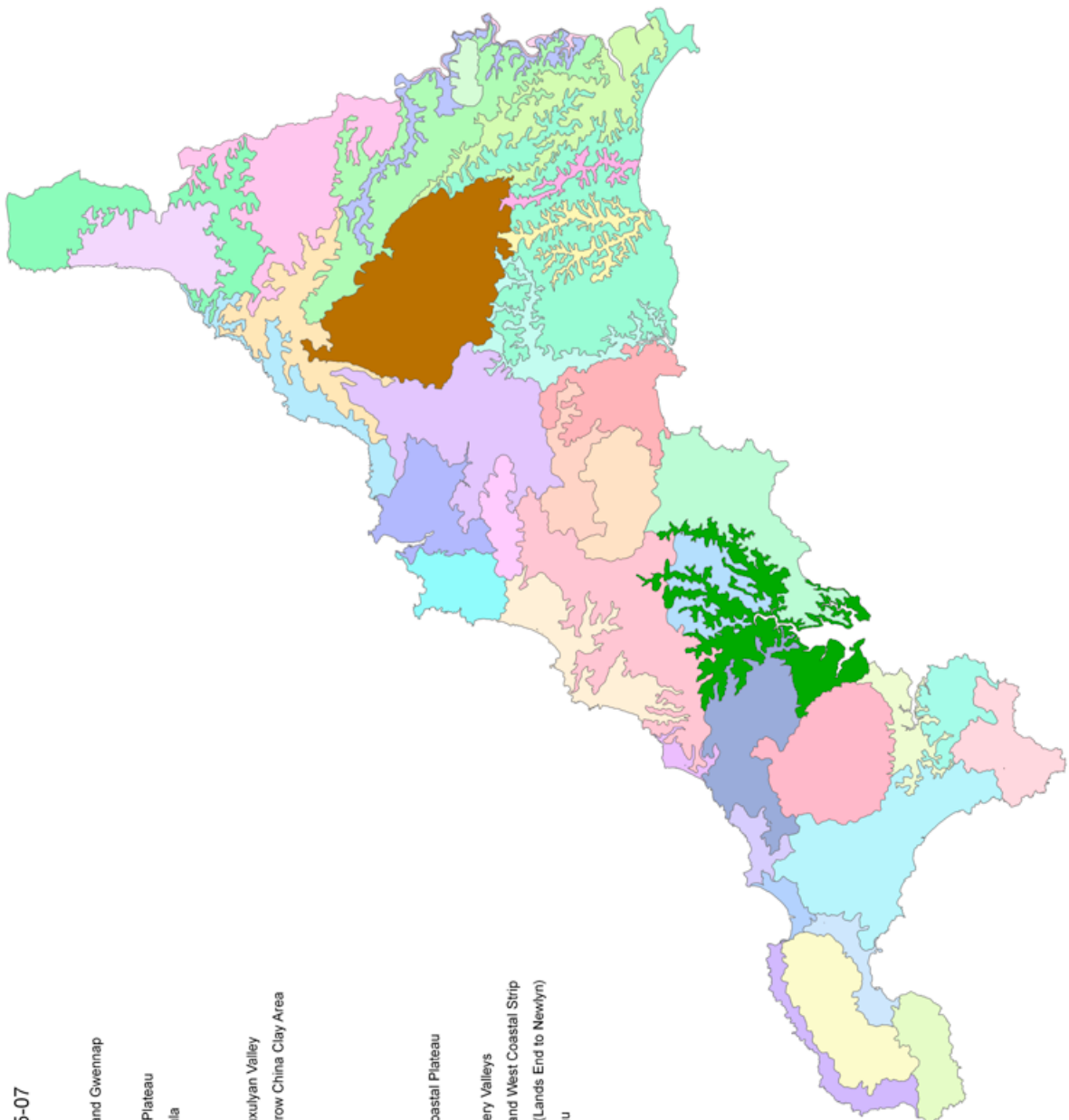
PART 6

# APPENDIX A



Cornwall & Isles of Scilly Landscape Character Areas 2005-07

- |   |   |   |   |
|---|---|---|---|
|    | Bodmin Moor                             |  | Penwith Central Hills                     |
|    | Bryher and Samson                       |  | Redruth, Camborne and Gwemnap             |
|    | Bude Basin                              |  | Seaton River Valley                       |
|    | Camel Estuary                           |  | South East Cornwall Plateau               |
|    | Camel and Allen Valleys                 |  | South Lizard Peninsula                    |
|    | Carmenellis                             |  | St Agnes                                  |
|    | Delabole Plateau                        |  | St Agnes and Gugh                         |
|    | East Cornwall and Tamar Moorland Fringe |  | St Austell Bay and Luxulyan Valley        |
|    | Fal Ria, Turo and Falmouth              |  | St Austell or Hensbarrow China Clay Area  |
|    | Fowey Valley                            |   | St Breock Downs                           |
|    | Gerrans, Veyran and Mevagissey Bays     |    | St Ives Bay                               |
|    | Helford Ria                             |    | St Martin's and Tean                      |
|    | Kellan Head to Millook Haven Coast      |    | St Mary's                                 |
|    | Kit Hill                                |    | Tresco                                    |
|    | Looe Valley Rivers                      |    | Trevoze Head and Coastal Plateau          |
|    | Lower Tamar and Tavy Rivers             |    | Uninhabited Islands                       |
|    | Lynher and Tiddy River Valleys          |    | Upper Tamar and Ottery Valleys            |
|    | Mid Cornwall Moors                      |    | West Penwith North and West Coastal Strip |
|    | Mid Fal Plateau                         |    | West Penwith South (Lands End to Newlyn)  |
|    | Middle Tamar Valley                     |    | Western Culm Plateau                      |
|    | Mount's Bay                             |   |   |
|    | Mount's Bay East                        |   |   |
|  | Newlyn Downs                            |   |   |
|  | Newquay and Perranporth Coast           |   |   |
|  | North Coast- Reskeage Downs             |   |   |
|  | North East Lizard Peninsula             |   |   |

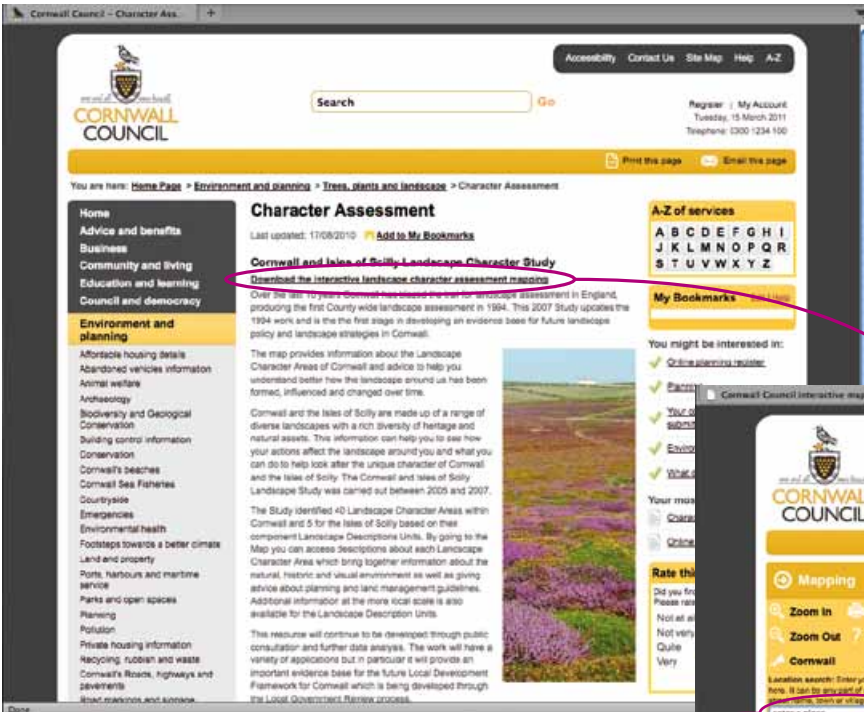


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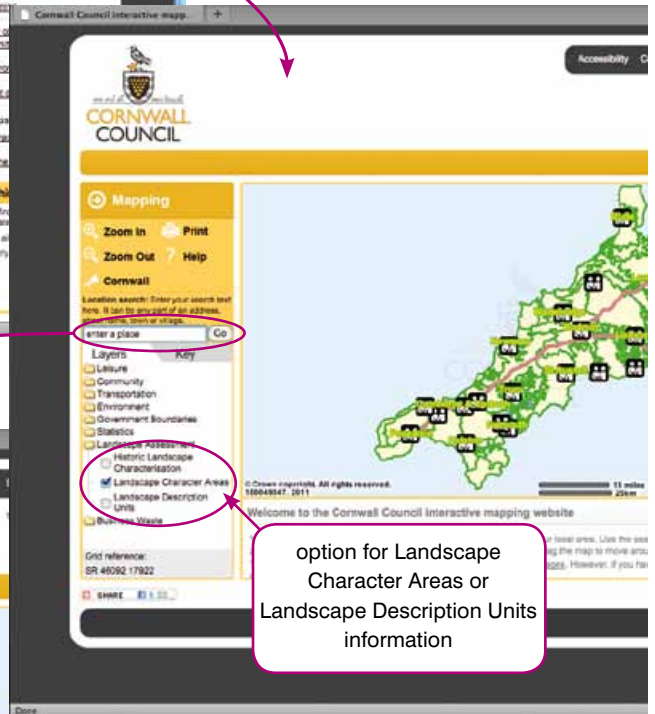


**STEP 1** - enter the url:

[http://www.cornwall.gov.uk/cornwall\\_landscape](http://www.cornwall.gov.uk/cornwall_landscape)

