



POUNDSTOCK LOCAL LANDSCAPE CHARACTER ASSESSEMENT

Neighbourhood Development Plan

Poundstock Parish



Revision	Prepared by	Checked by	Approved by
	Kathryn Statham CMLI Senior Landscape Architect	Dr Bruce Forrest BSc (Hons), MSc, PhD Senior Ecologist & Tendering Specialist	

Disclosure

The information, opinion and advice which we have prepared and provided is true and has been prepared and provided in accordance with the Landscape Institute Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Contents

1.	Background to the assessment	6
1.1.	Creating the Poundstock Local Landscape Character Assessment	6
1.2.	The Landscape Character Types (LCT)	8
2.	Local Landscape Character Assessment	10
2.1.	What is landscape character assessment?	10
2.2.	The Poundstock Local Landscape Character Assessment	12
3.	The Landscape Character Assessment of Poundstock Parish	15
3.1.	Introduction	15
3.2.	Landscape Type : Elevated Land	18
3.3.	Landscape Type : Valleys	26
3.4.	Landscape Type : Coastal Lowland	36
3.5.	Landscape Type : Coast	41
4.	Designated landscapes	47
4.1.	Implications for landscape character protection in Poundstock Parish	47
4.2.	Cornish Area of Outstanding Natural Beauty (AONB)	47
4.3.	Area of Great Landscape Value (AGLV)	50
5.	Edge of Settlement Assessments	51
5.1.	Overview	51
5.2.	Widemouth Bay	53
5.3.	Bangors with Poundstock	66
5.4.	Treskinnick Cross	76
6.	The Importance of the landscape to Poundstock Parish Community	84
6.1.	Consultation on the Local Landscape Character Assessment (LLCA)	84
6.2.	Finalisation of the LLCA	84
7.	Relationship between this Local Landscape Character Assessment (LLCA) and the Poundstock Neighbourhood Plan (NP)	85
7.1.	The role of the LLCA in providing core baseline information for the Poundstock Parish NP	85
7.2.	Poundstock Parish NP Vision and Objectives	85
7.3.	How the Local Landscape Character Assessment (LLCA) can be used to inform planning decisions	85
7.4.	Judging Landscape Capacity – A Development Management Toolkit	87
8.	List of Appendices	88

List of Figures

- Figure 1: Volunteers out and about doing the field assessments 6
- Figure 2: 'Elevated Land' Landscape Character Type 8
- Figure 3: 'Valleys' Landscape Character Type 8
- Figure 4: 'Coastal Lowland' Landscape Character Type 8
- Figure 5: 'Coast' Landscape Character Type 9
- Figure 6: The Landscape Wheel 11
- Figure 7: Folded rock strata in the cliffs along the coast near Millook 12
- Figure 8: Volunteers out and about doing the field assessments 13
- Figure 9: Looking north to Widemouth Bay from the holiday village 14
- Figure 10: Lagas mapping for Poundstock Parish 16
- Figure 11: View south along Marine Drive 17
- Figure 12: From the A39 looking west 18
- Figure 13: View from Tregole looking north east 18
- Figure 14: View looking east at the elevated land forming the skyline from the landscape to the west 18
- Figure 15: View looking south along the A39 21
- Figure 16: Minor lane to Tregole 21
- Figure 17: Telecommunications mast in Treskinnick Cross 22
- Figure 18: Extract from the Lagas Nature recovery Network map 24
- Figure 19: View looking inland from the coast 26
- Figure 20: View looking south east from lane to the east of Bangors 26
- Figure 21: View looking inland from above Millook 26
- Figure 22: View looking north to the valley meeting the coast at Millook 27
- Figure 23: Extract from the Lagas Nature recovery Network map 28
- Figure 24: Japanese Knotweed is known to be present in the lower areas of the Millook Stream. 29
- Figure 25: Extract from ERCCIS Habitat map showing broadleaf and ancient woodland 29
- Figure 26: View over Wanson Water looking north 30
- Figure 27: Looking south to Widemouth Bay Caravan Park 30
- Figure 28: View from Tregole looking north east 31
- Figure 29: Examples of highway and footpath within this LCT 31

Figure 30: Historic post box at Penfound Farm	Figure 31: Poundstock Guild Hall and lytch gate 32
Figure 32: Grade II and II* Penfound Farm 33	
Figure 33: Trees in hedges nearer the coast show signs of the coastal exposure 34	
Figure 34: View looking south along Marine Drive 36	
Figure 35: View looking east from Marine Drive 36	
Figure 36: View looking south east 36	
Figure 37: View along Marine Drive looking south 38	
Figure 38: View looking south as the Coastal Lowland rises to meet the Elevated Land LCT 39	
Figure 39: View looking north at the low cliffs west of Widemouth Bay 41	
Figure 40: View from Millook along the coast to the north 41	
Figure 41: View looking north along the beach 41	
Figure 42: Folded strata in the cliff near Millook 42	
Figure 43: The coastal edge at its lowest point above the sand beach to the west of Widemouth Bay 43	
Figure 44: The wavecut platform between the mouth of the Wanson Water stream and the beach. 43	
Figure 45: Heath, unimproved grass and scrub on the cliffs above Millook 44	
Figure 46: Folded rock strata above the beach at Widemouth Bay 45	
Figure 47: Dramatic folded cliffs at Millook within the AONB 50	
Figure 48: Settlement assessment areas 52	
Figure 49: Looking towards the western boundary of the settlement from Penhalt Cliff 53	
Figure 50: Looking north from Widemouth Bay Holiday Park 53	
Figure 51: Looking north along Marine Drive 53	
Figure 52: Looking at the northern settlement edge 53	
Figure 53: Housing and tourism facilities within the coastal hinterland to the east of Marine Drive 55	
Figure 54: The southern approach to Widemouth Bay 55	
Figure 55: The northern approach to Widemouth Bay 56	
Figure 56: The eastern approach to Widemouth Bay 56	
Figure 57: Viewpoint 1 – From Widemouth Bay Holiday Park looking north 59	
Figure 58: Viewpoint 2 – From Marine Drive looking north 59	
Figure 59: Viewpoint 3 – From Marine Drive looking north 59	
Figure 60: Viewpoint 4 – From Marine Drive looking at the southern settlement edge 60	
Figure 61: Viewpoint 5 – From Marine Drive looking at the western settlement edge 60	
Figure 62: Viewpoint 6 – From western settlement edge on Marine Drive looking down Leverlake Drive 61	

Figure 63: Viewpoint 7 – Western settlement edge on Marine Drive 61

Figure 64: Viewpoint 8 – Eastern settlement edge from Leverlake Drive 62

Figure 65: Viewpoint 9 – Eastern settlement edge approaching from Leverlake Drive 62

Figure 66: Viewpoint 10 – Eastern settlement edge approaching from Leverlake Drive 63

Figure 67: Viewpoint 11 – Coombe Lane on the southern edge 63

Figure 68: Viewpoint 12 – The northern settlement edge 64

Figure 69: Viewpoint 13 – Widemouth Bay viewed from the South West Coast Path to the north. 64

Figure 70: Viewpoint 14 – Widemouth Bay viewed from Penhalt Cliff on the South West Coast Path to the south. 65

Figure 71: View from the highway approaching Bangors from the east 67

Figure 72: Viewpoint 1 – Looking at the south eastern edge of Bangors from the northern edge of Treskinnick Cross 70

Figure 73: Viewpoint 2 – Looking at the south western edge of Bangors from the northern edge of Treskinnick Cross 70

Figure 74: Viewpoint 3 – Looking at the southern edge of Bangors from Tregole to the south west 71

Figure 75: Viewpoint 4 – Looking at the southern edge of Bangors from the coastal highway 71

Figure 76: Viewpoint 5 – the western approach to the settlement 72

Figure 77: Viewpoint 6 – the western settlement edge 72

Figure 78: Viewpoint 7 – the western approach to the settlement 73

Figure 79: Viewpoint 8 – the eastern approach to the settlement 73

Figure 80: Viewpoint 9 – the north eastern settlement edge 74

Figure 81: Viewpoint 10 – the eastern settlement edge 74

Figure 82: Viewpoint 11 – the southern approach to the settlement 75

Figure 83: Looking at Treskinnick Cross from Tregole to the south west 76

Figure 84: Looking north towards the historic crossroads within Treskinnick Cross 76

Figure 85: The listed New Mills farmhouse 78

Figure 86: Approaching the edge of Treskinnick Cross from the east 79

Figure 87: The undeveloped land between Treskinnick Cross and bangors 79

Figure 88: The eastern edge viewed from the north east 80

Figure 89: Viewpoint 1 – from the south west at Tregole 82

Figure 90: Viewpoint 2 – from the northern settlement edge looking south 82

Figure 91: Viewpoint 3 – approaching the settlement edge from the east. 83

Figure 92: Viewpoint 4 – view of the north eastern settlement edge from highway to Penfound Farm 83

1. Background to the assessment

1.1. Creating the Poundstock Local Landscape Character Assessment

- 1.1.1. Poundstock Parish Council realise the importance of retaining and enhancing landscape character to protect the local distinctiveness of the area. In drafting the Poundstock Neighbourhood Plan, the Steering Group were aware of the increasing pressure for new development and the difficulties of siting development in the most appropriate locations. It was realised that to be able to retain the distinctive local character whilst allowing development, it would be vital to record the elements and features which come together to create the present landscape character of the Parish of Poundstock, and unique sense of place. Once this detail had been gathered it would then be possible to assess how new development proposals could positively or negatively affect the local landscape.
- 1.1.2. The Steering Group contacted Kathryn Statham, Chartered Landscape Architect with a view to undertaking a Local Landscape Character Assessment (LLCA). Kathryn met with representatives of the Steering Group to explain how a local landscape character assessment could provide the evidence to underpin the policies within their Neighbourhood Plan (NP).
- 1.1.3. Following this initial meeting the NP Steering Group and other volunteers attended a LLCA workshop training session delivered by Kathryn. This training gave the volunteers the confidence to then go out into the landscape of the Parish over a number of weeks to carry out the field assessments. The volunteers used field assessment forms supplied by Kathryn to record the key elements and features which make up the landscape character of the Parish.



Figure 1: Volunteers out and about doing the field assessments

- 1.1.1.1. Once the field assessments for each landscape character type had been completed, the volunteers asked Kathryn to draw together the information provided into a draft Local Landscape Character Assessment. The Steering Group also commissioned her to write a settlement edge assessment for Widemouth Bay Bangors(with Poundstock) and Treskinnick Cross.

- 1.1.2. The purpose of a Local Landscape Character Assessment (LLCA) is to provide a robust evidence base describing the character of the landscape in the Poundstock Parish, and how the landscape meets the edges the three main settlements. This assessment can also be of use in
- defining the elements of character which give Poundstock its sense of place and local distinctiveness
 - informing decisions regarding the environmental suitability of new development in the Parish
 - celebrating what is important about the local landscape
 - identifying future development pressures
 - enable positive planning, objectively guiding the right development in the right place
 - contribute to the evidence base to support policy within the Neighbourhood Plan
 - help to set priorities for future land management
 - identify features and issues of key importance to local people
- 1.1.3. A Neighbourhood Plan is prepared by the local community, and for this reason it was important that the field work was undertaken by local volunteers and that the draft report finalised by members of the Poundstock Parish. The Steering Group and public consultation reviewed and added more local detail to the draft LLCA document.
- 1.1.4. The LLCA divides the Parish into 4 Landscape Character Types (LCT) as shown in overview map in Appendix 1.
- 1.1.5. In Section 3 the detail of the elements and features which come together to make up the distinctive character of each landscape type are described, with supporting mapping included in Appendix 1.
- 1.1.6. Section 5 describes how the rural landscape meets the settlement edges of Widemouth Bay, Bangors with Poundstock and Treskinnick Cross.

1.2. The Landscape Character Types (LCT)



Figure 2: 'Elevated Land' Landscape Character Type



Figure 3: 'Valleys' Landscape Character Type



Figure 4: 'Coastal Lowland' Landscape Character Type



Figure 5: 'Coast' Landscape Character Type

2. Local Landscape Character Assessment

2.1. What is landscape character assessment?

- 2.1.1. Landscape is about the relationship between people and place, and is the setting for our lives. The Cornish landscape is unique, stunning, diverse, and a major economic asset which provides
- economic value - often becoming a central factor in attracting business and tourism,
 - social and community value as an important part of people's lives, contributing to our sense of identity and well-being, and bringing enjoyment and inspiration
 - environmental value as a home for wildlife and a cultural record of society's use of the land.
- 2.1.2. Through landscape character assessment we can gain an understanding of what elements of the character are important and have value, to help in the decision making process.
- 2.1.3. The European Landscape Convention is clear that all landscapes matter, not just those covered by designation and defines landscape as
- ".....an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors"*
- 2.1.4. The landscape of Cornwall is very important to residents and visitors alike. For many years books have been written and paintings created centring on this wonderful landscape of scenic beauty, cultural heritage and high ecological value.
- 2.1.5. Landscape character assessment is a tool to help understand what the landscape is like today, how it has come to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular landscape.
- 2.1.6. There are many elements which come together to give us the landscape we see and appreciate, illustrated by the Landscape Wheel below. The landscape's physical geology and hydrology affect the soils, which are also influenced by climate, land cover and flora and fauna. The landscape is not static. Our human influence over time through land use, enclosure, cultivation and development make distinct patterns which vary across Cornwall. As well as the physical elements, how we perceive the landscape is an important element of character. Our memories, senses and associations are all personal to use and allow us to perceive the landscape individually. So the landscape is far more than just what we see.
- 2.1.7. Landscape character assessment allows us to identify and describe variation in the character of the landscape, to explain unique combinations of elements and features which come together to create Poundstock Parish's local distinctiveness and a sense of place.