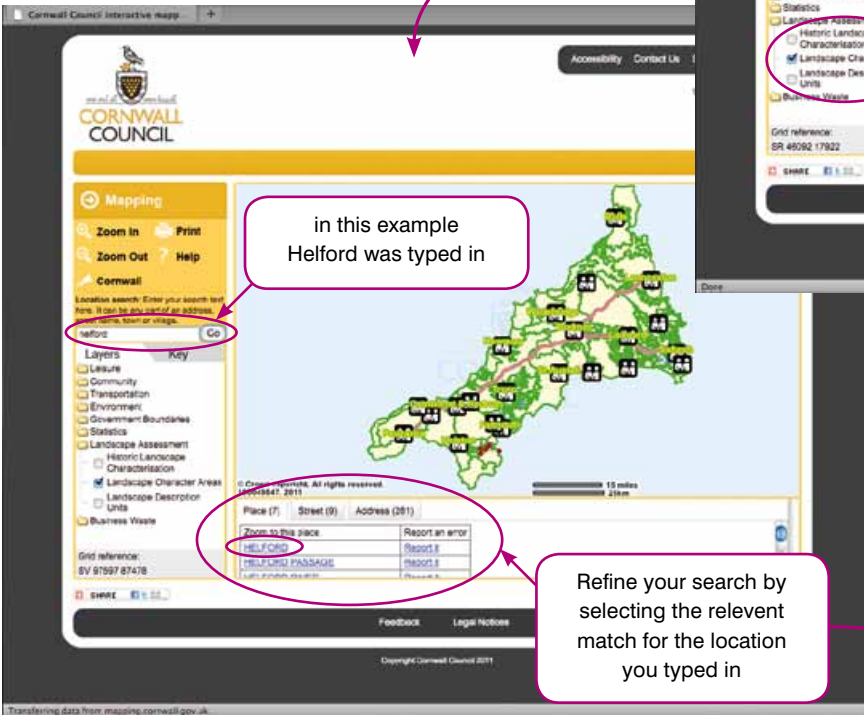


**STEP 2** - By pressing the link: [Download the interactive landscape character assessment mapping](#) you come to the map selection screen



option for Landscape Character Areas or Landscape Description Units information

**STEP 3** - enter the nearest town or village to your site

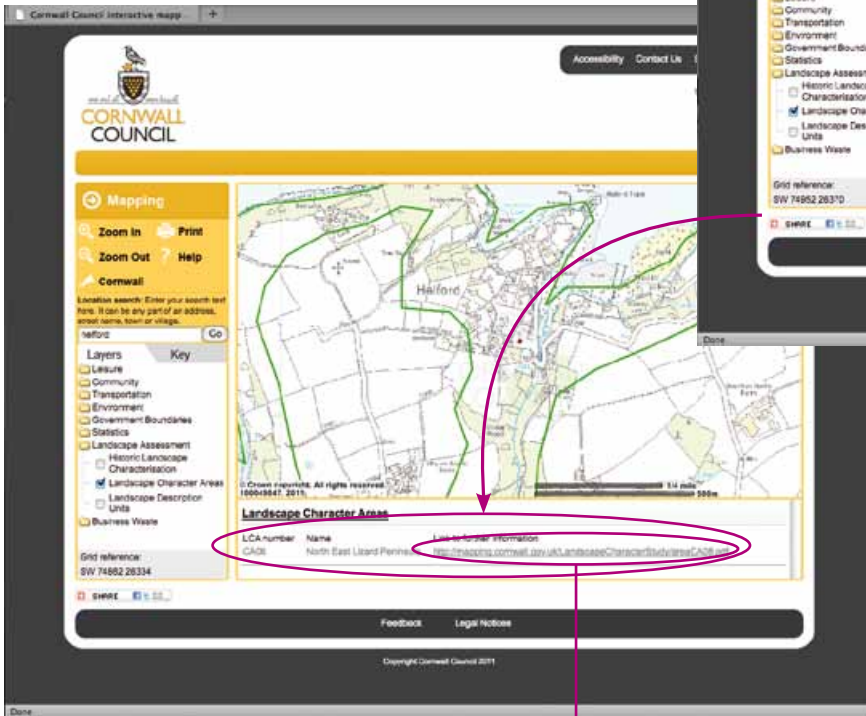
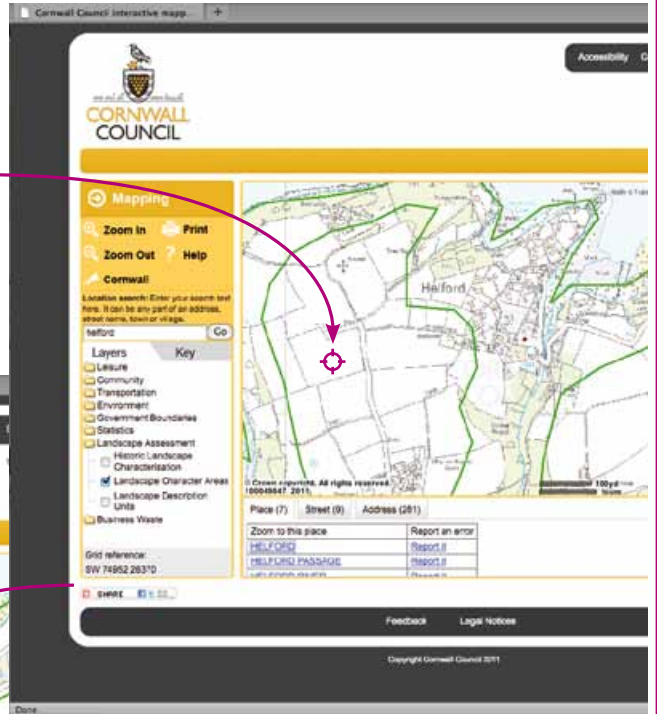


in this example Helford was typed in

Refine your search by selecting the relevant match for the location you typed in

**STEP 4** - Having selected the appropriate location match the map will then zoom in on the location. In this case Helford was selected. (see next page)

**STEP 5** - On the zoomed-in map use your cursor to click on the map in the relevant area of search and in the narrative box below, the appropriate Landscape Character Area sheet.



**STEP 6** - Use this link to upload the Landscape Character Area data sheet as a pdf.


**CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY**

**Landscape Character Area Description**

LCA - North-East Lizard Peninsula. **LCA No CA08**

JCA

Constituent LDUs  
Total 6: 105, 106, 259, 260, 365, 366



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Cornwall County Council 100019590, 2008.

**Location** South coast between Goonhilly Downs and the southern edge of the Helford River.

**Designations** All LDUs are completely within the Cornwall AONB; 5 contain SSSIs. 4 LDUs contain SACs, 3 contain NNRs; 4 contain SMs and there is 1 CGS site.

**Description**  
This area is a high plateau incised by several small valleys, influenced by its proximity to the coast in the

The following section lists the 40 different Landscape Character Areas in Cornwall and shows the Areas of Outstanding Natural Beauty (AONB) and World Heritage Site (WHS) designations which relate to the Landscape Character Areas.

No.	Landscape Character Areas	Character Area Contains Area of Outstanding Natural Beauty	Character Area Contains World Heritage Site
01	West Penwith South (Land's End to Newlyn)	West Penwith [Western Tip]	
02	West Penwith North and West Coastal Strip	West Penwith [Western Tip]	A1 St Just
03	Penwith Central Hills	West Penwith [Western Tip]	A1 St Just
04	Mounds Bay	World Heritage Sites within District	A2 Port of Hayle A3i Tregonning and Gwinear
05	St Ives Bay	St Just Mining District	A2 Port of Hayle
06	Mounds Bay East	Western [South Coast]	A2 Port of Hayle A3i Gwinear A3ii Trewavas A5i Camborne & Redruth
07	South Lizard Peninsula	Western [South Coast]	
08	North-east Lizard Peninsula	Western [South Coast]	
09	Helford Ria	Western [South Coast]	
10	Carmenellis	Western [South Coast]	A4 Wendron A5i Camborne & Redruth A6i Gwennap A6iii Kennal Vale
11	Redruth, Camborne and Gwennap	Central [South Coast] Godrevey to Portreath [North Coast] - small part	A5i Camborne & Redruth A5ii Wheal Peevor A5iii Portreath Harbour A6i Gwennap A6ii Devoran & Perran A7 St Agnes
12	St Agnes	St Agnes [North Coast]	A7 St Agnes
13	Fal Ria, Truro and Falmouth	Central [South Coast]	A6i Gwennap A6ii Devoran & Perran A6iii Kennal Vale
14	Newlyn Downs	St Agnes [North Coast]	A7 St Agnes
15	Newquay and Perranporth Coast	St Agnes [North Coast]	A7 St Agnes
16	Mid Fal Plateau	Central [South Coast]	
17	St Austell or Hensbarrow (China Clay area)		
18	St Breock Downs		
19	Treose Head and Coastal Plateau	Treose Head to Stepper Point [North Coast] Camel Estuary [North Coast]	

No.	Landscape Character Areas	Character Area Contains Area of Outstanding Natural Beauty	Character Area Contains World Heritage Site
20	Mid-Cornwall Moors		A8i Luxulyan Valley
21	Fowey Valley	Eastern [South Coast] Bodmin Moor Tamar [Western part]	
22	Fowey to West Looe Plateau	Eastern [South Coast] Rame Head Bodmin Moor Tamar [Western part]	A9 Caradon
23	Looe Valley Rivers		A9 Caradon
24	Seaton River Valley		A9 Caradon
25	Lynher and Tiddy River Valleys	Rame Head Bodmin Moor Tamar [Western part]	A9 Caradon
26	East Cornwall and Tamar Moorland Fringe	Bodmin Moor Tamar [Western part]	A10 Tamar Valley
27	Lower Tamar and Tavy Rivers	Tamar [Western part]	A10 Tamar Valley
28	North Coast–Reskeage Downs	Godrevy to Portreath [North Coast] small part	
29	Middle Tamar Valley	Bodmin Moor Tamar [Western part]	A10 Tamar Valley
30	Kit Hill	Tamar [Western part]	A10 Tamar Valley
31	Upper Tamar and Ottery Valleys	Pentire Point to Widemouth [North Coast] Tamar [Western part]	
32	Bodmin Moor	Bodmin Moor	A9 Caradon
33	Camel and Allen Valleys	Trevoze Head to Stepper Point [North Coast] Camel Estuary [North Coast]	
34	Camel Estuary	Camel Estuary [North Coast]	
35	Kellan Head to Millook Haven Coast	Pentire Point to Widemouth [North Coast]	
36	Delabole Plateau	Pentire Point to Widemouth [North Coast]	
37	Western Culm Plateau	Pentire Point to Widemouth [North Coast]	
38	Bude Basin	Pentire Point to Widemouth [North Coast]	
39	St Austell Bay and Luxulyan Valley	Eastern [South Coast]	A8i Luxulyan Valley A8ii Charlestown
40	Gerrans, Veryan and Mevagissey Bays	Central [South Coast]	A8ii Charlestown

Date of visit:			Application number:		
Visiting:			Site Location and grid ref:		
Site within AONB:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Site within AGLV:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Site within 2km of AONB:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Distance to AONB boundary:	km	

**Stage 1** Looking at the relevant Landscape Character Area how much of the “Description” and “Key Characteristics” relate to the site in its undeveloped state?

- High**  
 Many characteristics relate, or one characteristic strongly reflects the site’s character
- Moderate**  
 Some characteristics in common
- Low**  
 Few characteristics in common
- None**

**Stage 2** What aspects of the character of the area will be changed by the development? What magnitude and to what extent? Will these changes be positive or negative?