Figure 6: The Landscape Wheel¹

- 2.1.8. Landscape Character Assessment takes common headings such as topography, land cover, field pattern, historic features and describes the character of the area under these common headings.
- 2.1.9. The Cornwall Landscape Character Assessment 2007 provides detail of landscape character through 40 Landscape Character Areas (LCA). Each of these 40 LCAs is a geographically discrete area which has a 'sense of place' and a distinct pattern of elements that makes one landscape different from another, each is accompanied by a detailed description of the character of the landscape.
- 2.1.10. The Parish of Poundstock is covered by three landscape Character Areas (CA):
- CA35 – Kellan Head to Millook Haven Coast (very small area in the SW)
 - CA37 – Western Culm Plateau (very small area in the SW)
 - CA38 – Bude Basin (majority of the Parish)
- 2.1.11. Each of these three CAs describe areas of the landscape far greater than the Poundstock Parish and for this reason they do not provide a sufficient level of local detail to underpin policies relating to landscape character in Poundstock's Neighbourhood Plan (NP). For this reason, the Poundstock NP Steering group wished to undertake a Local Landscape Character Assessment (LLCA) to record

¹ Extract from 2004 Natural England – An Approach to Landscape Character Assessment

the local character detail.

- 2.1.12. The southern area of the Parish lies within the Pentire Point to Widemouth Bay section of the Cornwall Area of Outstanding Natural Beauty recognised for its scenic quality (refer to Map 2 Appendix 1). Further detail can be found in the Cornwall Area of Outstanding Natural Beauty Management Plan 2022 – 2027).



Figure 7: Folded rock strata in the cliffs along the coast near Millook

2.2. The Poundstock Local Landscape Character Assessment

- 2.2.1. This Local Landscape Character Assessment (LLCA) describes in detail the special qualities of the landscape which are important to conserve and enhance to retain the unique locally distinct sense of place.
- 2.2.2. The National Planning Policy Framework (NPPF) includes policies that require consideration of the character and special qualities of the area when making planning decisions. It requires great weight to be given to conserving landscape and scenic beauty in National Parks and AONBs, and to protect valued landscapes. It promotes use of landscape character assessments and expects local plans to build on a strong environmental evidence base. Landscape is a strategic planning issue on which there is a duty for local planning authorities to co-operate. Neighbourhood Plans provide an ideal opportunity to identify, conserve and enhance landscape elements that contribute to local distinctiveness and sense of place. A Neighbourhood Plan should contain clear and logical connections between landscape evidence and related policies.
- 2.2.3. This LLCA is an evidence base for community led planning. It provides a factual description of the landscape character of the parish (outside the settlements) explaining the unique combinations of elements and features which come together to create a sense of place and local distinctiveness.
- 2.2.4. This assessment divides the Poundstock NP area into 4 separate 'landscape character types'

(LCT) each with its own distinct character. The boundaries of each of these LCT has been determined by looking at changes in topography, rather than land use and land cover. The 4 landscape types are as follows:

- Elevated Land (shaded green)
- Valleys (shaded yellow)
- Coastal lowland (shaded blue)
- Coast (shaded purple)

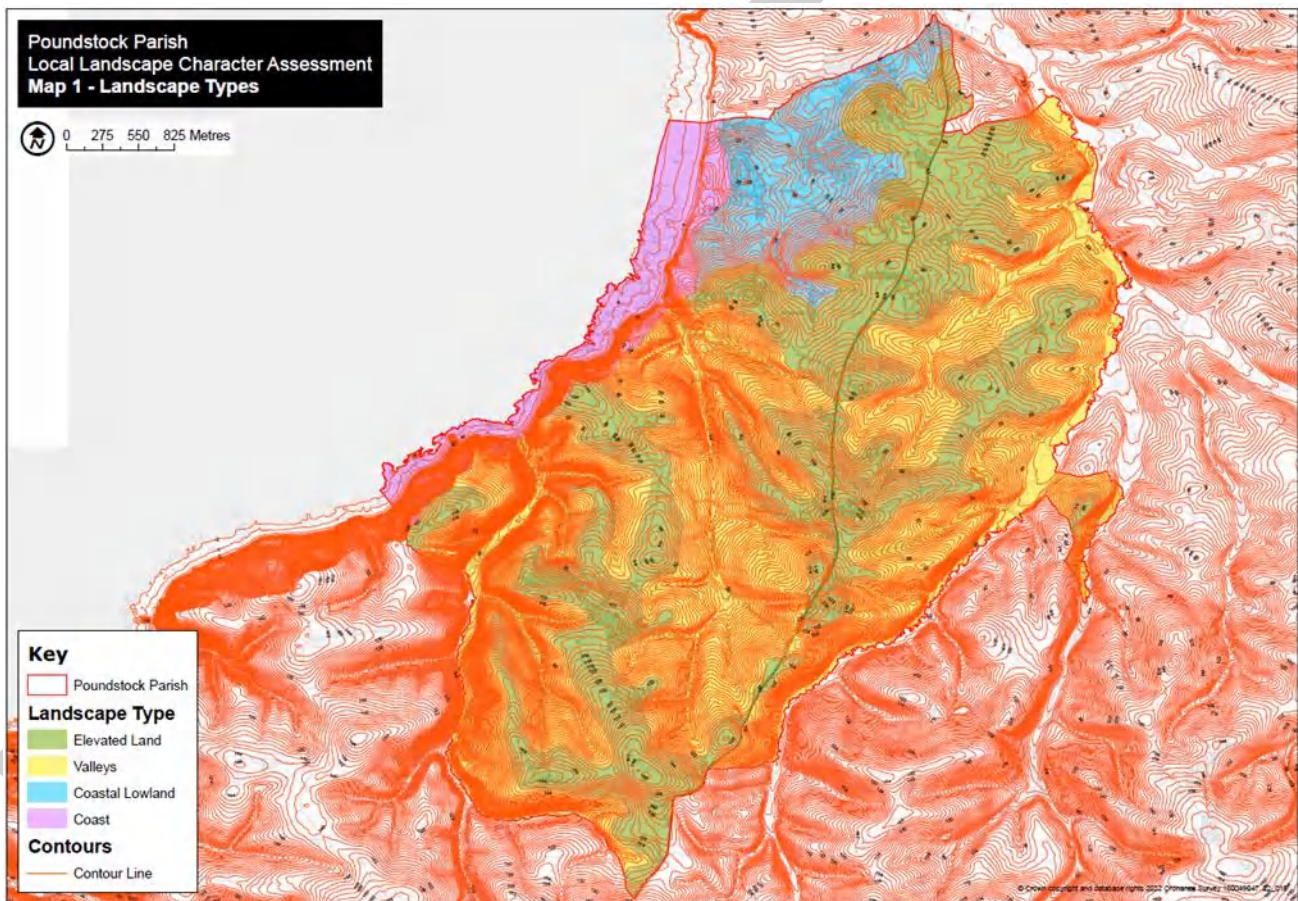


Figure 8: Volunteers out and about doing the field assessments

- 2.2.5. The landscape character descriptions for each of these 4 LCTs was gathered using a field assessment record. Once the LLCA draft was compiled the NP Steering Group reviewed the document and added further local detail.
- 2.2.6. The field assessment record uses the same headings found in the supporting descriptions for the 40 LCAs in the 2007 Landscape Character Assessment. This way there is a clear and robust link between the Cornwall wide assessment and this more detailed local assessment.
- 2.2.7. The landscape type descriptions record the local landscape character and also incorporate details relating to landscape, historic, and natural designations. The mapping to support these descriptions can be found on Maps 1-8 in Appendix 1.
- 2.2.8. A visual assessment of the character has also been carried out and photographs are provided

through the assessment.

- 2.2.9. The LCT descriptions record factual detail only, not whether features and elements of the character are good or bad, appropriate or badly designed. This way the LLCA is an objective factual document. The detail of the more subjective aspects of the assessment, looking at what and where the local community value and feel is important in the Parish, comes through public consultation. Details of this can be found in Section 6.
- 2.2.10. The Parish has three main settlements within it, Widemouth Bay, Bangors, and Treskinnick Cross
- 2.2.11. A review of the character of the edges of these settlements has been carried out in Section 4. This section looks at how settlements fit within the wider rural landscape and the impact current patterns of housing development and land use have on the overall landscape character of the area.



Figure 9: Looking north to Widemouth Bay from the holiday village

3. The Landscape Character Assessment of Poundstock Parish

3.1. Introduction

3.1.1. Section 1 and 2 of this assessment describe how this Local Landscape Character Assessment (LLCA) can create an evidence base which will contribute to development of policies within the Poundstock NP. This Section provides the detail of the landscape character of each of the 4 Landscape Character Types (LCT).

3.1.2. These LCTs are distinctly different areas of land, each having the same generic characteristics which may occur in different parts of the Parish. By using changes in the local topography the following 4 LCTs have been identified, and Map 1 Appendix 1 shows their boundaries

- Section 3.2 - Elevated Land (shaded green)
- Section 3.3 - Valleys (shaded yellow)
- Section 3.4 - Coastal lowland (shaded blue)
- Section 3.5 - Coast (shaded purple)

3.1.3. The field assessment sheets recorded details of character against headings which are replicated from the broader Cornwall Landscape character Assessment 2007. These headings are:

- **Key Characteristics** – what are the key elements and features of the landscape character type that make it different from other areas.
- **Topography and Drainage** – what is the overall shape of the land and a description of any water present.
- **Biodiversity** – Elements of the landscape which could support protected species, their location Only those receptors with a physical or experiential character relationship (such as views or tranquillity) with the site are discussed in more detail below. Each LCT also looks at the potential for habitat and nature recovery and Lagas² is a mapping tool which shares information about Cornwall's unique landscape and environment, to help the public and businesses engage with nature and support environmental growth. The online mapping system displays a 'local nature recovery map' to help plan strategic activity to restore, buffer and link sites that are important for nature to create a functional and resilient network.

The map (resolution at 100x100m cells) brings together the existing nature network areas and proposed corridor mapping with habitat opportunity area mapping. The nature recovery network area corresponds to approximately 40% of the total land in mainland Cornwall. To look in more detail at this mapping and how it relates to the Parish refer to www.lagas.co.uk.

² [Lagas – Natural Capital Information and Management Hub](http://www.lagas.co.uk)

The map shows:

- the most highly ranked areas of mainland Cornwall in terms of biodiversity and selected ecosystem services - corresponding to ~25% of the total land area;
- strategic habitat creation/restoration opportunities for woodland, wetland and heathland;
- other corridor-creation opportunities for linking-up high value areas and improving their connectivity.