- High**  
 High level of change, high adverse effect
- Moderate**  
 Moderate level of change, moderate adverse effect
- Low**  
 Few changes, low adverse effect
- No Change**

**Stage 3** Combine the levels derived from Stages 1 and 2 to determine the sensitivity of the landscape character to the development:

		Stage 2 - Proposed Change		
		Low	Moderate	High
Stage 1	Low	L	LM	M
Landscape	Moderate	LM	M	MH
Character Significance	High	M	MH	H

**Sensitivity of Landscape Character**

- Low** (L) Site makes little contribution to the landscape character and is not significantly vulnerable to change.
- Low / Moderate** (LM) Site makes a small contribution to the landscape character which is vulnerable to adverse change, or the site is fairly significant in terms of character, but the character can withstand the change.
- Moderate** (M) Site makes a good contribution to the landscape character which will suffer a level of adverse change due to the proposed development.
- Moderate / High** (MH) Site contributes much to the local distinctiveness and character of the area and is vulnerable to change.
- High** (H) The site is typical of the area’s character and the proposed development is likely to be detrimental to this.

To be able to gauge the overall sensitivity of the landscape character and visual amenity to this development, combine how sensitive the landscape character is to change, with the visible changes the development will create.

Landscape Sensitivity (Stage 3)	+	Visibility (Stage 4)	=	Overall sensitivity to Proposed Change (Stage 5)
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**Stage 4** Is the site visible from the surrounding landscape? If the answer is yes, will the impact be high, moderate, low, or no impact for each question?

	Yes	High	Mod	Low	No
Will the development be highly visible from the surrounding landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will significant numbers of people be able to perceive the change, including residents, visitors and people using the area for outdoor recreation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can the site be seen from a settlement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can the site be viewed from public footpaths or rights of way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will changes in seasonal vegetation cover affect how visible the site is?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the scale of the development appropriate to the surrounding landscape character, or does the development dominate views?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the development fall within an important view or vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there any other similar developments within the vicinity which could create a cumulative effect which needs to be assessed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**High**

The development is very visible from the landscape around the site, with little potential to mitigate the visual impact

**Moderate**

The development is partially visible with some potential for mitigation

**Low**

The development is only visible from a small number of locations with likely potential for mitigation

**None**

Not visible from any position within the landscape

**Stage 5** The overall landscape and visual sensitivity levels indicates the landscape’s ability to accept the change caused by the development. The sensitivity of the landscape character from Stage 3 combined with overall visibility from Stage 4 give the landscape’s overall sensitivity to the development.

Stage 4 - Visibility

		High	Moderate	Low
Stage 3 Sensitivity of Landscape Character	High	H	MH	M
	Moderate High	H	MH	M
	Moderate	MH	M	ML
	Moderate / Low	MH	M	ML
	Low	M	ML	L

**Overall Sensitivity - landscape’s ability to accept change**

- Low Overall Sensitivity** **(L)** There will be little discernible impact on the landscape, and or the landscape has potential to be positively enhanced through the development. Any small changes in Landscape Character will not be strongly visually expressed.
- Low / Moderate Overall Sensitivity** **(LM)** Small adverse changes in the landscape Character which are unlikely to be strongly visually expressed. There is likely to be a potential for landscape enhancement.
- Moderate Overall Sensitivity** **(M)** There will be some negative change in the landscape character which will be visible, which may have potential for mitigation through appropriate scaling, siting, design, or screening.
- Moderate / High Overall Sensitivity** **(MH)** The development will result in a significant negative effect or change in the landscape character that will be highly visible with unlikely potential for mitigation.
- High Overall Sensitivity** **(H)** The development will result in a significant negative effect or change in the landscape character that will be highly visible with no potential for mitigation, which would not in itself have an impact upon character.

**Stage 6** Does the development assist in the delivery of the ‘Visions and Objectives’ or contribute in any way to the adverse pressures for change, as set out in the Landscape Character Area descriptions?

**Stage 7** Do the proposals complement or conflict with any of the ‘Management and Planning Guidelines’ set out in the Landscape Character Area descriptions?

## Areas Of Outstanding Natural Beauty relating to Landscape Character Areas

The Cornwall Area of Outstanding Natural Beauty consists of 12 discrete areas around Cornwall, all of them coastal except for Bodmin Moor. They cover some of the most attractive and valued areas of landscape and coast.

Cornwall AONB Area Name	Related Landscape Character Areas (CAs)	Location
West Penwith [Western Tip]	CAs 1,2,3,4	Most of the West Penwith peninsula, except for the southern inland area, wrapping around the coast from St Ives south to Land's End and including a narrow strip along the southern and south-eastern coast towards the southern edge of Penzance.
Western [South Coast]	CAs 4,6,7,8,9,10	Almost the whole of the Lizard peninsula, with a narrow extension westwards as far as St Michael's Mount and a triangular section north of the Helford river to the southern edge of Falmouth.
Central [South Coast]	CAs 11,13,16,40	Mainly the area between north of Falmouth, either side of the Fal Ria and eastwards to the western edge of St Austell.
Eastern [South Coast]	CAs 21,22,39	From the eastern edge of Par Sands, eastwards around the Fowey estuary in a narrow band as far as the south-western edge of Looe.
Rame Head	CAs 22,25	A small area at the easternmost coastal extent of the county, bordering the Tamar estuary at its southernmost point.
Bodmin Moor	Mainly CA32, with small elements of 21,22,25,26, 29 and 33	The whole of the moorland and its fringing area, within the central eastern section of Cornwall. The only ANOB which does not cover a section of coastline.
Hartland [North Coast]	CAs 37,38	Small coastal strip at the extreme north-western end of the county.
Pentire Point to Widemouth [North Coast]	CAs 31,34,35,36,37,38	Extensive coastal strip from Widemouth Sands, south of Bude, southwards including Tintagel to include a small jutting peninsula above Polzeath and Padstow.
Treose Head to Stepper Point	CAs 19,33	From Padstow west to Carnewas Island.
Camel Estuary [North Coast]	CAs 19,33,34	Part of the inland section of the Camel estuary.
St Agnes [North Coast]	CAs 12,14, 15	Very small narrow coastal strip between Perranporth to Porthtowan.
Godrevy to Portreath [North Coast]	CAs 5, 28 and very small part of 11	Small narrow coastal strip south from Portreath and around Godrevy Point.
Tamar Valley [western side only]	CAs 22,25,26,27,29,30,31	The western edge of the river valley north from the northern edge of Torpoint in a discontinuous strip, northwards around the St Germans (Lynher) river, excluding Saltash and including Kit Hill, ending south-east of Launceston. One of only two inland AONB areas in the county.
Isles of Scilly AONB	IoS CA1-5	The inhabited islands of the Isles of Scilly.

The World Heritage Site (WHS) area within Cornwall (excluding West Devon for this document) consists of 10 discrete areas around Cornwall. As well as looking at individual features and landscapes within the WHS, the effect of any development on the setting of the WHS will be a consideration in planning applications.

No.	World Heritage Site	Relevant Landscape Character Areas (LCAs) and Landscape Description Units (LDUs) or parts thereof	
<b>A1</b>	St Just	CA 02	LDU 283
		CA 03	LDUs 276, 282
<b>A2</b>	The Port of Hayle	CA04	LDUs 60, 133
		CA05	LDUs 17, 137, 145U, 146, 147U, 148
		CA06	LDUs 142,143U
<b>A3</b>	In two parts:-		
<b>A3i</b>	Tregonning and Gwinear	CA 04	LDUs 133, 134
		CA 06	LDUs 121,144,150, 288, 289, 290
<b>A3ii</b>	Trewavas	CA 06	LDU 61
<b>A4</b>	Wendron	CA 10	LDUs 163, 258
<b>A5</b>	In three parts:-		
<b>A5i</b>	Camborne and Redruth	CA 06	LDU 290
		CA 10	LDUs 168, 258
		CA 11	LDUs 80, 170, 171,172U, 173U, 418
		CA 28	LDU 169
<b>A5ii</b>	Wheal Peevor	CA 11	LDUs 80,174
<b>A5iii</b>	Portreath Harbour	CA 11	LDU 80
<b>A6</b>	In three parts		
<b>A6i</b>	Gwennap	CA 10	LDU 258
		CA 11	LDUs 80, 174, 327, 328, 416
		CA 13	LDU 405
<b>A6ii</b>	Devoran and Perran	CA 11	LDUs 327, 328
		CA 13	LDUs 58,103,167,329,415
<b>A6iii</b>	Kennall Vale	CA 10	LDU 163
		CA 13	LDU 415
<b>A7</b>	St Agnes	CA11	LDU 416
		CA12	LDUs 265, 266, 267U, 268U, 269, 270, 271, 272, 273
		CA 14	LDU 403
		CA 15	LDUs 14, 117, 118
<b>A8</b>	In two parts		
<b>A8i</b>	The Luxulyan Valley	CA 39	LDUs 45, 88, 355, 376
<b>A8ii</b>	Charlestown	CA 39	LDU 202
		CA 40	LDU 200
<b>A9</b>	Caradon	CA 22	LDUs 218, 239
		CA 23	LDU 227
		CA 24	LDU 92
		CA 25	LDUs 244, 245
		CA 32	LDUs 241, 309
<b>A10</b>	Tamar Valley (A10i)	CA 26	LDU 311
		CA 27	LDU 39
		CA 29	LDUs 90, 408, T14, 301
		CA 30	LDU 303

**PHYSIOGRAPHY** is an expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of subsequent geomorphologic/geomorphological processes.

<b>Coastal dunes</b>	low hills/ridges of sand piled up by the wind along sandy coasts
<b>Marine levels</b>	extensive areas of flat land formed by the recent deposition of waterborne drift, mainly of marine origin, in low-lying coastal areas – land usually at or below sea level and may include intertidal flats covered by water at high tide.
<b>River valleys</b>	flat, low-lying land formed by the recent deposition of waterborne drift in larger river valleys, but also including other low-lying areas formed from lacustrine (lake) drift.
<b>Rocky foreshore</b>	rocky coastal foreshore within the intertidal zone.
<b>Hard rock high hills</b>	uniformly elevated tracts of high ground, generally over 300 metres (1000 feet), with a rolling, in places undulating, topography.
<b>Hard rock plateau</b>	uniformly elevated tracts of rolling relief, usually bounded on one or more sides by steeper ground which drops to lower land – often dissected by narrow, steep sided valleys at a greater level of detail.
<b>Hard rock lowlands</b>	areas of intermediate relief, generally <90m (300feet), with an apparent rolling, in places undulating topography.
<b>Hard rock slopes and ridges</b>	distinct, often steep sided tracts of elevated/steeply undulating land, generally well defined by clear breaks in slope in the form of valley sides.
<b>Hard rock cliffs</b>	distinct, often steep sided tracts of elevated/steeply undulating land, generally well defined by clear breaks in slope in the form of coastal slopes and cliffs.
<b>Hard rock uplands</b>	elevated tracts of land with a pronounced undulating, in places steeply sloping relief, comprising hilltops, ridges and narrow, often steep-sided valleys.

**GROUND TYPE** is an expression of the soil-forming environment and its influence in determining the surface pattern of vegetation and land use.

<b>Saltmarsh</b>	uncultivated tracts of coastal marshland developed directly on unconsolidated mud/silt and covered by the sea at high tide - also includes slightly elevated areas with muddy channels.
<b>Fenland</b>	marginal land associated with organic soils derived from partially decomposed plant remains - perennially wet where undrained, but in many places (eg. the Fens) - groundwater controlled by ditches and pumps.
<b>Wet meadowland</b>	slowly permeable mineral soils developed on alluvial drift and supporting wetland, or relic wetland (lines of willow, reeds in ditches) vegetation. Seasonal or perennial waterlogging is the main constraint to agricultural production.
<b>Dry meadowland</b>	free-draining mineral soils developed on alluvial drift. Seasonal waterlogging may be a constraint to agricultural production but in most places groundwater is controlled by ditches and pumps.
<b>Sandy brown soils</b>	light, free-draining sandy and coarse loamy soils developed on soft sandstones and sandy drift. In places can include localised patches of wetland, or nutrient-poor/podzolic soils.
<b>Sandlands</b>	nutrient-poor (podzolic) sandy or coarse loamy soils, some with a humic topsoil, supporting dwarf shrub heath, acidic grassland, or relic heathy vegetation (bracken, gorse, etc) - associated normally with sandstone, or sandy drift.
<b>Dune sands</b>	low hills/ridges of unconsolidated sands piled up by the wind along sandy coasts. Also includes gravel ridges formed by wave action.
<b>Intertidal sands</b>	uncultivated tracts of coastal sand covered by the sea at high tide.
<b>Bare hard rock</b>	uncultivated tracts of sparsely vegetated land associated with cliffs, steeply sloping upland terrain, or rocky headlands covered by the sea at high tide.

<b>Brown soils with localised wetland on hard rock</b>	reddish/brown, free-draining mineral soils developed on hard mudstone or siltstone - associated in places with tracts of waterlogged soils which often give rise to patches of relic semi-natural vegetation
<b>Humic gleyed soils on hard rocks</b>	heavy land with slowly permeable base-poor loamy and clayey soils. The land is mainly under permanent grassland due to seasonal waterlogging, but in places tracts of peaty soils give rise to patches of wet heath and/or bog.
<b>Impoverished brown soils on hard rock</b>	nutrient-poor (podzolic) loamy, or in places sandy soils, some with a humic topsoil, supporting acidic grassland, or relic heathy vegetation (bracken, gorse, etc).
<b>Impoverished gleyed soils on hard rocks</b>	heavy land with slowly permeable base-poor loamy and clayey soils. The land is mainly under permanent grassland due to seasonal waterlogging, but in places tracts of impoverished soils give rise to patches of wet heath and/or bog.
<b>Impoverished gleyed soils on igneous rocks</b>	heavy land with slowly permeable base-poor loamy and clayey soils. The land is mainly under permanent grassland due to seasonal waterlogging, but in places tracts of impoverished soils give rise to patches of wet heath and/or bog.
<b>Impoverished humic soils</b>	nutrient-poor (podzolic) peaty soils, supporting dwarf shrub heath/moor, or relic moorland vegetation.
<b>Impoverished humic soils on igneous rocks</b>	heavy land with slowly permeable base-poor loamy and clayey soils. The land is mainly under permanent grassland due to seasonal waterlogging, but in places tracts of peaty soils give rise to patches of wet heath and/or bog.
<b>Impoverished soils on disturbed igneous rocks</b>	nutrient-poor (podzolic) loamy soils, supporting dwarf shrub heath, acidic grassland, or relic heathy vegetation (bracken, gorse, etc.) - often associated with tracts of disturbed land where mining is still active.
<b>Impoverished soils on igneous rocks</b>	nutrient-poor (podzolic)loamy soils, some with a humic topsoil, supporting dwarf shrub heath, acidic grassland, or relic heathy vegetation (bracken, gorse, etc).
<b>Loamy brown soils</b>	reddish/brown, free-draining mineral soils developed on mudstone, siltstone, or drift.
<b>Loamy brown soils with impoverished patches</b>	reddish/brown, free-draining mineral soils developed on hard mudstone, or siltstone, with associated patches of impoverished soils, often giving rise to relics of semi-natural vegetation.
<b>Loamy brown soils with shallow patches</b>	reddish/brown, freedraining mineral soils developed on hard mudstone, or siltstone, with associated patches of shallow soils often giving rise to relics of semi-natural vegetation.
<b>Shallow brown soils on hard rock</b>	reddish/brown, free-draining mineral soils developed on hard mudstone, or siltstone - associated in places with tracts of shallow soils which often give rise to patches of relic semi-natural vegetation.
<b>Shallow soils on limestone</b>	free draining loamy soils developed directly over chalk or limestone at elevations below about 300m (1000ft) - frequently distinguished by stony soils and/or rock outcrops with relic calcareous grassland on steeper slopes.

**LAND COVER** is an expression of the type of vegetation (natural and man-made) covering the land surface.

<b>Ancient wooded</b>	landscapes characterised by extensive areas of broadleaved woodlands, mainly of ancient origin (as defined on the ancient woodland inventory), which pre-date the surrounding enclosure pattern. This pattern typically displays clear signs of piecemeal woodland clearance, including irregular woodland outlines and frequent woodland place names ending in terms such as 'ley' and 'hurst'.
<b>Secondary wooded</b>	landscapes characterised by extensive patches of recent (in historical terms) secondary and/or plantation woodlands which are often superimposed unconformably on a pre-existing unwooded landscape.

<b>Settled farmlands</b>	arable landscapes characterised by small coverts and/or thinly scattered or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary-type enclosure of arable field, or former 'waste'.
<b>Open farmlands</b>	treeless tracts of cultivated land where natural constraints or traditional management practices generally preclude the establishment of tree cover.
<b>Ancient pastoral farmlands</b>	pastoral landscapes characterised by a mixture of scattered, often dense, hedgerow trees (typically oak) and small irregularly shaped woods, mostly of ancient origin.
<b>Estate pastures</b>	pastoral landscapes characterised by an ordered pattern of discrete field sized, or larger, estate plantations /coverts which were planted at the same time, or which post-date the surrounding enclosure pattern.
<b>Settled pastures</b>	pastoral landscapes characterised by small coverts and/or thinly scattered, or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary type enclosure of former 'waste'.
<b>Open pastures</b>	treeless tracts of pastoral farmland where natural constraints, or traditional management practices, generally preclude the establishment of tree cover.
<b>Secondary wooded wildland</b>	uncultivated tracts of predominantly semi-natural vegetation characterised by recent (in historical terms) tracts of naturally regenerated woodland/secondary tree cover.
<b>Open wildland</b>	treeless, usually uncultivated, tracts of open land where natural constraints (climate and/or soils) or traditional management practices generally preclude the establishment of tree cover.
<b>Disturbed</b>	treeless tracts of disturbed land where the existing land use (eg. mineral extraction, etc.) generally precludes the establishment of tree cover.
<b>Secondary wooded pastures</b>	unwooded, pastoral landscapes characterised by scattered trees (usually in hedgerows, or along ditches) and small patches of scrub.

**CULTURAL PATTERN** is an expression of the structural component of the cultural landscape as reflected in the historic pattern of enclosure and rural settlement.

<b>Clustered with estate farms</b>	settled rural landscapes characterised by multiple settlement clusters and large (>65 ha) estate farms (defined as those areas where >50% of the land is managed by tenant farmers).
<b>Clustered with large farms</b>	settled rural landscapes characterised by multiple settlement clusters and medium-to large-sized (<95 ha), often tenanted farms.
<b>Clustered with small farms</b>	settled rural landscapes characterised by clusters of wayside dwellings and small (<65 ha), mainly owner-occupied farms.
<b>Dispersed with small farms</b>	rural landscapes characterised by loose clusters of dwellings and small (<65 ha), mainly owner-occupied farms.
<b>Settled common</b>	an often densely settled rural landscape characterised by loose clusters of dwellings and small (<65 ha), mainly owner-occupied farms within a surveyor enclosed pattern of small-medium-sized rectilinear fields.
<b>Meadow and marsh</b>	largely unsettled agricultural landscapes often characterised by a surveyor-enclosed pattern of large rectilinear fields on river floodplains and coastal grazing marsh.
<b>Meadowland</b>	small-sized farms - largely unsettled agricultural landscapes associated with small, mainly owner-occupied farms on river floodplains.
<b>Unsettled wildland</b>	extensive areas of uncultivated, mainly unenclosed land (including moor, heath, coastal dunes and salt marsh) characterised by the virtual absence of human habitation.
<b>Mining with small farms</b>	semi-urbanised landscapes characterised by ribbon development, loose clusters of dwellings and small (<65 ha), mainly owner-occupied farms.

## THE HISTORIC LANDSCAPE CHARACTERISATION - (HLC) (1994)

Identifies a number of 'Types'. These form the base information for the identification of Historic Landscape Zones shown in the 1994 Cornwall Landscape Study and are used to inform the current Landscape Character Areas Descriptions. Detailed definitions of the HLC types are currently being developed. (A separate list applies to the Isles of Scilly HLC which will be added in due course). The HLC method document outlines the sources used for all the HLC zones (Herring/CAU, 1998).