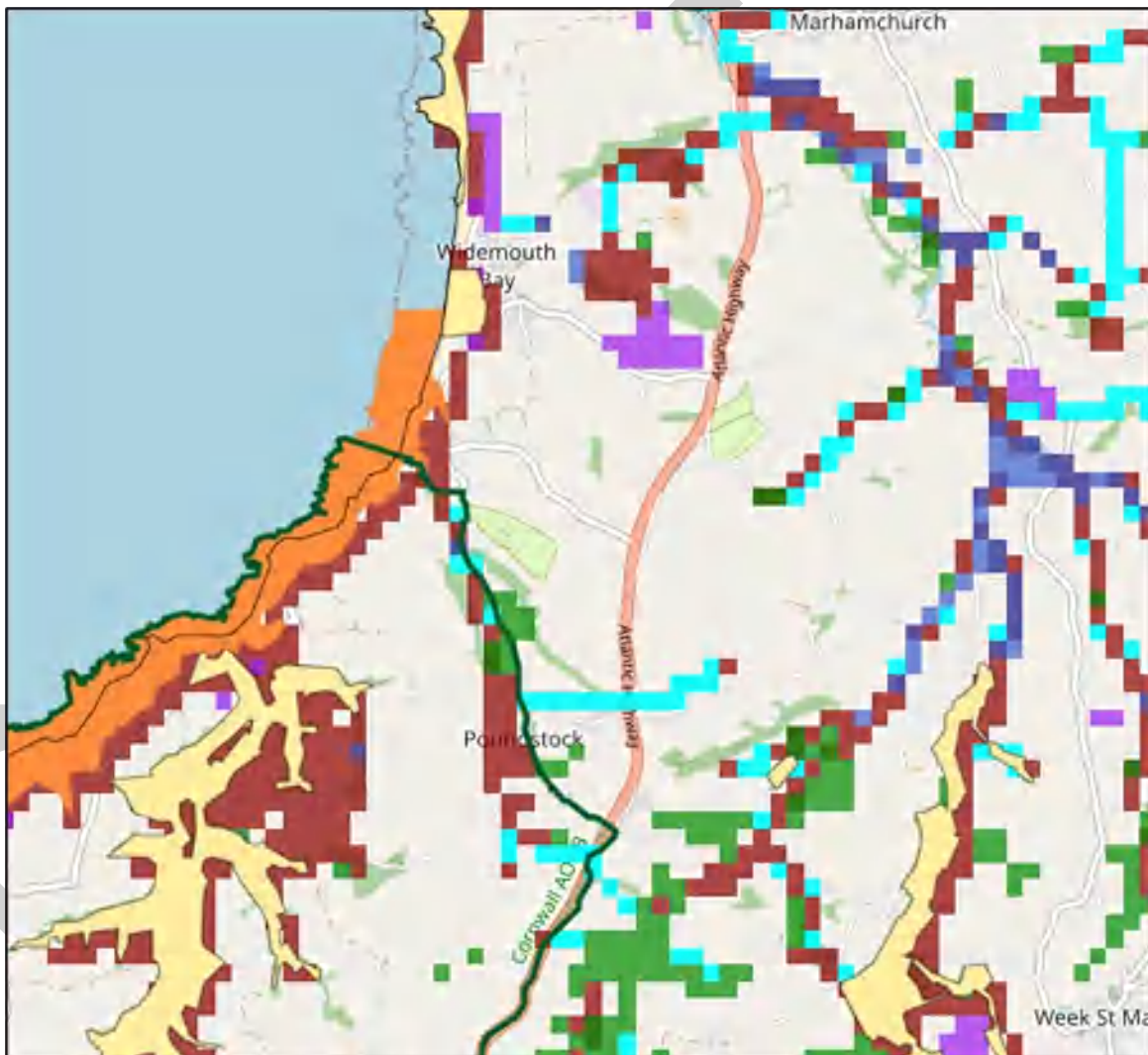


Figure 10: Lagas mapping for Poundstock Parish

- **Land Cover and Land Use** – What types of vegetation are found across the landscape type and what is the land used for.
- **Field and Woodland Pattern** – The location of trees and woodland, and whether they are designated. The scale of the field pattern, and type of field boundary
- **Building distribution** – beyond the settlements, where are buildings located, and how do they relate to the landscape

- **Public Access : Roads and Public Rights of Way** – the character of the road network, and public rights of way, footpaths, bridleways and byways.
- **Historic Features** – designated and non-designated features of historic importance in the Parish
- **Distinctive Features** – elements and features both man-made and natural which are distinctive
- **Aesthetic and Sensory** – the human experience of being within the LCT, sight, sound, smell, seasonal change.
- **Condition** – the state and appearance of characteristics of the landscape, as well as an overall assessment
- **Relationship to the adjacent land parcel** – how each landscape type relates to the next landscape type, whether there is a distinct change or more of a transition from one to the next.
- **Views** – key vantage points where the public's attention is focussed in one direction, important vistas, and important visual links between landscape features, such as church spires, burial mounds.
- **Development Pressure affecting Landscape Character** – what future development could potentially have an adverse impact on the character of the landscape.



Figure 11: View south along Marine Drive

- **Landscape Management and Development Considerations** – are there beneficial land management practices which need to be continued, or practices which could be altered to preserve or enhance the local landscape character. Consideration also with regard to positive planning for new development.

3.2. Landscape Type : Elevated Land



Figure 12: From the A39 looking west



Figure 13: View from Tregole looking north east



Figure 14: View looking east at the elevated land forming the skyline from the landscape to the west

3.2.1. Key Characteristics

- The highest land in the Parish forming an undulating skyline when viewed from the surrounding landscape. Although the highest ground in the Parish the overall ground height decreases as you move to the north of the Parish.
- Field boundaries and minor highways bounded by managed low hedges up to 2m in height of native species
- Overall few trees in hedges, trees only found in small areas of woodland. Tree and shrub growth is slowed due to the elevated position and coastal exposure.
- Predominantly Grade 3 arable and pastoral farmland
- The A39 main coastal highway runs through the centre of the parish and traffic noise can be experienced in the surrounding landscape, which increases during the summer months.
- Wide open views over foreground valleys to areas of elevated land both inland and on the coast.
- Two settlements of Bangors and Treskinnick Cross which have developed at significant cross roads in the historic landscape.

3.2.2. Topography and Drainage - This LCT is the northern extension of a much larger plateau area lying to the south and south west beyond the Parish boundary. This higher ground extends from the south to the north and out to the coast in the south western area of the Parish. In the south the land lies at 156m AOD and decreases to 58m AOD in the north whilst maintaining the high ground above the numerous inland and coastal valleys. This is not a flat landscape but one of undulations in the higher ground.

Springs can be found where the heads of the valleys meet the elevated land. There are also occasional ponds.

3.2.3. Biodiversity - This LCT is predominantly arable and improved grassland with reduced biodiversity value, where the Cornish hedge boundaries create the important wildlife habitats for many species of flora and fauna and form interconnecting wildlife corridors with the more sheltered valley LCTs. These hedges are managed at 2-3m.

Pockets of woodland dating back to the 1900s can be found at Quinceborough and Widemouth plantations. These are shown as Biodiversity Action Plan Broadleaf Woodland habitats.

Areas of woodland in the south if this LCT extend woodland cover from within the Valleys LCT County Wildlife creating important interconnecting habitat. The map shows existing nature network in brown, woodland opportunity in green, wetland opportunity in dark blue, and other corridor opportunity in light blue.

3.2.4. Land Cover and Land Use - The land is predominantly mixed arable and improved grassland pasture. The settlements of Bangors and Treskinnick Cross lie on this elevated land, with other development of isolated large farms and holiday park accommodation. The areas of this LCT to the west of the A39 are designated as Heritage Coast the most beautiful, undeveloped stretches of coastline managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors. The elevated land LCT also lies within the Pentire point- Widemouth AONB and Week St Mary AGLV.

Field and Woodland Pattern - The fields are irregularly shaped, medium to large scale bounded by Cornish hedges, typical of traditional Cornish agricultural landscapes in this area. The historic field pattern of the Medieval Anciently Enclosed Land has been significantly altered by the removal of hedge boundaries increasing field sizes. Cornish hedge boundaries are a valuable wildlife habitat, as well as creating the distinctive rural farmland character.

Predominantly the hedges are native shrubs a mix of bramble, blackthorn, hawthorn do not contain trees and are closely managed with an overall height not generally exceeding 3m. Fields are cultivated close to the hedge boundaries limiting the area for wild flowers. The development of vegetation is slowed by the coastal exposure.

Cornish hedges have defined our landscape for centuries and today provide a distinct local identity quite different from other areas of the country where hedgerows are more common. These hedges are culturally and environmentally important to Cornwall and if they are to thrive into the future they need protection and good management.

Historic plantations of woodland at Quinceborough and Widemouth are shown on the 1st Edition 1901 maps. Other areas of woodland in the south of the LCT have developed in the last 100 years extending up onto the elevated land from the adjacent valleys.

- 3.2.5. **Building distribution** - There are two settlements in this LCT Treskinnick Cross has developed from a hamlet lying at a cross roads, shown on the 1st Edition mapping of 1875, and thatch houses and cottages built of cob, rendered and painted white remain today. The other is Bangors with Poundstock which has developed around a Methodist chapel and St Neots Church, now St Winwaloe Church.

Isolated large farm complexes have developed from historic smaller farms shown on the 1875 1st Edition mapping. Other more modern development is associated with the A39 corridor.

- 3.2.6. **Public Access : Roads and Public Rights of Way** - The A39 runs along the centre of this LCT. This 'Atlantic Highway' is a busy and fast moving road connecting towns along the north coast. Much of the route lies in the open landscape with wide sweeping views out west to the coast over low closely managed hedges, and inland to the east. The open nature of some road section means the noise from the traffic can be heard from the wider landscape. Open and more distant views decrease as you move north, as the landform decreases in overall height. The highway is unlit with grass verges to hedge field boundaries.

Once you leave the A39 all roads become much narrower minor roads, bounded on either side by hedges with clipped vegetation. There are no footways on any of the roads in this LCT outside the settlements.

There are limited public rights of way in this LCT, those that are present link down into the Valleys LCT. Routes are predominantly footpaths with two bridleways. In many cases these footpaths follow old tracks connecting historic farms.



Figure 15: View looking south along the A39



Figure 16: Minor lane to Tregole

3.2.7. Historic Features

- A number of Grade II and Grade II* listed buildings are found within farm complexes and historic settlements

- There is a Schedule Monument Round Barrow located on Millook Common in the west of the LCT

What other historic features are you aware of which may not be listed?

3.2.8. Distinctive Features

- Highest lying land in the Parish forming a skyline to the surrounding landscape
- Irregular field pattern bounded by closely managed field boundaries of vegetation and Cornish hedges supporting native shrubs with very occasional trees.
- Wind turbine to the south of Bangors
- Telecommunications mast in Treskinnick Cross
- Small pockets of woodland stunted in growth by the coastal exposure

What other distinctive features are you aware of which may not be listed?



Figure 17: Telecommunications mast in Treskinnick Cross

- 3.2.9. **Condition** - A well maintained farmland landscape, with managed hedges and small areas of woodland.
- 3.2.10. **Aesthetic and Sensory** - The A39 dominates much of this LCT being the main coastal highway, where the traffic noise can be heard in the surrounding landscape depending upon the wind direction. This is an open an exposed LCT where the exposure has limited the growth of trees and other vegetation. There is minimal light pollution residential properties and farm buildings outside the settlements. Seasonal variation in the changes in field cultivation, and traffic levels/noise from the A39.
- 3.2.11. **Views** - Views are open and expansive both in land to the east and to the coast to the west, as this LCT is the highest land in the Parish. Generally, views are greatest in the southern areas and

decrease as the topography reduces towards the northern Parish boundary.

- 3.2.12. Relationship to adjacent landscape character types** - The Elevated Land LCT is very closely linked to the Valleys LCT, and there is no distinct change between the two LCTs. The boundary of the Elevated Land LCT follows areas of high ground between the valleys where the contours slacken and the land is more associated with the undulating higher ground than the sloping valleys. As there is no defined edge the landscape around the boundaries of this LCT is one of transition between the Elevated Land and Valleys LCTs. The descriptions for both these LCTs should be read to give character context in these areas.

3.2.13. Development Pressure affecting Landscape Character

- Further increases in field sizes through changes in agricultural practice would involve the removal of further historic Cornish hedges
- Changes in the management of farmland
- Housing development increasing the size of Bangors and Treskinnick Cross
- Residential development within the open landscape beyond the main settlements
- Replacement dwellings, where existing buildings are replaced with larger structures which are of a different scale and mass to the character of the properties in the area.
- Increased light pollution
- Increased holiday accommodation through camp sites and touring caravan parks
- Suburbanisation of the rural highway through hedge cutting and planting of non-native more ornamental garden species in the road verges and hedges.
- Development which erodes the peace and tranquillity of this landscape
- Modern structures within the landscape such as solar arrays on south facing slopes, wind turbines, overhead cables, and telecommunication masts
- Erosion of the high scenic quality of the AONB and AGLV designated landscape.

3.2.14. Landscape Management and Development Considerations

- The land to the south of the Parish lies within the Area of Outstanding Natural Beauty (AONB) reflecting the national importance of this landscape. The primary purpose of AONB designation is to conserve the natural beauty of the landscape. Any proposed change of land use or development in the area must abide by relevant AONB policies and must not negatively affect landscape character or biodiversity.
- Ensure all management and development of land across this area supports AONB policies to prevent any development that is out of character or scale and negatively affects the AONB.
- Avoid development which is out of scale or overwhelms the landscape pattern and character.
- Much of this LCT is perceived as a skyline from the surrounding landscape of valleys, avoid the development of the skyline.

- Reflect the field sizes retaining and enhancing the field pattern through any new development
- Retain the strong field pattern of Cornish hedges and the native vegetation they support. Ensure sufficient buffers are created where new development is proposed near key hedges.
- Encourage farmland management to leave wild buffers to field margins.
- The Lags Nature Recovery Network mapping shows opportunities to connect existing habitats in the valleys by creating new nature networks over this elevated LCT.

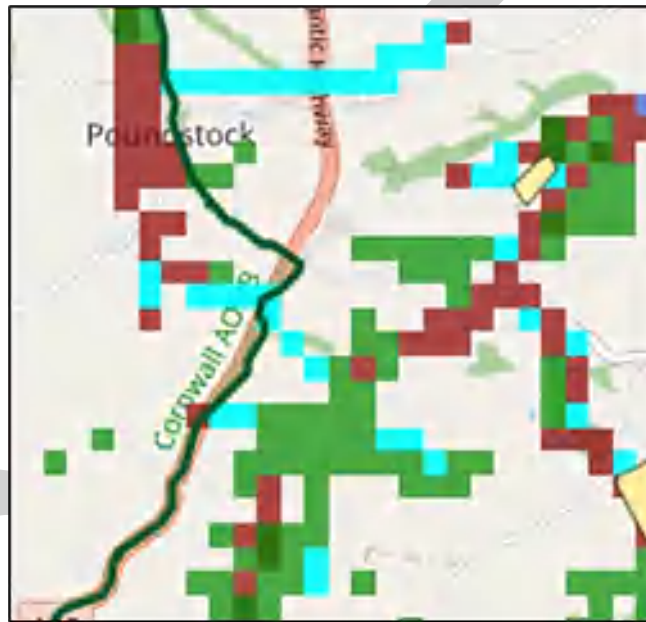


Figure 18: Extract from the Lags Nature recovery Network map

- Alterations and extensions to dwellings should have appropriate regard to the character of the landscape, in particular to ensure that the scale and design does not dominate or impose on the landscape, respects the character of the setting
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.
- Reflect the landscape character and settlement pattern, without increasing the prominence of new development in this character type
- Avoid development which breaks the skyline
- Ensure new features match the local vernacular using locally occurring materials.
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.

- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority. Where appropriate in terms of landscape character look to increase the tree canopy of large species native trees.
- Consider how light pollution can be minimised, through appropriate design in new development.

DRAFT

3.3. Landscape Type : Valleys



Figure 19: View looking inland from the coast



Figure 20: View looking south east from lane to the east of Bangors



Figure 21: View looking inland from above Millook

3.3.1. Key Characteristics

- Wide open valleys which become narrower and steeper as you approach the coast.
- Increased tree cover in hedges and pockets of woodland benefitting from the shelter afforded by the topography from the coastal exposure

- Ancient woodland and Biodiversity Action Plan Broadleaf Woodland, with the Millook Valley a designated a County Wildlife Site
- Isolated historic farms with medium scale field pattern
- Peaceful and quiet away from the A39 in the upper valley areas
- Unspoilt and undeveloped, covered by the Heritage Coast, Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) designations

3.3.2. Topography and Drainage - There are a number of valleys in Parish. Those in the east meet the boundary of the elevated land and become narrower and increasingly steeper as you move west towards the coast. A further inland valley runs the length of the western Parish boundary, where the boundary is the stream bed in the bottom of the valley. The rising western valley side lies with the Parish.

The valleys are open and not deeply incised and enclosed. At the lower levels the valley floors open up to have areas of open flat ground, particularly in the valley on the western Parish boundary.



Figure 22: View looking north to the valley meeting the coast at Millook

These valleys all contain watercourses with varying sizes of stream, draining the higher ground down to the sea. The two main valleys have named streams of Millook Water and Wanson Water. A number of mills were associated with these streams in the past. The valleys form part of the Bude Basin catchment area for small streams in little narrow valleys feeding into the most significant ones

3.3.3. Biodiversity - This LCT is a combination of arable/pastoral farmland, and woodland. There are small areas of wetland in the small stream valleys that drain the wider Bude Basin. Small fragmented areas of Purple Moor Grass and Rush Pasture and Fens occur within the wetland areas, mostly at the upper reaches of the streams. These wetlands with small fragments of neutral grassland, scrub and broadleaved woodland (including some Wet Woodland) form linear corridors of semi-natural habitats.

Much of the woodland around the slopes of Millook Water was present on the 1st Edition mapping of 1875 with a section at Trebarrfoote shown to be ancient woodland. The valley woodland around Millook Water is designated as a County Wildlife Site and mapped as Upland Oak Woodland Biodiversity Priority Habitat.

The Wanson Water valley too has historic woodland on its slopes dating back to 1875. The age of these woodlands will support a rich and diverse flora and fauna and the field boundary hedges between them, an important interconnecting natural network.

The Lagas Nature Recovery Network mapping clearly shows the existing nature network which can be found in the valleys in the Parish and how these areas can be potentially linked to other nature networks in the area. The map shows existing nature network in brown, woodland opportunity in green, wetland opportunity in dark blue, and other corridor opportunity in light blue.

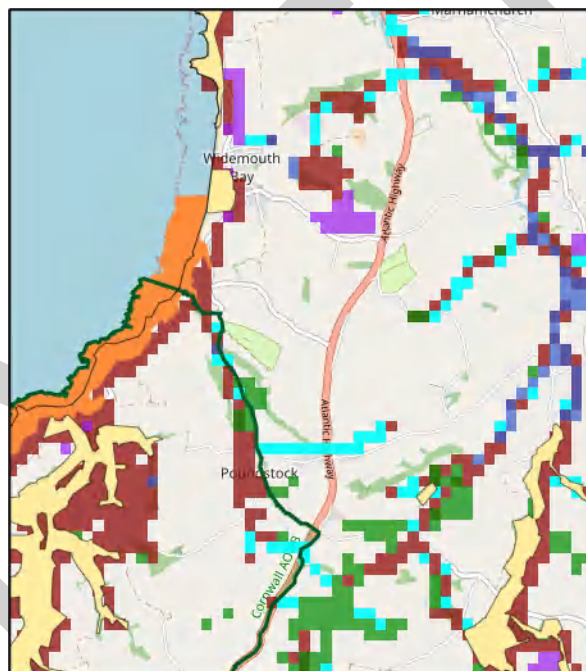


Figure 23: Extract from the Lagas Nature recovery Network map

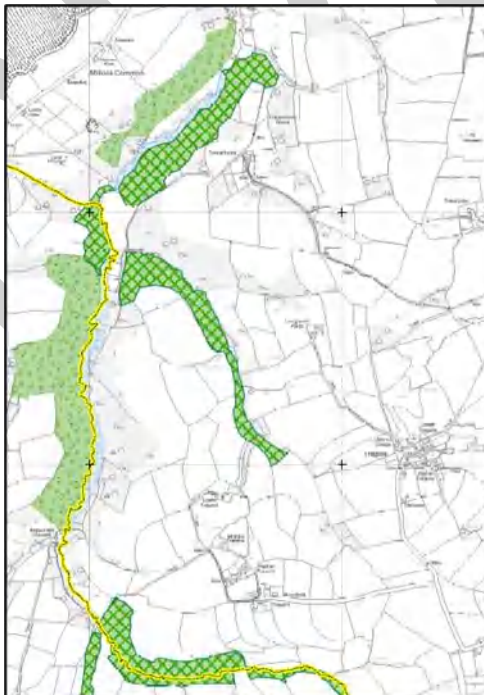


Figure 24: Japanese Knotweed is known to be present in the lower areas of the Millook Stream.

- 3.3.4. **Land Cover and Land Use** - Arable and pastoral farmland with extensive areas of broadleaf woodland. Isolated individual dwellings and a number of historic farms.

Widemouth Bay Caravan Park is also located on a north facing slope of one of the tributary valleys to the Wanson Water valley. The valleys are designated as Heritage Coast the most beautiful, undeveloped stretches of coastline managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

- 3.3.5. **Field and Woodland Pattern** - The shelter from the coastal exposure in the valleys has allowed trees to develop in vertical scale in contrast to the more exposed elevated land where few trees are found.



Much of the woodland on the lower valley slopes is shown on the 1875 1st Edition map, and today these areas have increased in area. Woodland in the lower sections of Millook Water valley, and in the valley on the eastern Parish boundary at Tuckinmill Wood is protected ancient broadleaf woodland. Woodland areas are also designated in this area as Upland Oak Woodland Priority Habitat. Refer to Mapping in Appendix 1. Many of the fields on the valley slopes have had hedges removed since 1875 to increase the scale for modern farming techniques, and therefore the Medieval historic field pattern does not remain intact.

Figure 25: Extract from ERCCIS Habitat map showing broadleaf and ancient woodland

Many hedges in the valleys are, like the Elevated LCT, closely managed and only up to 2m in height, however there are many field boundaries with scrub and trees in the lower valley levels where hedge boundaries reach over 6m in height.



Figure 26: View over Wanson Water looking north

3.3.6. Building distribution - Few buildings are found within the valleys, some isolated historic farm complexes and occasional private dwellings. Widemouth Bay Caravan Park lies on the north facing slope of one of the Wanson Water stream tributary valleys.



Figure 27: Looking south to Widemouth Bay Caravan Park

Old mill buildings can be found in the lower reaches of the Millook valley. Buildings are stone and slate, although some more modern buildings can be seen with large windows and white render which appear more prominent in the landscape. Small hamlet of 8 residential properties can be found at Millook.



Figure 28: View from Tregole looking north east

- 3.3.7. **Public Access : Roads and Public Rights of Way** - There are only a small number of minor roads within the Valleys LCT, some are very narrow and winding often with steep gradients, a number lead only to historic farms and are not through routes. The shelter afforded by the valleys has meant that trees growing on the Cornish hedges adjacent to the highway have now formed tunnels. The highways do not have road verges, lighting or road markings.

There is an extensive network of footpaths running along the valley floors and up to connect to farms on the more elevated land. These routes are well maintained and create many circular walks. One route 533/7/1 was completely grown in impassable at the time of the field survey.

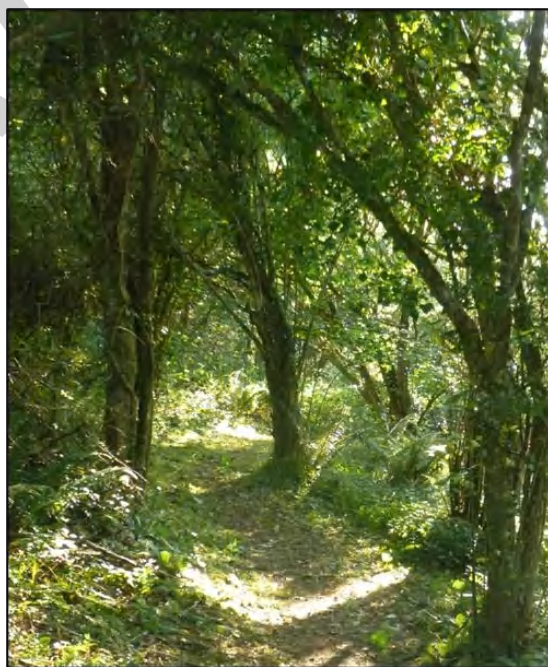


Figure 29: Examples of highway and footpath within this LCT

3.3.8. Historic Features - The Historic Landscape Characterisation mapping shows the Valleys LCT to be predominantly Medieval farmland, the agricultural heartland of Cornwall, 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. Many of the early field boundaries creating small enclosures have been removed in modern farming. This mapping also shows extensive areas of upland woodland in the bottoms of the valleys. The following are noted historic features:

- Queen Victoria letter box in the wall at Penfound Farm
- Schedule Monument – Round 310m south of Mill farm
- Grade I listed St Winwaloe Church and Guildhouse
- Grade II and II* listed historic farm buildings



Figure 30: Historic post box at Penfound Farm



Figure 31: Poundstock Guild Hall and lytch gate



Figure 32: Grade II and II* Penfound Farm

What other historic features are you aware of which may not be listed?

I'm not sure where the Holy Well is located which is on the volunteer's photographs for 'Holy Well, Tregole, Trewint and Treskinnick'.

3.3.9. Distinctive Features

- The topography where valleys become narrower and steeper as you leave the springs on the elevated land and move towards to coast.
- Trees within hedges
- Extensive areas of developing and ancient woodlands
- Historic isolated farms
- Widemouth Bay Caravan Park
- St Winwaloe Church tower

What other historic features are you aware of which may not be listed?

3.3.10. **Condition** - The landscape is generally well managed farmland, with well managed hedge boundaries with varying degrees of vegetation cover.

Japanese Knotweed is present in the Millook valley.

3.3.11. **Aesthetic and Sensory** - Away from the elevated land and the A39 this is a very quiet and tranquil LCT, with audible bird song throughout.

Changes in field cultivation and cropping through the year in the wide sweeping valleys add seasonal change. A feeling of greater exposure as you move to the higher valley slopes where they meet the Elevated Land LCT.

Minimal light pollution from residential properties and farms.