<b>Natural Water</b> ( <i>Intertidal &amp; inshore water</i> )	The ground between high and low watermarks on the seashore and in tidal estuaries. Although now essentially sand, silt, mud or rock, this can contain important archaeological remains either at surface (eg. quays, breakwaters) or buried (eg. old land surfaces, overwhelmed quays). Inshore waters to the 12 mile national limit are included as there are important permanently submerged archaeological features here, not just wrecks but also so-called 'submerged forests' etc.
<b>Reservoirs</b>	Twentieth-century water bodies retained by built dams, or smaller covered tanks. The former tend to be in uplands or in steep valleys, the latter close to towns, although most of these last are too small in extent to be covered by the HLC mapping.
<b>Rough Ground</b>	Areas of rough grassland, heathland, and open scrub, usually on the higher or more exposed ground in a locality. This Type can be subdivided to Upland, Coastal, and Dunes:  <i>Upland Rough Ground</i> - mostly found on granite or poorly drained and particularly exposed downland. Now distinguished mainly by habitat/ecology from surrounding enclosed or improved ground.  <i>Coastal Rough Ground</i> - unenclosed sloping ground beyond enclosed fields but above precipitous cliffs. A narrow band of land (from 50 to 800m wide) running along most stretches of the Cornish coast.  <i>Dunes</i> - areas of blown sand and shell deposits along low-lying stretches of the Cornish shore, principally on the north coast.
<b>Recreational</b>	Late 19th- and 20th-century tourism and recreation features. Mainly golf courses, coastal chalet/caravan parks and theme parks. Smaller areas of recreational facilities are absorbed into other Types, particularly Settlement.
<b>Plantation/Scrub</b> ( <i>Plantations</i> )	Blocks of mainly conifer plantations, their locations derived from LIFE mapping (held by the Environmental Records Centre for Cornwall and the Isles of Scilly), OS mapping and aerial photographs. Often beyond the crests of steep-sided valleys and creeks (the more typical locations of Cornwall's older woods). Several are on the sites of more ancient woods.
<b>Ornamental</b>	The deliberately and carefully manipulated landscape, parklands and gardens surrounding large country houses, normally of 18th and 19th century origin.
<b>Military</b>	Extensive modern military complexes, securely fenced, including disused Second World War airfields. Some complexes are too limited in extent to be mapped in this Type; others have been considered to be secondary to more dominant historic Landscape Character Types.
<b>Settlement</b>	<i>Older Settlement Core (pre 1907)</i> - The pre 1907 extent of settled areas, often marking the main medieval or earlier core of a settlement.  <i>C20th Settlement</i> - The 20th-century extent of settled areas from larger farming settlements upwards.
<b>Ancient Woodland</b> ( <i>Woodland</i> )	This type comprises mainly the remnants of traditionally managed woodlands, usually found in the steep-sided valleys extending inland from creeks or coves, or in some cases via tributaries. It also incorporates all other 'woodland' recorded by the Cornwall Wildlife Trust for the Cornwall LIFE survey (held by the Environmental Records Centre for Cornwall and the Isles of Scilly).
<b>Industrial</b>	<i>Industrial – Working</i> - areas of industrialised land which are still in active use. Includes granite and slate quarries, China Clay (Kaolin) extraction, processing plants and manufactories ancillary to the extractive industries, as well as industrial tramways, wharves etc. Most industrial sites are fairly confined and so too small to be included.  <i>Industrial – Disused</i> - Relict industrial land, including streamworks, deep rock mining (mainly copper and tin), quarrying (mainly granite and slate), China Clay extraction and associated processing plants and manufactories ancillary to the extractive industries, as well as industrial tramways, wharves etc. Where relict industrial landscape has been overwhelmed by woodland or has become absorbed into Upland Rough Ground, they are usually included in other relevant Types.

Anciently Enclosed Land	<p><i>Prehistoric Farmland</i> - land enclosed and farmed from the Middle Bronze Age onwards (from c1500 BC). Field patterns tend to be very irregular, as are the layouts of the farming settlements and lanes that connect them. Forms part of the agricultural heartland of Cornwall.</p> <p><i>Medieval farmland</i> - areas of prehistoric farmland which have been reorganised in the medieval period, for the most part into extensive 'strip field' systems. The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Tends to be on relatively sheltered land, not too steep and not too poorly drained, but can extend onto the edges of high downs. Networks of winding lanes and roads connect farming settlements whose layouts are typically irregular, often clearly shrunken from hamlets; some are still hamlets.</p>
Post-Medieval farmland	<p>Land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons. Generally in relatively high, exposed or poorly-drained parts of the county. Fields in post-medieval farmland normally have perfectly straight sides and boundaries have less mature or varied vegetation cover than in prehistoric or medieval farmland. (Post-Medieval Enclosed Land)</p>
Modern Enclosed Land	<p>Mainly Anciently Enclosed Land or Post-Medieval Enclosed Land whose field systems have been substantially altered by large-scale hedge removal in the 20th century (main source of information being comparison of 2nd edition OS maps of c1906 and later aerial photos). It also includes, however, 20th century intakes from rough ground, woodland and marsh. The larger fields that result from hedge removal are often farmed more intensively, using heavier machinery, than in 'unimproved' Anciently and Post-Medieval Enclosed Land.</p> <p>In Cornwall generally, there are two principal subtypes of modern enclosure (see Herring 1998) that were mapped separately in the Lynher Valley HLC and the north Cornish coast HLC, undertaken for the Atlantic Coast and Valleys Project (Herring and Tapper 2002; Val Baker 2003), and should be in any future reworking of the Cornwall HLC.</p> <p>Intakes beyond the edges of Anciently or Post-Medieval Enclosed Land, including some whole new farms (notably on the St Breock Downs).</p> <p>Alterations to field systems in Anciently or Post-Medieval Enclosed Land.</p>
Communications	<p>Main communication lines that are sufficiently large in area or significant in impact to be mapped at this scale. At the county level (1994 HLC types) this was generally only A and B roads, all railways and all operational airfields. When more detailed work was undertaken for the Lynher Valley HLC and the north Cornish coast HLC undertaken for the Atlantic Coast and Valleys Project, the Type was subdivided into the following sub-types (Herring and Tapper 2002; Val Baker 2003):</p> <p><i>Major roads · Railways · Canals · Airfields</i> (active commercial/military airfields have been characterised as <i>Military</i>)</p>

**Cornwall Land Cover 1995 (LIFE project)**

Commissioned to show habitat loss and gain across the county between the 1988 land cover maps and the 1995 Aerial photos and to create the **LAND COVER FOR 1995**. Broad categories have been identified which together with BAP and HLC information provide a guide to the natural land cover. More information: [www.cornwallwildlifetrust.org.uk](http://www.cornwallwildlifetrust.org.uk) (ERCCIS)

**Land cover Character Type**

Upland grassland · Unimproved Grassland · pU Grassland · Improved grassland · Maritime cliff · Heathland  
 Bracken · Arable



## BIODIVERSITY ACTION PLAN HABITATS

These are the main UK Biodiversity Action Plan (BAP) Priority Habitat Types (PHT) in Cornwall (for which mapped information is available) relating to the Cornwall and Isles of Scilly Landscape Study 2005-2007. More information:

The Environmental Records Centre and the Isles of Scilly (ERCCIS)	<a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a>
UK Biodiversity Action Plan	<a href="http://www.ukbap.org.uk">www.ukbap.org.uk</a>
Cornwall Local Biodiversity Action Plan	<a href="http://www.ukbap.org.uk">www.ukbap.org.uk</a>
Cornwall Wildlife Trust Biodiversity Initiative project	<a href="http://www.cornwallwow.org.uk">www.cornwallwow.org.uk</a>
Cornwall Wildlife Trust	<a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a>

BAP Habitat Types	Description applying to the LDU
<b>Wet Woodland</b>	Wet woodland occurs on poorly drained or seasonally wet soils, usually with alder, birch and willows as the predominant tree species, but sometimes including ash, oak, pine and beech on the drier riparian areas. It is found on floodplains, as successional habitat on fens, mires and bogs, along streams and hillside flushes, and in peaty hollows. These woodlands occur on a range of soil types including nutrient-rich mineral and acid, nutrient-poor organic ones. The boundaries with dryland woodland may be sharp or gradual and may (but not always) change with time through succession, depending on the hydrological conditions and the treatment of the wood and its surrounding land. Therefore wet woods frequently occur in mosaic with other woodland key habitat types (e.g. with upland mixed ash or oakwoods) and with open key habitats such as fens. Management of individual sites needs to consider both sets of requirements.
<b>Upland Mixed Ashwoods</b>	The term upland mixed ashwoods is used for woods on base-rich soils in most of which ash is a major species, although locally oak, birch, elm, small-leaved lime and even hazel may be the most abundant species. Yew may form small groves in intimate mosaics with the other major tree species and alder may occur where there are transitions to wet woodland. Despite variations in canopy composition the ground flora remains broadly similar. Upland in the name reflects the abundance of this type of woodland on base-rich soils in upland Britain rather than to the altitude at which individual sites occur.
<b>Upland Oakwood</b>	Upland oakwoods are characterised by a predominance of oak (most commonly sessile, but locally pedunculate) and birch in the canopy, with varying amounts of holly, rowan and hazel as the main understorey species. The range of plants found in the ground layer varies according to the underlying soil type and degree of grazing from bluebell-bramble-fern communities through grass and bracken dominated ones to healthy moss-dominated areas.
<b>Upland Heathland</b>	Upland heathland is defined as lying below the alpine or montane zone (at about 600-750 m) and usually above the upper edge of enclosed agricultural land (generally at around 250-400 m). Upland heath in 'favourable condition' is typically dominated by a range of dwarf shrubs such as heather ( <i>Calluna vulgaris</i> ), bilberry ( <i>Vaccinium myrtillus</i> ), crowberry ( <i>Empetrum nigrum</i> ), bell heather ( <i>Erica cinerea</i> ) and, in the south and west, Western gorse ( <i>Ulex gallii</i> ).
<b>Saline Lagoons</b>	Lagoons in the UK are essentially bodies, natural or artificial, of saline water partially separated from the adjacent sea. They retain a proportion of their seawater at low tide and may develop as brackish, full saline or hyper-saline water bodies.
<b>Reedbed</b>	Reedbeds are wetlands dominated by stands of the common reed <i>Phragmites australis</i> , wherein the water table is at or above ground level for most of the year. They tend to incorporate areas of open water and ditches, and small areas of wet grassland and carr woodland may be associated with them.
<b>Mudflats</b>	Mudflats are sedimentary intertidal habitats created by deposition in low energy coastal environments, particularly estuaries and other sheltered areas.
<b>Lowland wood-pasture and parkland</b>	Lowland wood-pastures and parkland are the products of historic land management systems, and represent a vegetation structure rather than being a particular plant community. Typically, this structure consists of large, open-grown or high forest trees (often pollards) at various densities, in a matrix of grazed grassland, heathland and/or woodland floras.

<b>Lowland Mixed Deciduous Woodland</b>	Includes woodland growing on the full range of soil conditions and occurs largely within enclosed landscapes, usually on sites with well-defined boundaries, at relatively low altitudes, although altitude is not a defining feature. Many are ancient woods and tend to be small, less than 20 ha.
<b>Sabellaria Alveolata Reefs</b>	<i>Sabellaria alveolata</i> reefs, are formed by the honeycomb worm <i>Sabellaria alveolata</i> , a polychaete which constructs tubes in tightly-packed masses with a distinctive honeycomb-like appearance. These reefs can be up to 30 or even 50 cm thick and take the form of hummocks, sheets or more massive formations. Reefs are mainly found on the bottom third of the shore, but may reach mean high water of neap tides and extend into the shallow subtidal in places.
<b>Lowland Heathland</b>	Lowland heathland is characterised by the presence of plants such as heather, dwarf gorse and cross-leaved heath and is generally found below 300 metres in altitude. Areas of good quality heathland should consist of an ericaceous layer of varying heights and structures, some areas of scattered trees and scrub, areas of bare ground, gorse, wet heaths, bogs and open water. The presence and numbers of characteristic birds, reptiles, invertebrates, vascular plants, bryophytes and lichens are important indicators of habitat quality.
<b>Fens</b>	Fens are peatlands which receive water and nutrients from the soil, rock and ground water as well as from rainfall.
<b>Coastal Sand Dunes</b>	Coastal sand dunes develop where there is an adequate supply of sand (sediment within the size range 0.2 to 2.0 mm) in the intertidal zone and where onshore winds are prevalent. The critical factor is the presence of a sufficiently large beach plain whose surface dries out between high tides. The dry sand is then blown landwards and deposited above high-water mark, where it is trapped by specialised dune-building grasses which grow up through successive layers of deposited sand.
<b>Coastal Saltmarsh</b>	Coastal saltmarshes comprise the upper, vegetated portions of intertidal mudflats, lying approximately between mean high-water neap tides and mean high-water spring tides. For the purposes of this action plan however, the lower limit of saltmarsh is defined as the lower limit of pioneer saltmarsh vegetation (but excluding seagrass <i>Zostera</i> beds) and the upper limit as one metre above the level of highest astronomical tides to take in transitional zones. Saltmarshes are usually restricted to comparatively sheltered locations in five main physiographic situations: in estuaries, in saline lagoons, behind barrier islands, at the heads of sea lochs, and on beach plains. The development of saltmarsh vegetation is dependent on the presence of intertidal mudflats.
<b>Blanket Bog</b>	The term 'blanket bog' strictly applies only to that portion of a blanket mire which is exclusively rain-fed. However, for the purposes of this plan the terms 'bog' and 'mire' will be regarded as more or less synonymous. Blanket bog is a globally restricted peatland habitat confined to cool, wet, typically oceanic climates.
<b>Lowland Meadow</b>	Lowland meadows is taken to include most forms of unimproved neutral grassland across the enclosed lowland landscapes of the UK.
<b>Coastal Vegetated Shingle</b>	Shingle is defined as sediment with particle sizes in the range 2-200 mm. Shingle beaches are widely distributed round the coast of the UK, where they develop in high energy environments.
<b>Coastal and Floodplain Grazing Marsh</b>	Grazing marsh is defined as periodically inundated pasture, or meadow with ditches which maintain the water levels, containing standing brackish or fresh water. The ditches are especially rich in plants and invertebrates. Almost all areas are grazed and some are cut for hay or silage. Sites may contain seasonal water-filled hollows and permanent ponds with emergent swamp communities, but not extensive areas of tall fen species like reeds; although they may abut with fen and reed swamp communities.
<b>Lowland Calcareous Grassland</b>	Lowland calcareous grasslands are developed on shallow lime-rich soils generally overlying limestone rocks, including chalk.
<b>Purple Moorgrass and Rush Pastures</b>	Purple moorgrass and rush pastures occur on poorly drained, usually acidic soils in lowland areas of high rainfall in western Europe.

PART 7

# APPENDIX B



Abb.	Term	Description
	<b>Ancient Woodland</b>	Land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna
<b>AGLV</b>	<b>Area of Great Landscape Value</b>	These are local landscape designations first identified in the Cornwall Structure Plan
<b>AONB</b>	<b>Area of Outstanding Beauty</b>	(includes Cornwall AONB; Tamar AONB and Isles of Scilly AONB) The designation gives a formal recognition to an area's landscape importance with the purpose of conserving and enhancing the natural beauty of the area
	<b>Assessment</b>	Term to describe all the various ways of looking at, analysing, evaluating and describing the landscape
	<b>Biodiversity</b>	The variety of life including all the different habitats and species in the world. Referring also to Biodiversity Action Plan (BAP)
	<b>Conservation</b>	The protection and careful management of natural and built resources and the environment
	<b>Conservation Area</b>	An area identified and designated as being of special architectural or historic interest, where the preservation and enhancement of its character and appearance is a priority. Within a Conservation Area the local authority has extra controls over demolition, minor developments and works to trees.
	<b>Capacity</b> (landscape)	The ability of a landscape to accommodate different amounts of change or development of a specific type
	<b>Carr</b>	Woodland in waterlogged terrain. Characteristic species include alder, willow and sallow
<b>CGS</b>	<b>County Geological Site</b>	A designation which covers a locality or landscape feature of geological and /or geomorphological significance, recognising and protecting it as a regionally important Earth heritage site
	<b>Character</b>	A distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse
	<b>Characteristics/elements</b>	Features and qualities which make a particular contribution to distinctive character
	<b>Characterisation</b>	The process of identifying areas of similar character, classifying and mapping them and describing their character
	<b>Condition</b>	The degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity
	<b>Cornish Hedge</b>	Boundary in Cornwall. In the context of this study the term would normally relate to a stone-faced bank, with or without hedging plants on the top
	<b>Culm Pasture</b>	Species-rich wet unimproved pasture associated with the Culm measures in Devon and Cornwall
	<b>Cultural pattern</b>	Expression of the historic pattern of enclosure and rural settlement. Main defining feature or pattern
<b>CWS</b>	<b>County Wildlife Site</b>	The most significant areas of semi-natural habitat in Cornwall outside statutory protected sites such as Sites of Special Scientific Interest and Special Areas of Conservation. There are currently 498 County Wildlife Sites in Cornwall covering nearly 33,000 hectares. This is nearly 10% of the county's land area and is under both public and private ownership.

Abb.	Term	Description
	<b>Development</b>	The carrying out of building, engineering, mining or other operations in, on, over or under land, or making of any material change in the use of any buildings or other land (Town and Country Planning Act, 1990)
	<b>Element</b>	Individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures and rock outcrops
<b>ELC</b>	<b>European Landscape Convention</b>	Highlights the importance and need for public involvement in the development of landscapes. It encourages a joined-up approach through policy and planning in all areas of land use, development and management, including the recognition of landscape in law. The Convention promotes landscape protection, management and planning, and European co-operation on landscape issues
	<b>Feature</b>	Prominent eye-catching elements eg. wooded hill top or chapel
	<b>Fen</b>	Biodiversity Action Plan category relating to mire
	<b>Field Boundary</b>	The defined edge of a field whether fence, hedge, bank, ditch or wall
	<b>Field Size</b>	Within this document Large: 2 Hectares or more; Medium: approximately 1.5 Hectares; Small: Less than 1 Hectare
	<b>Geology</b>	The study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state
<b>GI</b>	<b>Green Infrastructure</b>	Strategic networks of accessible, multifunctional sites (including parks, woodland, informal open spaces, nature reserves and historic sites) as well as linkages (such as river corridors and floodplains, wildlife corridors and greenways). These contribute to peoples well-being, and together comprise a coherent managed resource responsive to evolving conditions
	<b>Ground Type</b>	Expression of the soil-forming environment and its influence in determining the surface pattern of vegetation and land use
	<b>Hedge</b>	A boundary of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge
	<b>Hedge bank</b>	Earth bank or mound relating to a hedge
	<b>Heritage Coast</b>	A coastal designation without statutory weight designed to protect the landscape and provide for managed recreation
<b>HLC</b>	<b>Historic Landscape Characterisation</b>	a mosaic of blocks of land which are assigned, using a number of systematic sources (mainly maps), to clearly distinguishable historic landscape character types
<b>JCA</b>	<b>Natural England National Joint Character Areas</b>	Natural England have undertaken an assessment of the landscape of England and divided it into 159 JCAs, seven of which are in Cornwall and one covering the Isles of Scilly
	<b>Land Cover</b>	Combinations of natural and man-made elements including vegetation that cover the land surface
	<b>Landform</b>	Combinations of slope and elevation, the producer shape and form of the land
	<b>Landscape</b>	The inherent character and the visual appearance of the land including its shape, form and colour derived from geology, landform, soils, ecology, archaeology, landscape history, land use, settlement character and pattern and cultural associations

Abb.	Term	Description
	<b>Landscape Character Assessment</b>	A tool for identifying the features that give a locality its 'sense of place' and pinpointing what makes it different from its neighbouring areas. In the context of the European Landscape Convention it is an essential tool for identifying and understanding what makes landscapes important
<b>LCA</b>	<b>Landscape Character Areas</b>	Constructed by amalgamating Landscape Description Units with shared common perceptual and other characteristics, they represent the next scale down from the large National Joint Character Areas
<b>LDU</b>	<b>Landscape Description Units</b>	The varying-sized building blocks which form the base units for the construction of the larger Landscape Character Areas
	<b>Landform</b>	Combinations of slope and elevation, the producer shape and form of the land
	<b>Landscape Character</b>	Landscape is about the relationship between people and the land, a combination of distinctive and valued natural and cultural elements, which extend to seascapes and the built environment
<b>LDF</b>	<b>Local Development Framework</b>	The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents. An LDF is comprised of Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents. The LDF will also comprise: the Statement of Community Involvement, the Local Development Scheme, and the Annual Monitoring Report
<b>NNR</b>	<b>National Nature Reserves</b>	These represent many of the finest wildlife and geological sites in the country. Established to protect and manage sensitive features and habitats containing the rarest species and most significant geology of England's natural heritage
	<b>Pastoral</b>	Land down to grass either grazed by animals or for cutting
	<b>Physiography</b>	Expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes
<b>PPS</b>	<b>Planning Policy Statement</b>	Issued by central Government to replace the existing PPG notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy
	<b>Priority Habitats</b>	Throughout the UK there are a number of priority habitats - particular habitats which are deemed to be of national/international importance. Their conservation is therefore regarded as a priority within the Biodiversity Action Plan (BAP) of the UK (they are usually referred to as UK BAP Priority Habitats)
	<b>Public art</b>	A term given to the practice of involving artists in the conception, development and transformation of a public space, such as through the creation of artefacts, contributions to the design of street furniture or other features in the streetscape or public open space
	<b>Public open space</b>	Space within or on the edge of a settlement accessible to the public such as parks, gardens, playing fields and play areas for the purposes of formal and informal recreation or general amenity
	<b>Public realm</b>	The areas of a settlement for the general use of the public such as streets, squares and parks, most frequently in the ownership and control of a public body
<b>RIGS</b>	<b>Riparian</b>	Vegetation associated with a water body, usually a river or stream