Figure 33: Trees in hedges nearer the coast show signs of the coastal exposure

- 3.3.12. **Views** - The southern area of the Parish is an Area of Outstanding Natural Beauty (AONB) designated for its high scenic quality. Long range views are however limited by the topography and vegetation. Upper valley areas are more open and afford views up to 1km but this is significantly reduced as you move down the valley slopes. The Elevated Land LCT appears as the skyline in many views looking in land.
- 3.3.13. **Relationship to adjacent landscape character types** - The Valleys LCT is very closely linked to the Elevated Land LCT, and there is no distinct change between the two LCTs. The boundary of the Elevated Land LCT follows areas of high ground between the valleys where the contours slacken and the land is more associated with the undulating higher ground than the sloping valleys. As there is no defined edge the landscape around the boundaries of this LCT is one of transition between the Valleys and Elevated Land LCTs. The descriptions for both these LCTs should be read to give character context in these areas.
- 3.3.14. **Development Pressure affecting Landscape Character**
- Changes in agricultural practice and the traditional management of farmland
 - Loss of interconnecting green corridors and semi natural habitat
 - Increasing field sizes involving the removal of Cornish hedges

- Construction of large agricultural buildings
- Replacing existing buildings with new structures of a different scale and mass to the character of the built form in the area
- Light pollution eroding the dark skies
- Expansion and increase in the number of tourist accommodation and holiday parks
- Erosion of the high scenic quality of the AONB and AGLV designated landscape.

3.3.15. Landscape Management and Development Considerations

- Encourage the development of woodland on the valley sides
- Protect and manages existing wetland areas, and create new ones where appropriate
- Consider the landscape and visual impact of new, and extensions to exiting tourism facilities and holiday parks. Any new applications to create or extend such facilities should be supported by a detailed Landscape and Visual Impact Assessment with supporting mitigation measures.
- Much of the valley systems within the parish lie within the Pentire Point-Widemouth Area of Outstanding Natural Beauty (AONB) reflecting the national importance of this landscape. The primary purpose of AONB designation is to conserve the natural beauty of the landscape. Any proposed change of land use or development in this area must abide by relevant AONB policies and must not negatively affect scenic beauty, landscape character or biodiversity.
- Alterations and extensions to dwellings should have appropriate regard to the character of the landscape, in particular to ensure that the scale and design does not dominate or impose on the landscape, and that it respects the character of the setting
- Ensure any new features match the local vernacular using locally occurring materials
- Development should avoid the significant areas of semi natural habitat rich in wildlife species. There is the potential for further habitat enhancement to create greater links between these areas. Consideration needs to be given to suitable buffers to these important areas for new development.
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.
- Retain the strong field pattern of Cornish hedges and the native vegetation they support
- Control the spread or introduction of invasive species such as Japanese Knotweed at Millook.

3.4. Landscape Type : Coastal Lowland



Figure 34: View looking south along Marine Drive



Figure 35: View looking east from Marine Drive



Figure 36: View looking south east

3.4.1. Key Characteristics

- Low lying land at the mouth of an open wide and shallow valley
- Coastal exposure limits the vegetation growth, however shelter provided by the surrounding topography further in land allows an increase in the vertical scale of trees and hedges
- Open extensive views across the area from the surrounding more elevated land
- Erosion of the character of the undeveloped coast by residential accommodation and tourism facilities
- Settlement of Widemouth Bay is largely contained within intact historic field pattern

- 3.4.2. **Topography and Drainage** - This LCT forms part of a wide and shallow valley as it meets the coast. The surrounding higher ground is decreasing in height as it falls to the Bude Basin from the higher Culm Plateau to the south. The land has a gentle gradient rising to the south and east to meet the Elevated Land LCT. This gradient is considerably shallower than that found in the Valleys LCT.

There are a number of streams draining over this area to the coast from the higher Elevated Land LCT. These streams have been identified by the Environment Agency as having a susceptibility to surface water flooding. Lower areas of the LCT are shown to be Susceptible to Groundwater Flooding on an indicative strategic scale map developed by the Environment Agency (shown as 1km square grid squares).

- 3.4.3. **Biodiversity** - This landscape type is a mix of arable farmland and improved grassland pasture with blocks of scrub with developing trees.

The arable farmland will have a low level of biodiversity, however the field margins form an important interconnecting habitat.

There are a number of hedge trees shown on the 1875 1st Edition map which if are still present today will create important habitats. These hedges link to woodland which has developed over the last 70 years, taking advantage of the changes in farming practice and the shelter afforded by the low lying topography.

- 3.4.4. **Land Cover and Land Use** - A mix of arable farmland and improved grassland pasture with blocks scrub with developing trees. The settlement of Widemouth Bay lies on the western boundary, and a golf course to the west of Box's Shop. There is an operational 1.4MW solar photovoltaic site at Creathorne Farm, and sewage works on the northern edge of the LCT.

- 3.4.5. **Field and Woodland Pattern** - Medium and small-scale irregular shaped field pattern. Many field boundaries have been lost since the 1st Edition mapping of 1875, to increase the overall scale.

The field boundaries are Cornish hedges supporting native vegetation with more frequent trees than in the Valleys and Elevated Land LCTs. Scrub with developing trees present in a number of locations and this has developed in the last 25 years. The development of vegetation is slowed by the coastal exposure.

- 3.4.6. **Building distribution** - The main settlement within this LCT is Widemouth Bay lying on the western boundary. There is no other development apart from the sewage works to the north east.

- 3.4.7. **Public Access : Roads and Public Rights of Way** - Two highways cross this LCT. Marine Drive runs along the western boundary and as it descends to the lower levels has a suburbanised character with white painted fencing, mown grass verges, highway signage, double yellow lines and sections of pavement associated with the residential and holiday accommodation and facilities.



Figure 37: View along Marine Drive looking south

Leverlake Road heads south east to meet the A39 at Box's Shop, and has a more rural and undeveloped character with no road markings hedges meeting the highway or narrow unmown verges and no pavements.

Two public rights of way cross the LCT. Footpath 533/6/1 with Gold status runs from the A39 down to Leverlake Road, and bridleway 533/28/1 runs south from Widemouth Bay to Higher Widemouth Farm.

- 3.4.8. **Historic Features** - Referring to the Historic Landscape Characterisation mapping, this LCT is predominantly Medieval Farmland, which was the agricultural heartland of Cornwall 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. Also showing Coastal Rough Ground to the east of Widemouth Bay.

Are there any historic features are you aware of?

- 3.4.9. **Distinctive Features**

- Vegetation changes - along the coastal hinterland vegetation is low growing and closely managed by the coastal exposure and salt laden winds. More sheltered areas in land support small areas of developing woodland, and trees are found within hedge boundaries.
- Significant change in character due to tourism in the summer months, including increased traffic and parked cars

Are there any other distinctive features are you aware of?

- 3.4.10. **Aesthetic and Sensory** - The LCT is significantly influenced by the proximity to the sea in terms of weather, sound and tourism. There is a great change in the character of the area during the summer months when the area and beach to the west are popular with locals and tourists. In land to the east the landscape is much more tranquil with extensive birdsong.
- 3.4.11. **Views** - The increase in tree cover and heights of hedges as you move east make this a more enclosed landscape at ground level. Higher areas extending up to the Elevated Land LCT are more open and have wider views of the coast.

- 3.4.12. **Relationship to adjacent landscape character types** - This LCT meets the Elevated Land LCT to the east and south, where there is no distinct change marked on the ground. The boundary has been drawn where the slopes slacken from the Elevated Land LCT. The land lying along the boundary between these two LCTs is one of transition, exhibiting characteristics of both LCTs.



Figure 38: View looking south as the Coastal Lowland rises to meet the Elevated Land LCT

3.4.13. **Development Pressure affecting Landscape Character**

- Pressure for tourism facilities and accommodation
- Expansion of Widemouth Bay, by sprawl of houses away from the present boundary
- Demand for housing and holiday accommodation with sea views and access to the coast
- Tourism access and car parking
- Development which is out of scale and has a dominance on the surrounding landscape, where new larger dwellings replace smaller properties which are of a different scale and mass to the character of the properties in the area.
- Suburbanisation of the rural character by cutting roadside verges and planting non-native ornamental species in a rural setting
- Changes in agricultural practice and the traditional management of farmland
- Increasing field sizes involving the removal of Cornish hedges
- Light pollution eroding the dark skies

3.4.14. Landscape Management and Development Considerations

- All landscape management and development must consider the importance of the scenic quality of the area demonstrated by the Area of Great Landscape Value (AGLV) designation. Any development within this coastal hinterland will be visually prominent and must not impact on views, biodiversity or valued landscape character.
- Locate development away from the coast having regard for the Cornwall shoreline Management Plan and coastal erosion in this area.
- Development should not be permitted on any natural coastal habitat or within areas likely to experience coastal erosion in the next 100 years. Prevent any activity that may increase erosion risk
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.
- Ensure the use of local materials and vernacular design in any development
- Consider how light pollution can be minimised, through appropriate design, in new development.
- Avoid the creation of access tracks across coastal rough ground.
- Prevent any activity that may pose a risk to biodiversity or protected species
- Closely manage and control litter and pollution

3.5. Landscape Type : Coast



Figure 39: View looking north at the low cliffs west of Widemouth Bay



Figure 40: View from Millook along the coast to the north



Figure 41: View looking north along the beach

3.5.1. Key Characteristics

- Coastal variation moving from the north to the south of the Parish reflecting the inland rising topography. Dune systems in the north developing into high cliffs in the south.

- A sandy beach in the north alters to an extensive wave cut platform and then much smaller pebble beaches in the south.
- Distinctive coastal vegetation of unimproved and coastal grassland intermixed with heath, low scrub/bramble and bracken.
- Largely wild and undeveloped coast
- Significant increased public use during the summer months

3.5.2. **Topography and Drainage** - The mixed hard rock is from the Carboniferous era and is known as the Bude Formation comprising of massive sandstones and thin interbedded shales. The faulting and folding of these Carboniferous shales and sandstones is a dominant Landscape Characteristic



of the coastline with good examples above Widemouth Bay beach, and the cliffs to the south.

The topography of the coastline varies as you move from the north to the south of the Parish. In the north the LCT has a sandy beach with a 10m rise to the coastal hinterland. Moving south, as the topography inland rises, so too does the coastline with low cliffs developing significantly to the south of the Wanson Water valley. Beyond here the higher cliffs clearly show the impressive folded rock strata.

Figure 42: Folded strata in the cliff near Millook

The beach to the west and north of Widemouth Bay is a County Geological Site named Upton Coast. This sandy beach then changes to a wave cut platform around Black Rock and extends south to the mouth of Wanson Water. Wanson Water and Millook Water flow west to meet the sea in incised valleys.

3.5.3. **Biodiversity** - The cliff tops and coastal hinterland is an important coastal semi natural habitat of coastal grassland, unimproved grassland, heath, and scrub/bramble. This mosaic of vegetation creates varied habitat common and protected fauna. The vegetation is also important in assisting in the stabilisation of the cliff edge. The beach and hinterland to the west of Marine Drive is designated as a County Wildlife Site named Upton to Bude stretching along the coast to the north.

The northern edge of the wave cut platform to the south is designated as a Site of Special Scientific Interest (SSSI) Boscastle to Widemouth SSSI, and also a Special Area for Conservation (SAC) Tintagel-Marsland-Clovelly Close SAC.

Not sure if these cliffs are important for sea birds, do you know?



Figure 43: The coastal edge at its lowest point above the sand beach to the west of Widemouth Bay



Figure 44: The wavecut platform between the mouth of the Wanson Water stream and the beach.

- 3.5.4. **Land Cover and Land Use** - The area is the wild natural edge to the coast. Along the coast is a narrow strip of maritime cliff, scrub, neutral grassland and very small fragments of coastal heath, some of which has been enclosed for agriculture in the 20th Century. The South West Coast Path runs along the north eastern edge of this landscape type, and connects in land to a wider network of public rights of way, making it very popular for recreation. Widemouth Bay is a very popular sandy beach through the summer, and when the tide is out an extensive wavecut platform is revealed to the south. The beach is very popular with surfers. Some modern development and car parking has occurred in this area over the last 30 years which has eroded the distinctive character of the undeveloped coast. The land is a mix of Agricultural Land Grades 3 and 4. From the mouth of Wanson Water to the south is designated as Heritage Coast the most beautiful, undeveloped stretches of coastline managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.



Figure 45: Heath, unimproved grass and scrub on the cliffs above Millook

3.5.5. Building distribution – three areas of development are on the low lying coastal hinterland. Atlantic View, with modern single storey housing of stone and timber with turf roofs. Black Rock, a complex of multiple two storey buildings with additional containers with a surfaced car park. On the northern Parish boundary. A single story building with associated parking on a mix of tarmac and coastal grassland

3.5.6. Public Access : Roads and Public Rights of Way - This LCT lies predominantly to the west of the coastal highway which is a narrow and winding rural lane which becomes very steep and winding in sections.

The South West Coast Path runs along the cliff edge and a number of footpaths connects back to the coastal highway and other inland public rights of way. These are very popular routes with locals and visitors. A number of tracks have eroded the coastal grassland within the County Wildlife Site to the west of Widemouth Bay.