Abb.	Term	Description
<b>SAC</b>	<b>Special Area of Conservation</b>	Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity
	<b>Section 106 Agreement</b>	A reference to Section 106 of the Town and Country Planning Act 1990 that allows for legally binding agreements between a local authority and an applicant for planning permission by which the applicant provides works or financial contributions deemed necessary to support the proposed development, also referred to as a 'planning obligation'
	<b>Semi-natural vegetation</b>	Any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management
	<b>Sense of Place</b>	The unique experience that arises as a result of being in or walking through a particular locality, generally as a response to the specific characteristics and quality of the area
	<b>Sensitivity</b> (of Landscape)	The inherent sensitivity of the landscape itself, irrespective of the type of change that may occur. In this project, it is divided into cultural, ecological and visual sensitivity
	<b>Sensory</b>	That which is received through the senses ie. sight, hearing, smell, touch
	<b>Settlement</b>	All dwellings/habitations, whether single or clustered in towns and villages
	<b>Settlement Pattern</b>	The predominant pattern of settlement in an area
<b>SM</b>	<b>Scheduled Monument</b>	Nationally important sites and monuments given legal protection by being placed on a list, or 'schedule'. English Heritage takes the lead in identifying sites in England
<b>SPA</b>	<b>Special Protection Area</b>	Classified sites strictly protected in accordance with Article 4 of the EC Birds Directive, for rare and vulnerable birds and for regularly occurring migratory species
<b>SSSI</b>	<b>Sites of Special Scientific Interest</b>	Cornwall's very best wildlife and geological sites, including some of the most spectacular and beautiful habitats
	<b>Subjective</b>	Method of assessment in which personal views and reaction are used in the characterisation process
<b>(SUDS)</b>	<b>Sustainable (urban drainage) systems</b>	Schemes for handling surface water by means other than pipes and storm drains, such as porous paving, swales, channels, reed beds and balancing ponds, to reduce the potential of flooding and improve water quality on new and existing urban developments
	<b>Topography</b>	Term used to describe the physical features of the Earth's surface
	<b>Vernacular</b>	Built in the local style, from local materials
<b>WHS</b>	<b>World Heritage Site</b>	Cornwall and West Devon Mining Landscape World Heritage Site covers select mining landscapes across Cornwall and West Devon inscribed by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) to identify, protect and conserve natural and cultural sites deemed of outstanding universal value
	<b>Wildland</b>	Land with little or no management for agriculture or for settlement, often remote

**CABE**

- 2008** - 'Delivering great places to live: Building for life'
- 2007** - 'Paved with gold: The real value of street design'
- 2006** - 'The principles of inclusive design: They include you'
- 2006** - 'Design and access statements'
- 2000** - 'By Design: Urban design in the planning system: towards better practice'

**Cornwall Council**

- Cornwall Area of Outstanding Natural Beauty Partnership -**  
**2011** - 'Cornwall Area of Outstanding Natural Beauty Management Plan 2011 - 2016'
- 2005 - Cornwall and West Devon Mining World Heritage Site Partnership -**  
 'Cornwall Mining World Heritage Site Management Plan 2005-2010'
- 2001** - 'A Design Statement for Cornwall'
- 1994** - 'Cornwall Landscape Assessment'
- Cornwall Council Historic Environment Record**
- Cornwall Council Historic Landscape Characterisation Mapping**

**Cornwall Wildlife Trust, English Nature, the Environment Agency and Cornwall County Council**

- Final Draft June 2007** - 'Biodiversity and Geological Conservation: Good Practice Guidance/Supplementary Planning document of Cornwall'

**Countryside Agency and Scottish National Heritage**

- 2002** - 'Landscape Character Assessment – Guidance For England and Scotland'

**Countryside Commission**

- 1997** - 'The Cornish Landscape: An assessment of the Areas of Outstanding Natural Beauty in Cornwall'
- 1994** - 'The New Map Of England : A Celebration of the South Western Landscape'

**Office of the Deputy Prime Minister**

- 2010** - 'Planning Policy Statement 5: Planning for the Historic Environment'
- 2010** - 'Supplement to Planning Policy Statement 25: Development and Coastal Change'
- 2006** - 'Planning Policy Statement 25: Development and Flood Risk'
- 2004** - 'Planning Policy Statement 7: Sustainable Development in Rural Areas'
- 2005** - 'Planning Policy Statement 9: Biodiversity and Geological Conservation'
- 2005** - 'Planning Policy Statement 1: Delivering Sustainable Development'



**South West England Regional Assembly**

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**2006** - The draft 'South West Regional Spatial Strategy'

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**Tamar Area of Outstanding Natural Beauty Partnership**

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**2009** - 'Tamar Valley Area of Outstanding Natural Beauty Management Plan 2004-2009'

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**AREA OF OUTSTANDING NATURAL BEAUTY INFORMATION:-**

- Cornwall Area of Outstanding Natural Beauty Unit [www.cornwall-aonb.gov.uk](http://www.cornwall-aonb.gov.uk)
- Cornwall Area Of Outstanding Natural Beauty Management Plan 2011–2016 [www.cornwall-aonb.gov.uk/management-plan/documents/AONBMP-bothsections-Proof2.pdf](http://www.cornwall-aonb.gov.uk/management-plan/documents/AONBMP-bothsections-Proof2.pdf)
- Tamar Area of Outstanding Natural Beauty Partnership [www.tamarvalley.org.uk](http://www.tamarvalley.org.uk)

**BIODIVERSITY INFORMATION SOURCES**

- Biodiversity and Geodiversity Best Practice Guidance 2007 [www.cornwallwildlifetrust.org.uk](http://www.cornwallwildlifetrust.org.uk)
- Local Biodiversity Action Plan and other information [www.cornwallwow.org.uk](http://www.cornwallwow.org.uk)
- Local Biodiversity Information [www.ercis.co.uk](http://www.ercis.co.uk)
- Living Environment Service, Cornwall Council [www.cornwall.gov.uk](http://www.cornwall.gov.uk)
- General Biodiversity Information [www.natureonthemap.org.uk](http://www.natureonthemap.org.uk)

**DESIGN INFORMATION SOURCES**

- A Design Statement for Cornwall 'Achieving Quality In the Built Environment' 2002 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)
- Cornwall Design Guide for Residential Development

**GEOLOGICAL INFORMATION SOURCES**

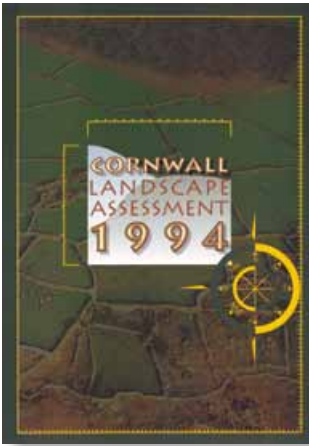
- Local Geological Information [www.ercis.co.uk](http://www.ercis.co.uk)
- Cornish Building Stone and Slate Guide 2007
- The Design, Operation and Reclamation of Mineral Sites in Cornwall 2008

**HISTORIC INFORMATION SOURCES**

- Cornwall and West Devon Mining World Heritage Site [www.cornish-mining.org.uk](http://www.cornish-mining.org.uk)
- Historic Environment Service, Cornwall Council – Historic Environment Record [HER] including Sites, Monuments and Buildings database [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**PLANNING INFORMATION SOURCES**

- Local Plan / Local Development Frameworks [www.cornwall.gov.uk](http://www.cornwall.gov.uk)
- Conservation Area Statements
- Design Guides
- Emerging Supplementary Planning document – Renewable and Low Carbon Energy
- An Assessment of the Landscape Sensitivity To On-Shore Wind and Large-Scale Photovoltaic Development In Cornwall
- SUDS – Sustainable Drainage Systems



## Landscape documents

### Cornwall Landscape Assessment 1994

This document was finalised in 1994 and identified 28 character areas. It described the special features of the Cornish landscape and set out the physical influences and key phases of historical development. The latter was in conjunction with the concurrent Historic Landscape Characterisation study. Forces for change and management recommendations were briefly discussed.

This report has been incorporated as appropriate in the current landscape assessment study at Character Area level with changes and refinements to boundaries as required.



### The Cornish Landscape: An assessment of the Areas of Outstanding Natural Beauty in Cornwall

This assessment of the twelve separate parts of the AONB was carried out in 1997, based on the 1994 county assessment.

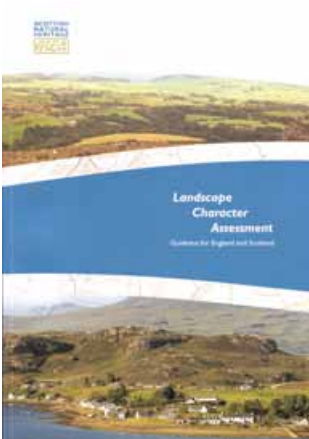
### Landscape Character Assessment: Guidance for England and Scotland 2002 – Countryside Agency and Scottish Natural Heritage

Methods and techniques for landscape character assessment.

### Landscape Character Assessment: Uses and Best Practice Seminar Report 2004 – Diacono Associates

### Tamar Valley Area of Outstanding Natural Beauty Unit Landscape Assessment

This assessment of the AONB was carried out in 1992 and provided the evidence base for the designation of the area in 1995.



## Other landscape related documents

### Tamar Area of Outstanding Natural Beauty Management Plan 2004–2009

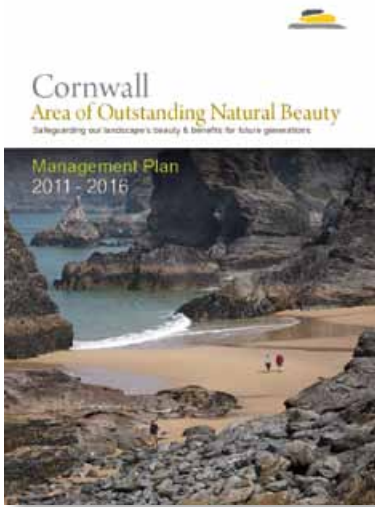
The management plan was completed in 2004. Its vision states:

*‘To ensure that by working together the Tamar Valley Area of Outstanding Natural Beauty will be managed in a way that conserves and enhances its unique cultural identity and outstanding natural beauty for the benefit of all people who live, work and visit the area, now and in the future.’*

The area covers the lower valleys of the Tamar, Tavy and Lynher rivers. While the area was once the Celtic border between Cornwall and England, the rivers have for longer been unifying elements as transport corridors, powering industry and enabling commerce. The area therefore has a strong cultural heritage.

Policies are set out for a series of themes such as landscape management which includes landscape heritage, biodiversity and local distinctiveness. The policy for the latter states that local elements should be identified and essential features should be protected.





## Cornwall Area of Outstanding Natural Beauty Management Plan

The first Cornwall Area of Outstanding Natural Beauty Management Plan was adopted in 2004 and ran until 2009. It provided a framework for much of the action taken during this period and the new plan builds on this work.

The purpose of the Cornwall AONB Management Plan 2011–2016 is:

- i To highlight the special qualities and the enduring significance of the AONB and the importance of its different features;
- ii To present an integrated vision for the future of the AONB as a whole, in the light of national, regional and local priorities;
- iii To set out agreed policies incorporating specific objectives which will help secure that vision;
- iv To identify what needs to be done, by whom, and when, in order to achieve these outcomes;
- v To state how the condition of the AONB and the effectiveness of its management will be monitored.

The Management Plan is intended to be a shared strategy that will be of interest to the communities, parishes, residents, businesses, landowners and farmers, agencies, authorities, utilities, organisations and amenity groups operating within, or with an interest in, the Area of Outstanding Natural Beauty.

The Management Plan has two main parts:

- i Strategic chapters
- ii Local area chapters

The strategic chapters provide the overall strategic approach to the management of the Cornwall Area of Outstanding Natural Beauty. They provide information on the key environmental, social and economic management issues relevant to the AONB as a whole. They also examine likely landscape impacts from a variety of forces and identify opportunities for the management of these, setting a clear framework of policy and action to ensure AONB purposes can be met.

The 'local area chapters' provide management guidelines for the individual area components of the Cornwall Area of Outstanding Natural Beauty and reflect local views expressed during a comprehensive public consultation.

Full text of the Cornwall AONB Management 2011–2016 is available on:

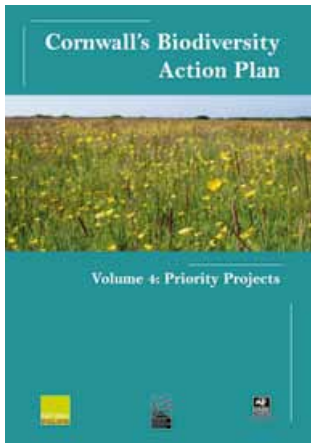
**[www.cornwall-aonb.gov.uk/management-plan/documents/AONBMP-bothsections-Proof2.pdf](http://www.cornwall-aonb.gov.uk/management-plan/documents/AONBMP-bothsections-Proof2.pdf)**

## Geodiversity Action Plan [GAP]

The geology of Cornwall and the Isles of Scilly evolved in a completely different manner to the rest of Britain around 400 million years ago. This has given rise to a distinctive suite of rocks such as slates, greenstones, serpentinite, gabbro and granites and has generated an important mineral resource. This geology is reflected in the distinctive character of landscapes and coasts. A GAP was prepared in 2005 for Cornwall and the Isles of Scilly. The aim of the document is to provide a strategic framework for geodiversity and to identify project actions which take the development of conservation and geodiversity forward in a sustainable manner. While there are representative sites [RIGS] there is not consistent coverage across all areas. Proposed actions include improving data coverage, policy and working practices, as well as raising public awareness and promoting geotourism.

A good practice guidance template was developed in 2006 for Biodiversity and Geological Conservation bringing together the two related natural



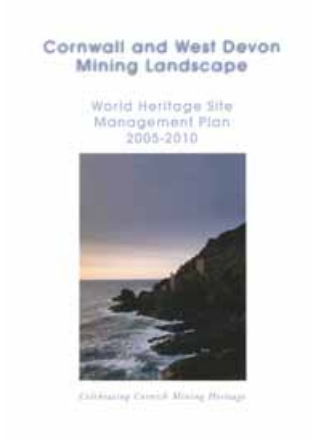


policy strands.

### Cornwall Local Biodiversity Action Plan (BAP)

Cornwall has a wealth of wildlife including maritime, coastal, lowland valley and heathland habitats. There are 15 Special Areas of Conservation [SACs], two Special Protection Areas [SPAs] and 165 SSSIs in the county.

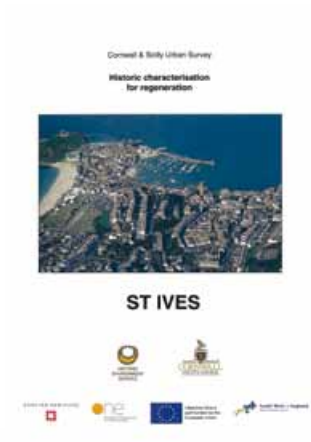
Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora [EC Habitats Directive] required member states to take measures to maintain and restore natural habitats and wild species at a favourable conservation status and provide robust protection for species of European importance. This has been transposed into national law in the Conservation Regulations 1994 and amended by the Countryside and Rights of Way [CROW] Act 2004. At a county level, the Cornwall Biodiversity Initiative project has produced three volumes to set out the nature conservation priorities. Volume 3 [2004] is the most recent and sets out up-to-date action plans for UK priority habitats and species that occur in Cornwall, and is complementary to Volume 2. These include 25 habitats and 127 species action plans. Wildlife habitats are being lost particularly to agriculture, marginal grasslands, built development and mineral extraction and fragmentation is occurring. Marine habitats are vulnerable to tourism, coastal defence schemes and fishing. However, through partnership there are projects such as restoration and creation of heathland and planting broadleaved woodland. Management of all priority habitats is a key issue.



### World Heritage Site Management Plan

The ten areas that represent the former copper and tin mining districts of Cornwall and West Devon have been approved by UNESCO as a World Heritage Site (WHS). The mining districts are important and distinctive components of the Cornish landscape and their component features, including engine houses, chimneys, spoil heaps, tramways, industrial harbours and ancillary industry sites, remain evident.

The WHS Management Plan 2005–2010 sets out visions and aims for the WHS, describes the sites and their significance, management objectives, identifies issues, and presents strategic policies across five themed management areas. The Management Plan is currently being revised and updated, and will reflect the many achievements realised in delivering policy objectives since inscription.



### Other Initiatives and Studies

The County Council and its partners (the District Councils and the AONB management authorities), have undertaken a range of other detailed character studies as follows:

- Historic Landscape Characterisation (HLC) – first county assessment of historic features on a character area basis completed in 1994
- Cornwall and Isles of Scilly Urban Survey (CSUS) – historic analysis of 19 settlements in Cornwall identified as Objective One regeneration priorities completed in 2003. These considered the current core of each settlement, usually up to its 1907 boundary
- Industrial Settlement Initiative – ongoing historical analysis of 112 settlements

Whether the Environmental Impact Assessment Regulations are applied to an application or not, the impact of the proposal on landscape character and visual amenity will need to be examined through a comprehensive Landscape and Visual Impact Assessment (LVIA). Such an assessment will need to cover the following detail:

### 1 Description of the development

- The need for the development set within local regional and national strategies
- The timescale for construction, operation and where appropriate decommissioning
- The site's location and overall layout including plans, elevations and sections
- Visual representations (photomontages, single frame images, transparencies, wire frames) of the development within its landscape context illustrating the landscape and visual impact of the development
- Development's design and specification, method of construction / installation
- Reasonable estimates of quantity and type of traffic which will be generated through construction and operation

### 2 Site Description

- Description of the main reasons for the site selection and any alternatives in site design or layout which have been considered
- Area of proposed land which the development will occupy, clearly described and indicated on a map or diagram
- Illustrated description of the land use of the surrounding area
- Description of the policies, plans and designations which are relevant to the proposal
- Evaluation of the direct, indirect, secondary and cumulative, short, medium and long-term effects resulting from the existence of the development

### 3 Landscape Baseline Conditions

- The current condition of the landscape
- Cornwall Landscape Assessment 2007 to provide the framework landscape character information, supplemented by a study to assess the specific impact of the development
- Relationship of the site to any designated areas of landscape at a national, regional or local level, and to areas of landscape value or scenic quality
- Description of all baseline data sources, and methods used to supplement this information
- The landscape baseline should be evaluated in relation to its sensitivity and importance. The sensitivity evaluation of each landscape element should reflect its quality value, contribution to landscape character and the degree to which the particular element or characteristic can be replaced or substituted

### 4 Predictions of Impact

- Assess the scale, or magnitude of change to the landscape and visual elements as a deviation from the baseline conditions for each phase of the proposal. Consideration will need to be given to visitor and resident populations, and seasonal variations
- Provide a Zone of Theoretical Visibility (ZTV) for the development clearly indicating distance radii from the site. The intervals of the radii and the scope of the ZTV will be specific to differing types of development and will need to be agreed with the Council's Landscape Architect
- The methods used to establish the magnitude of change should be clearly described and be appropriate and reasonable in relation to the landscape and visual impact of the development
- Where assumptions or unsupported data has been used in the impact predictions, these should be highlighted and accompanied by an indication of the reliability / confidence of those assumptions or data
- Evaluation of the direct, indirect, secondary and cumulative, short, medium and long-term effects resulting from the existence of the development

## 5 Impact Significance

- Clearly describe the judgements which underpin the attribution of significance
- The assessment of significance should consider the impact's deviation from the established landscape baseline condition, the sensitivity of the landscape and receptors and the extent to which the impact will be mitigated or is reversible
- The range of factors which are likely to influence the assessment of significance should be clearly identified
- Provide detail of how these variables will affect the significance of the impacts over the life of the development
- Identify the significance of impacts that remain following mitigation

## 6 Mitigation

- Describe the measures proposed to avoid, reduce and if possible remedy significant adverse impacts on both landscape character and visual amenity
- Provide an indication of the effectiveness of the stated measures
- Clear indication of how the mitigation measures will be implemented

## 7 Presentation of the Landscape and Visual Impact Assessment

- The document should be clear and logical in its layout and presentation and be capable of being understood by a non-specialist
- It should be a balanced document providing an unbiased account of the landscape and visual effects, with reasoned and justifiable arguments
- A glossary of all technical terms and full reference list should be provided
- Plans, diagrams and visual representations should be provided to assist in the understanding of the development and its impact, and should be clearly labelled with all locations referenced in the text

## 8 Non technical Summary

- A brief stand-alone document to be available to a non-specialist reader, to enable them to understand the landscape and visual impacts of the proposal
- To include a summary description of the development; the aspects of landscape character and visual amenity likely to be significantly affected, the likely significant effects, and the mitigation measures to be implemented
- Include as a minimum the plans, maps and other visual representations which illustrate the location of the application site, the footprint of the development, and the location of key features



View towards Tamar River and Plymouth