3.5.7. Historic Features

Are you aware of any historic features in this LCT?

3.5.8. Distinctive Features



- Folded strata in the geology of the cliffs
- Extensive wave cut platform
- Large sandy beach
- Coastal heath and grassland mosaic

Figure 46: Folded rock strata above the beach at Widemouth Bay

3.5.9. Condition - This is a natural landscape largely unmanaged. It is a very important area for wildlife and is covered by numerous designations including Area of Outstanding Natural Beauty, County Wildlife Site SAC and SSSI. Coastal erosion is an issue in this area with further erosion predicted in the next 100 years. The Cornwall Shoreline Management Plan recommends no active intervention along this stretch of coast, which means there will be no active measures to control the erosion of this section of coast.

3.5.10. Aesthetic and Sensory - Expansive dramatic scenic views along the coastline. Dramatic scenery worthy of the national designation of Area of Outstanding Natural Beauty.

The perception is of being one with the elements, the sound predominately from birdsong and the sea and coastal winds. The changes in weather dramatically affect the experience of this landscape type being so influenced by the sea. The spring and summer wild flowers give added seasonal interest. There are no artificial lights within this landscape character type beyond the development at Widemouth Bay.

3.5.11. Views - There are open and extensive views from many vantage points along the South West Coast Path along the coast. A viewing area is publicised at Penhalt Cliff with extensive views to the north to Widemouth Bay and to the south along the cliff lined coast.

3.5.12. Relationship to adjacent landscape character types – This LCT has boundaries with all three other LCTS, and the change is largely indicated on the ground by a change in the vegetation to more semi natural habitat.

3.5.13. Development Pressure affecting Landscape Character

- Coastal erosion
- Demand for housing and holiday accommodation with sea views and access to the coast
- Increase in tourism facilities including cafés, shops and parking
- Impact of increased human use of coastal area, including litter, pollution and erosion
- Development which is out of scale and has a dominance on the surrounding landscape
- Suburbanisation of the rural character by cutting roadside verges and planting non-native ornamental species in a rural setting
- Removal of vegetation which stabilises the cliffs

3.5.14. Landscape Management and Development Considerations

- Development should not be permitted on any natural coastal habitat or within areas likely to experience coastal erosion in the next 100 years.
- Avoid the creation of access tracks across coastal rough ground.
- Avoid removal of vegetation which is integral to the stability of the cliff edge.
- Prevent any activity that may increase erosion risk
- Encourage habitat connectivity
- Prevent any activity that may pose a risk to biodiversity or protected species
- Prevent /manage the introduction of invasive species
- Closely manage and control litter and pollution

4. Designated landscapes

4.1. Implications for landscape character protection in Poundstock Parish

4.1.1. The southern, south western areas of the Parish as well as the coast are protected by two landscape designations:

- Area of Outstanding natural Beauty – (AONB)
- Area of Great Landscape Value – (AGLV)

4.2. Cornish Area of Outstanding Natural Beauty (AONB)

4.2.1. The Area of Outstanding Natural Beauty (AONB) gives significant protection to landscape character, and offers equal protection as given to National Parks. The Countryside and Rights of Way Act 2000 places a duty on all relevant authorities when discharging any function affecting land within an AONB to have regard to the purpose of conserving and enhancing natural and scenic beauty.

4.2.2. The AONB Management Plan (2016 to 2036) is a shared strategy for those who live, work and visit the Cornwall Area of Outstanding Natural Beauty. It provides guidance to help Government, statutory organisations and any public body to ensure they are fulfilling their Section 85* duty to 'have regard to the purpose of conserving and enhancing the natural beauty' of AONB.

4.2.3. The 20 year vision of the AONB Management Plan is that:

'The Cornwall Area of Outstanding Natural Beauty (AONB) is a national asset, critical to Cornwall's economy and the wellbeing of communities. The special qualities of the Cornwall AONB are conserved, enhanced and appreciated by all who live, work and visit, inspiring those people to be connected with the landscape.'

4.2.4. The AONB Management Plan lays out a series of policies and objectives covering the entire Cornwall AONB, with a service of further policies and objectives for each of the 12 local management areas. The aim of these Cornwall wide policies and objectives which relate to landscape and seascape character is to conserve and enhance the character and local distinctiveness of the Cornwall AONB through appropriate plans, strategies and policies and delivered through project activity:

- **Policy LS-P1** - Understand clearly the social, environmental and economic benefits of landscape and seascape and ensure this is reflected in decision making at every level, supported by comprehensive information and evidence
- **Policy LS-P2** - Approach the conservation and enhancement of the AONB according to landscape-led principles based upon landscape and seascape character as required by Planning Policy and Guidance
- **Policy LS-P3** - Safeguard and enhance characteristic high levels of peace and tranquillity in the AONB with dark night skies by minimising noise, intrusive development and light pollution.
- **Policy LS-P4** - Take a landscape-led approach to the management of the historic landscapes, settlements and seascapes of the AONB, using Landscape Characterisation, Historic Landscape Characterisation and Historic Seascape Assessment as key tools.

- **Policy LS-P5** - Accommodate biofuel/biomass crops, new crops and new forms of horticulture in ways which are assimilated within the existing landscape through a landscape-led approach to change which reflects the statutory purpose. Provide appropriate guidance to farmers to facilitate this.
- **Policy LS-P6** - Conserve and enhance the historic built environment and rural heritage assets including engine houses and associated mine workings, traditional gates and gateposts, stone stiles, metal fingerposts and local vernacular Cornish hedges.
- **Objective LS-Ob1** - Maintain and enhance landscape character through sustainable farming, forestry and woodland practices which reflect and reinforce landscape character and seek to ensure that policy and fiscal support for this is optimised.
- **Objective LS-Ob2** - Monitor the impacts of changes to Agri-environment support mechanisms and any consequent effects on landscape character within the AONB
- **Objective LS-Ob3** - Safeguard and enhance landscape character within biodiversity/ nature recovery projects that contribute to the mosaic of habitats characteristic of AONB landscapes.
- **Objective LS-Ob4** - Fully understand and promote the contribution made by geology, geomorphology and soils in underpinning landscape character and ensure protection of this resource
- **Objective LS-Ob5** - Reduce the landscape and visual impact of uncharacteristic features such as conifer plantations within the AONB landscape, restoring locally characteristic land cover, including woodland where appropriate. Support and encourage new woodland planting schemes where careful consideration to the landscape and visual impact ensures they respond to, and reinforce, the landscape character and other sensitivities.
- **Objective LS-Ob6** - Raise awareness among visitors, leisure and recreation businesses about sustainable, responsible tourism that delivers the statutory purpose of the designated landscape and the policies that flow from this in order that the natural beauty of the AONB landscapes are conserved and that any adverse environmental impact of tourism is minimised. Ensure that this does not impact upon the qualifying features of the SAC or SPA from recreational disturbance

4.2.5. The AONB Management Plan for the Pentire Point-Widemouth Bay area has the following more locally relevant policies and objectives:

- **PPW-P2** - Seek better landscape integration of the A39, B3314, B3263, and other major roads with their rural AONB setting by improved planting design and management, reducing the impact of signage and lighting, use of non-intrusive methods of traffic calming and characteristic use and patterns of local materials and hedging styles in highways work.
- **PPW-P3** - Seek conservation and enhancement of the undeveloped character of the coast...
- **PPW-P5** - Seek a reduction of landscape and visual impacts of tourism including better integration of existing holiday sites, visitor infrastructure, car parks and signage. Pay

particular attention to the increase in scale, massing, associated development and respecting local character in external works, landscaping, site design and layout

- **PPW-Ob2** - Support a landscape scale approach to extending and connecting currently fragmented locally characteristic habitats. These include maritime cliffs and slopes, lowland heathland, lowland meadows, coastal native woodland, and native valley broadleaved woodland found in various sections for example (but not limited to) in the Valency Valley, Millook Woods
- **PPW-Ob3** - Support the encouragement of culm grassland in a manner that is consistent with conserving and enhancing local landscape character and biodiversity on coastal marginal land
- **PPW-Ob4** - Support coastal management which promotes natural processes wherever possible, and support initiatives with communities which consider the long-term future of the coast in respect to predicted effects of sea level rise and increased storminess. Seek to support the delivery of appropriate measures to hold the line and manage realignment as identified in the Shoreline Management Plan where they conserve or enhance the landscape character and natural beauty of the AONB. Conserve the undeveloped nature of the coast away from settlements.
- **PPW-Ob6** - Consider small scale planting of local provenance native tree species such as Sessile Oak, Hazel and Alder to act as a future seed source for native woodland establishment where this is currently absent or sparse to assist subsequent natural regeneration.
- **PPW-Ob7** - Encourage sensitive management and explore measures to arrest the establishment of sycamores in native broadleaved woodlands, for example around Millook and Crackington, in a manner that is consistent with conserving and enhancing local landscape character, and biodiversity, and provided this can be achieved using natives.



Figure 47: Dramatic folded cliffs at Millook within the AONB

4.3. Area of Great Landscape Value (AGLV)

- 4.3.1. Areas of Great Landscape Value (AGLVs) were first defined in the Cornwall Countryside Local Plan in 1985 and were reassessed as part of the Structure Plan review in 1995. These landscapes were originally designated AGLVs to protect and conserve landscape character, and to signify landscapes of scenic value to Cornwall. Valued landscape qualities can be found beyond these AGLV boundaries creating a setting to the AGLV.
- 4.3.2. Poundstock Parish contains two AGLVs which abut the Area of Outstanding Natural Beauty (AONB) found in the south of the Parish:
- Bude Coast – from the mouth of Wanson Water running along the coast to the north
 - Week St Mary – extending the eastern edge of the Pentire Point to Widemouth AONB to the east
- 4.3.3. There is limited written evidence underpinning the present AGLVs, and a Review is being undertaken by Cornwall Council which will be published in the Spring of 2023. The boundaries of the present AGLVs are also subject to the Review, as are the AGLV descriptions to support the designations. It is anticipated that these descriptions will contain a much greater level of detail relating to landscape character, value and pressures and forces for change.

5. Edge of Settlement Assessments

5.1. Overview

5.1.1. The rural landscape which surrounds villages and hamlets makes a significant contribution to their character and distinctiveness. It is important to understand the contribution the landscape setting makes to the settlement's character in order that this can be valued and sustained in the future. This importantly includes the edge of the settlement, as the boundary zone with the landscape outside the settlement.

5.1.2. The Cornwall Local Plan makes clear the need for future development to conserve and enhance the character of Cornwall. This evidence base records the detail of the present edge of the settlements within the parish which can inform future development decisions

- *Policy 2 – Spatial Strategy*

Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;*
- Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;*
- Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;*
- Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.*

5.1.3. This assessment looks at the local landscape character and views out from, and back to the current built edge of three villages within the Parish of Poundstock, to record how these settlements fit within the wider open countryside. Cornwall Local Plan states that:

'Open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development'. para 2.33

5.1.4. This assessment looks at the present built edge of the 3 villages, and this boundary may not mirror the proposed settlement edge within the Neighbourhood Plan.

5.1.5. The current edges of the following three settlements have been assessed:

- Widemouth Bay
- Bangors with Poundstock
- Treskinnick Cross

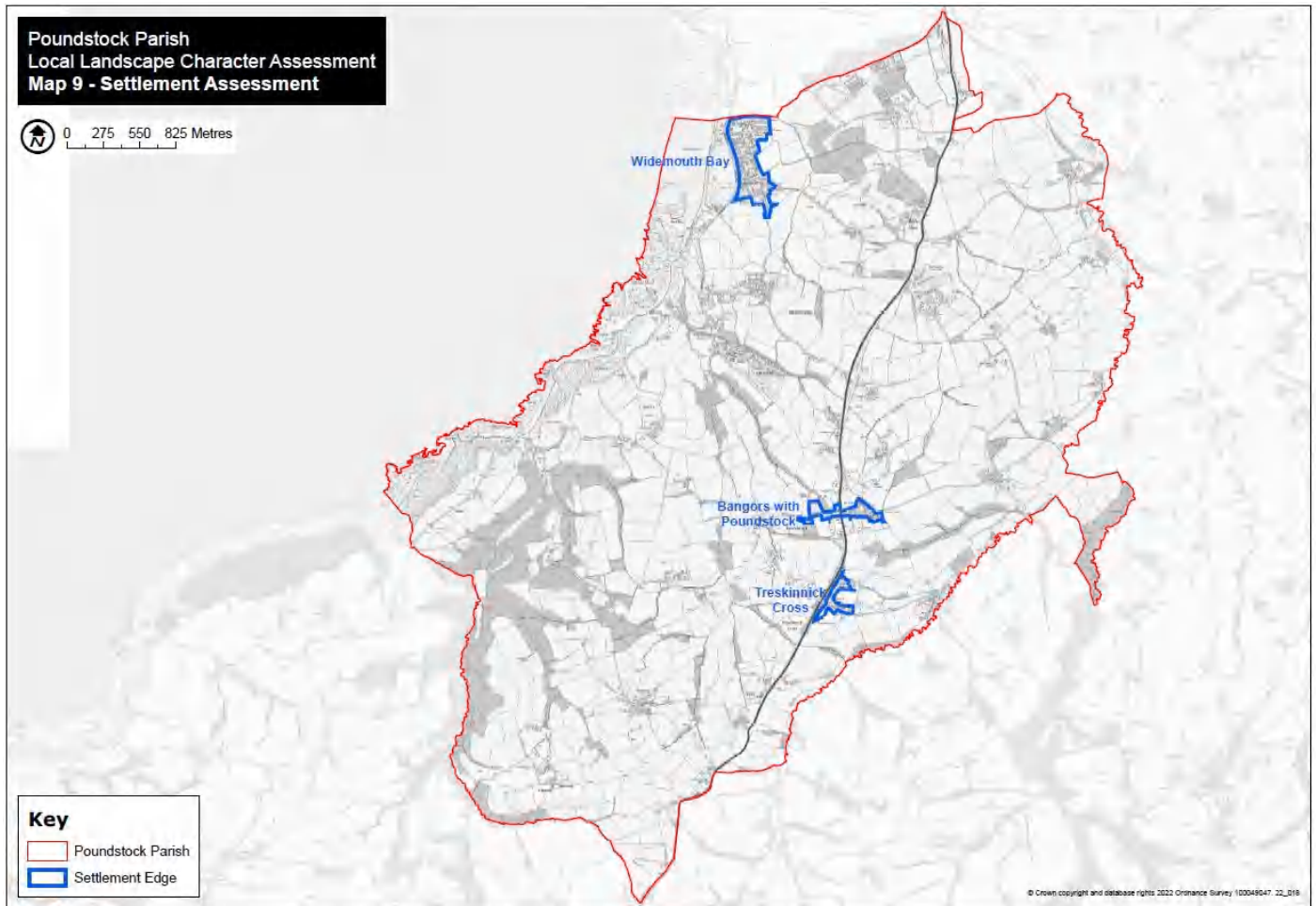


Figure 48: Settlement assessment areas

5.2. Widemouth Bay



Figure 49: Looking towards the western boundary of the settlement from Penhalt Cliff



Figure 50: Looking north from Widemouth Bay Holiday Park



Figure 51: Looking north along Marine Drive



Figure 52: Looking at the northern settlement edge

5.2.1. **Key characteristics**

- 20th century settlement with no historic core
- Visually prominent from the north, south and west
- Strong defensible edge following intact historic field pattern
- Northern and north eastern boundaries lie within the flood plain
- Buildings single and two storey
- Replacement dwellings increasing the scale of the built form, with a greater overall visual impact.

5.2.2. **Topography and drainage** - The settlement lies on the northern Parish boundary within the Coastal Lowland LCT at the mouth of a wide and shallow valley whose topography is falling to the lowest lying land to the north of the settlement along the stream.

The settlement itself lies on topography extending from the southern valley side. The highest point is centred around the housing on The Crescent and Leverlake Road lying at 28m AOD, continuing the northern slope falling to 8m AOD on the northern boundary. Ground levels also fall away from this high point in the settlement to the east and west. To the west of the settlement lies the Upton Coast County Geological Site.

Streams flow to the north and east of the settlement draining ground and surface water from the surrounding elevated land. The rear gardens of houses on the northern boundary are shown to lie within the functional flood plain which follows the course of the stream in land to the north east and south east. Many of these areas are also shown to be within a 1:30 and 1:100 year flooding event caused by local rainfall (refer to Map 10.1 – Appendix 1). This mapping does not show flooding that occurs from overflowing watercourses, drainage systems or public sewers caused by catchment-wide rainfall events or river flow. It is therefore very important that users apply local knowledge to assess the mapping results. A small pond can be found in the woodland to the south east of the settlement.

5.2.3. **Biodiversity** - The western settlement boundary is of significant ecological and biodiversity value being part of the Upton to Bude County Wildlife Site, which extends up the coast to the north. This area also links with the Boscastle to Widemouth Site of Special Scientific Interest (SSSI).

A number of small areas of broadleaf woodland have developed in the last 40 years in the landscape to the east and are connected by a network of field boundary hedges 2-6m in height on the eastern boundary on the lower lying land and 1-3m on the more exposed land to the south which rises up to the elevated land above. These boundaries remain as part of a largely intact historic field pattern which can be found on the 1st Edition 1875 mapping. The age of these features increases their importance as ecological habitats and wildlife corridors. Widemouth Bay is surrounded by arable farmland and improved grassland. In these areas the highest biodiversity value is in these boundary hedges.

5.2.4. **Land use and land cover** - The settlement is surrounded by improved grassland and arable farmland, with coastal and unimproved grassland to the west. Tourism related development has been introduced into the coastal hinterland, separated from the settlement itself.



Figure 53: Housing and tourism facilities within the coastal hinterland to the east of Marine Drive

- 5.2.5. **Field and woodland pattern** - The historic field pattern which can be found on the 1st Edition 1875 mapping remains largely intact with hedges supporting larger vegetation to the east of the settlement than to the south. Their age means they are also likely to be species rich and valuable habitat for wildlife. A number of small areas of broadleaf woodland have developed in the last 40 years to the east and are connected by a network of field boundary hedges varying from 2-6m in height to the east on the lower lying land and 1-3m on the more exposed rising land to the south. There are no individual large trees in the field boundaries due to management practices and the coastal exposure. The fields surrounding the settlement are medium in the scale of the local landscape and are an average of 2.7ha (6.6 acres).
- 5.2.6. **Public Access : Roads and Public Rights of Way** - Marine Drive forms the western boundary of the settlement. Approaching Widemouth Bay from the south the wilder rural highway character of the higher ground changes as you move along the lower more level land to more suburban with overhead cables, white post and rail fencing double yellow lines and mown grass verges. There are no street lights.



Figure 54: The southern approach to Widemouth Bay

Approaching from the north again there is a suburban character to the highway with a tarmac pavement, mown verges, double yellow lines and bollards. There are no street lights. The properties are set back from Marine Drive by mown grass verges, or stone garden walls.



Figure 55: The northern approach to Widemouth Bay

Approaching from the east on Leverlake Road, the highway has a rural character, but in contrast to Marine Drive is more sheltered and has higher vegetation in the hedges. There are limited verges, in the main the hedges meet the edge of the highway.



Figure 56: The eastern approach to Widemouth Bay

Three rights of way meet the settlement edge:

- Footpath 533/2/2 with Gold priority connects the south western edge with the south West Coast Path
- Footpath 533/3/1 with Gold priority connects the northern edge with the south West Coast Path
- Bridleway 533/28/1 with Gold priority connects the southern edge with Widemouth Bay Holiday Village.

5.2.7. **Historic features** - The historic field pattern remains largely intact with few fields increasing in scale since the 1st Edition mapping of 1875. The field pattern is Medieval farmland with Rough Ground to the west and north east.

5.2.8. **Distinctive features**

- The exposed landscape character of the western, southern and northern boundaries in contrast to the sheltered eastern edge.
- The clearly defined edge of the settlement following field boundaries
- Modern development increasing the vertical scale of the built form

5.2.9. **Aesthetic and sensory** - The noise and smell of the sea, with the coastal winds have the most significant effect. The eastern edge of the settlement is farm more peaceful and tranquil, sheltered by the topography and trees. All other aspects are more open and exposed both visually and experientially.

The western edge of the settlement is also significantly changed by visitors accessing the beach and coast, at its height during the summer months.

5.2.10. **Development of the settlement** -There is no historic core to Widemouth Bay. The settlement developed from two clusters of housing built around the 1930s, these are indicated on Map 10 – Widemouth Bay Overview.

Since the 1930s there has been development which has infilled the lower lying areas, remaining contained within historic field boundaries. Modern development has increased the vertical height of the built form and is changing the character of the settlement.

5.2.11. **Character of the present edge of the settlement edge** - There is a clear and defensible boundary to the settlement created by the historic field pattern. However there has been more recent housing development along Coombe Lane which has not followed the historic field pattern and has started a ribbon development. This is at odds with the form of the rest of the settlement. Buildings along the settlement edge vary from 1 to 2 storeys. Smaller single story dwellings have been replaced with larger 2 storey properties along the northern boundary increasing the scale and mass of the built form.

5.2.12. **Relationship of the settlement to other development in the area** – Three areas of development have been built on the other side of Marine Drive above the beach. These are not linked to the settlement. Development in the wider surrounding landscape is isolated farm complexes and a holiday village approx. 2km to the south.

5.2.13. **Visual prominence of the present edge of the settlement** - The settlement lies in the lowland surrounded by higher ground and is visually prominent when viewed from the north, south and

west. The lack of large trees and high vegetation in hedges allows open extensive views of the settlement from up to 2km to the south along the South West Coast Path (SWCP) and the coastal highway. The nature of the topography and more significant hedge and vegetation growth on the eastern side vastly reduces the opportunity to view the settlement edge from the east. From the beach the houses along Marine Drive appear as skyline development

5.2.14. Important views

- From the South West Coast Path (SWCP) and the coastal highway to the north and south
- Penhalt Cliff, a public viewpoint marked on the OS mapping
- From the beach

5.2.15. Opportunities and future development considerations

- Prevent further outward sprawl of the settlement to the south, ensuring the settlement retains its strong defensible edge following historic field boundaries.
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Consider the visual prominence and height of new and replacement development in the settlement, ensure maximum building height of two storeys
- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour and reflects key qualities of the local built character.
- Avoid further development to the west of Marine Drive in terms of coastal vulnerability and erosion of the important character of the undeveloped coast.
- Retain natural corridors within development which link to the wider rural landscape. Look to increase habitat connectivity.
- Where possible create new links or enhance existing to reconnect fragmented areas of natural vegetation.
- The [Lagas](#)³ map indicates opportunity for further heathland and wetland habitats as part of its Nature Recovery Network mapping.
- Ensure development allows adequate buffers to retained hedges
- Avoid the use of street lighting which would be visually prominent from the wider landscape

³ Lagas – Natural Capital Information and Management Hub

Widemouth Bay - Photo viewpoints (refer to Map 10 – Appendix 1)



Figure 57: Viewpoint 1 – From Widemouth Bay Holiday Park looking north



Figure 58: Viewpoint 2 – From Marine Drive looking north



Figure 59: Viewpoint 3 – From Marine Drive looking north



Figure 60: Viewpoint 4 – From Marine Drive looking at the southern settlement edge



Figure 61: Viewpoint 5 – From Marine Drive looking at the western settlement edge



Figure 62: Viewpoint 6 – From western settlement edge on Marine Drive looking down Leverlake Drive



Figure 63: Viewpoint 7 – Western settlement edge on Marine Drive



Figure 64: Viewpoint 8 – Eastern settlement edge from Leverlake Drive



Figure 65: Viewpoint 9 – Eastern settlement edge approaching from Leverlake Drive



Figure 66: Viewpoint 10 – Eastern settlement edge approaching from Leverlake Drive



Figure 67: Viewpoint 11 – Coombe Lane on the southern edge



Figure 68: Viewpoint 12 – The northern settlement edge



Figure 69: Viewpoint 13 – Widemouth Bay viewed from the South West Coast Path to the north.



Figure 70: Viewpoint 14 – Widemouth Bay viewed from Penhalt Cliff on the South West Coast Path to the south.

5.3. Bangors with Poundstock

5.3.1. Key characteristics

- Elevated settlement appearing on the skyline when viewed from east and west.
- Ribbon development along the east west highway.
- Intact historic field pattern surrounding the settlement with established vegetation in field boundaries
- Predominantly two storey properties on the eastern side of the A39 single storey on the west.

5.3.2. Topography and drainage – The settlement lies on elevated land which is rising towards the south of the Parish. The south eastern settlement edge lies on the highest ground between 116m and 108m AOD. The development to the west of the A39 lies at a lower level between 100m and 108m AOD.

Springs start in the landscape around the settlement edge, feeding down into the valleys to the east and west.

5.3.3. Biodiversity – The settlement is surrounded by arable and pastoral farmland with limited biodiversity value. However the field margins and hedges are of much greater ecological value. These boundaries remain as part of a largely intact historic field pattern which can be found on the 1st Edition 1875 mapping. The age of these hedge features increases their importance as ecological habitats and wildlife corridors.

A number of small areas of broadleaf woodland adjacent to and nearby the settlement edge which have developed in the last 40 years, to the north and north east. These link to much older woodland designated as Biodiversity Action Plan Broadleaf Woodland. These linking and interconnecting habitats are important for wildlife movement, feeding and nesting.

5.3.4. Land use and land cover - The settlement is surrounded by improved grassland and arable farmland, with coastal and unimproved grassland to the west. A two bladed 11kw Gaia wind turbine is located on the southern boundary. Much of the settlement lies within the Week St Mary Area of Great Landscape Value (AGLV) designated for its scenic landscape value.

5.3.5. Field and woodland pattern - The historic field pattern which can be found on the 1st Edition 1875 mapping remains largely intact with hedges supporting larger vegetation to the north and east of the settlement than to the south which remains on the higher more exposed land. Their age means they are also likely to be species rich and valuable habitat for wildlife

A number of small areas of broadleaf woodland both on the northern boundary and to the north east which have developed in the last 40 years link to much older woodland designated as Biodiversity Action Plan Broadleaf Woodland. The fields surrounding the settlement are medium in the scale of the local landscape average of 3Ha with an occasional large field at up to 9Ha.

5.3.6. Public Access : Roads and Public Rights of Way – The busy coastal A39 running north/south separates Bangors on the east from Poundstock on the west. Both the A39 and the rural highway running east west were historic routes shown on the 1st Edition historic mapping of 1875. The minor road running east west meets the eastern settlement edge with hedges of between 2 and 3m which meet the highway, no verges, or road markings. As this highway then

enters Bangors from the east, the rural character changes to more suburban with mown grass verges and pavements. The highway to the west of the settlement has a less suburban character with properties set back from the highway behind hedges and stone walls with fewer mown verges and no pavements. None of the routes has street lighting.



Figure 71: View from the highway approaching Bangors from the east

Only 1 public footpath 533/22/1 connects with the northern settlement edge. This is a silver priority route. However local residents also use the rural highway to Penfound Farm and beyond as a recreational route. Two further footpaths connect with the wider rural landscape beyond the settlement edge on Vicarage Lane to the east:

- 533/21/1 gold priority status towards Widemouth Bay
- 533/30/1 silver priority status to the south west

5.3.7. **Historic features** - The historic field pattern remains largely intact with few fields increasing in scale since the 1st Edition mapping of 1875. A Methodist Chapel is shown at the crossroads on the 1st Edition 1875 historic mapping.

5.3.8. **Distinctive features**

- The topography lying on a narrow ridge above valley systems extending to the east and west
- Two bladed wind turbine on the southern boundary
- Mature trees in hedge boundaries linking to wooded areas in the valleys

5.3.9. **Aesthetic and sensory** - The levels of tranquillity increase as you move east and west away from the A39. However the highway noise is somewhat reduced by surrounding vegetation and the road being set at a lower level to the houses. The western area has more of an intimate character, relating more to the landscape of the valleys, where the eastern area feels more open and exposed with more managed lower hedges.

5.3.10. **Development of the settlement** – The settlement has developed in a ribbon out from the historic Methodist Chapel located at the highway crossroads shown on the 1st Edition Historic

mapping. Much of the settlement has developed since the 1930s in an easterly direction, with the most recent modern development on the eastern edge.

- 5.3.11. **Character of the present edge of the settlement** – The built form on all edges is single and two storey residential properties, with one larger agricultural building to the west of the A39. The dwellings are integrated into the landscape by the vegetation in the hedge field boundaries reducing their visibility. The approach to the settlement from the south on the A39 has a more suburban character with mown grass verges, pavements, where the approach on the A39 from the south. Properties with a white render finish are more visible from the wider landscape.
- 5.3.12. **Relationship of the settlement to other development in the area** – The settlement of Treskinnick Cross is located three fields, approximately 400m to the south along the elevated land which runs through the Parish to the south. This undeveloped land between, is important retain the separation and individuality of the two settlements on this elevated ridge.
- 5.3.13. **Visual prominence of the present edge of the settlement** – When approaching Bangors on the A39 from the south, the western side of the settlement is more prominent than the east due to the reduced hedge vegetation. Approaching from the north the elevated land increases the prominence of the two story properties on the eastern side of the settlement. From the east and west the settlement appears on the edge of the elevated land as skyline development.
- Overall the visibility of the built form is greatly reduced by existing vegetation in the hedge boundaries.
- 5.3.14. **Important views** – the topography and hedge and woodland vegetation limit the views of the whole settlement from the surrounding landscape. The wind turbine is clearly visible from the surrounding landscape.
- 5.3.15. **Opportunities and future development considerations**
- [Lagas](#)⁴ indicates opportunities to create new natural links between the existing habitats within the valleys to the east, and to the west of the settlement.
 - Prevent further outward sprawl of the settlement in preference to infilling within the present settlement.
 - Development should be set back from the highway retaining native hedge boundaries
 - Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
 - Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
 - Consider the visual prominence and height of development in this elevated area of the Parish, where the visual impact of single storey properties can be less than a two storey house
 - Further integrate new development with the wider rural landscape by encouraging the enhancement and improvement of existing native boundary hedges

⁴ Lagas – Natural Capital Information and Management Hub

- Avoid further ribbon development to the west within the Heritage Coast area
- Retain natural corridors within development which link to the wider rural landscape.
- Where possible create new links or enhance existing to reconnect fragmented areas of natural vegetation.
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Avoid the coalescence of Bangors and Treskinnick Cross retaining the undeveloped land between.

DRAFT

Bangors with Poundstock - Photo viewpoints (refer to Map 11 – Appendix 1)



Figure 72: Viewpoint 1 – Looking at the south eastern edge of Bangors from the northern edge of Treskinnick Cross



Figure 73: Viewpoint 2 – Looking at the south western edge of Bangors from the northern edge of Treskinnick Cross



Figure 74: Viewpoint 3 – Looking at the southern edge of Bangors from Tregole to the south west



Figure 75: Viewpoint 4 – Looking at the southern edge of Bangors from the coastal highway



Figure 76: Viewpoint 5 – the western approach to the settlement



Figure 77: Viewpoint 6 – the western settlement edge



Figure 78: Viewpoint 7 – the western approach to the settlement



Figure 79: Viewpoint 8 – the eastern approach to the settlement



Figure 80: Viewpoint 9 – the north eastern settlement edge



Figure 81: Viewpoint 10 – the eastern settlement edge



Figure 82: Viewpoint 11 – the southern approach to the settlement

DRAFT

5.4. Treskinnick Cross

5.4.1. Key characteristics

- Located on a narrow ridge of elevated ground which falls into the valley systems to the east and west.
- Historic core developed at key cross roads Listed Buildings present
- Elevated position means the built form is visually prominent, although the visual impact of the settlement is reduced by mature vegetation in field boundary hedges.
- Lying within a landscape valued for its scenic quality within the Week St Mary AGLV, on the eastern boundary of the Pentire Point – Widemouth AONB, and the boundary of the Heritage Coast.



Figure 83: Looking at Treskinnick Cros from Tregole to the south west



Figure 84: Looking north towards the historic crossroads within Treskinnick Cross

- 5.4.2. **Topography and drainage** - The settlement lies on elevated land which is rising towards the south of the Parish. The northern and southern settlement edges lie on the highest ground between 106m and 108m AOD with the eastern edge falling towards the valleys in the east. Treskinick Cross lies above the height of Bangors to the south.

There is pond to the north east which connects to a stream flowing east in a valley towards Newmill.

- 5.4.3. **Biodiversity** - The surrounding arable and pastoral fields will have limited value, however the historic intact field boundary hedges are an important habitat connecting to the wider rural landscape. The age of these features increases their importance as ecological habitats and wildlife corridors. Hedges are larger in scale in the more sheltered valley running to the east from the eastern settlement edge, extending up to 6m in height. These hedges are indicated to be broadleaf woodland habitat on the ERCCIS mapping which extend east to connect with established Biodiversity Action Plan Habitat broadleaf woodland in the lower valleys.

- 5.4.4. **Land use and land cover** - The settlement is surrounded by improved grassland and Grade 3 arable farmland. The A39 on the western settlement edge marks the eastern edge of the Heritage Coast a designation covering the most beautiful, undeveloped stretches of coastline managed to conserve their natural beauty. The settlement lies within the Week St Mary Area of Great Landscape Value (AGLV) on the north eastern boundary of the Pentire Point – Widemouth Area of Outstanding Natural Beauty (AONB) and the eastern edge of the Heritage Coast.

- 5.4.5. **Field and woodland pattern** - The historic field pattern which can be found on the 1st Edition 1875 mapping remains largely intact with hedges supporting larger vegetation to the east of the settlement than to the south. Their age means they are also likely to be species rich and valuable habitat for wildlife. Medium and small scale fields between 2.5Ha and 0.5Ha surround the settlement.

Public Access : Roads and Public Rights of Way – The A39 forms the eastern boundary to the settlement and bypasses the historic cross roads around which the settlement historically developed. There is very limited visibility of the settlement from this busy coastal route when approaching from the north or south, due to maturing trees and scrub vegetation. Only one small section of close board fencing and the upper section of one dwelling is visible. The historic highways which cross in the settlement remain minor rural highways with hedge boundaries at up to 3m in height which meet the highway. Hedge boundaries contain few trees due to the coastal exposure, trees become part of the hedges as you enter the valley systems to the east and west. There are no street lights or road markings on these rural lanes.

One footpath 533/25/1 with silver priority connects the northern edge of the settlement with Newmills and beyond into the wider rural landscape to the south and north east following the routes of historic tracks shown on the 1st Edition 1875 historic map.

- 5.4.6. **Historic features** – The Post Medieval enclosed land field pattern remains largely intact with few fields increasing in scale since the 1st Edition mapping of 1875. The settlement is shown at a key crossroads on the 1st Edition mapping of 1875, and two Grade II Listed Buildings, remain today, The Smithy and its Outhouse, and Treskinick Cottage.



Figure 85: The listed New Mills farmhouse

5.4.7. Distinctive features

- Telecommunication mast
- The topography lying on a narrow ridge above valley systems extending to the east and to the coast to the west.

5.4.8. Aesthetic and sensory - The eastern settlement edge is influenced by the traffic on the A39, however the maturing vegetation reduces the highway noise. The eastern edge is far more tranquil, with sounds associated with a working rural landscape. Seasonal change in the hedges with wildflowers in the spring. Open and extensive views from the eastern edge to the wider rural landscape of ridges and valleys.

5.4.9. Development of the settlement - The settlement developed from a historic core centred around Treskinnick crossroads. The cluster of original buildings are shown on the 1837-1845 Poundstock Tithe map, and the original historic core has expanded to the north south and east over the 20th century. Modern development has increased the vertical height of the built form changing the character of the settlement. The construction of the A39 meant the coastal highway bypassed the settlement truncating the historic north south routes

5.4.10. Character of the present edge of the settlement - The settlement has developed out from the historic core along the original rural highways to the south, but more predominantly to the north and east. The built form remains contained within the historic field pattern. Building heights vary along the settlement edge from 1 to 2 storeys with a large modern agricultural building on the eastern edge.



Figure 86: Approaching the edge of Treskinnick Cross from the east

- 5.4.11. **Relationship of the settlement to other development in the area** – The settlement of Bangors is located three fields, approximately 400m to the north along the elevated land which runs through the Parish to the north. This undeveloped land between, is important retain the separation and individuality of the two settlements on this elevated ridge. Newmill is also located approximately 500m to the east but has no association being located in the valley bottom.



Figure 87: The undeveloped land between Treskinnick Cross and bangors

- 5.4.12. **Visual prominence of the present edge of the settlement** – In close proximity there is very limited visibility of the settlement from the A39 busy coastal route due to maturing trees, scrub vegetation and the highway being at a lower level than the buildings. Only one small section of close board fencing and the upper section of one dwelling is visible. From further afield to the north east and east the settlement edge appears as a skyline development on the edge of the elevated ridge above the valleys. From the west visibility is limited by topography and vegetation, however the settlement again appears as skyline development or ridge development.



Figure 88: The eastern edge viewed from the north east

- 5.4.13. **Important views** – Treskinnick Cross is visible from the wider landscape as a small cluster of buildings on a ridge. The settlement lies within the Week St Mary AGLV designated for its scenic value to Cornwall.
- 5.4.14. **Opportunities and future development considerations**
- [Lagas](#)⁵ indicates opportunity for further woodland habitat creation to the east of the settlement to strengthen the links with the existing woodland habitats to the east.
 - Avoid the coalescence of Treskinnick Cross and Bangors by protecting the undeveloped land between the settlements.
 - Prevent further outward sprawl of the settlement in preference to infilling within the present settlement. Avoid further ribbon development.
 - Consider the visual prominence and height of development in this elevated area of the parish, where the impact of single storey properties can be less than a two storey house
 - Improve the integration of the present edge of the settlement into the wider rural landscape by encouraging the enhancement and improvement of existing native boundary hedges
 - Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
 - Retain natural corridors which link to the wider rural landscape.
 - Where possible create new links or enhance exiting to reconnect fragmented areas of natural vegetation.
 - Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees

⁵ Lagas – Natural Capital Information and Management Hub

- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Keep development away from prominent ridge lines

DRAFT

Treskinnick Cross - Photo viewpoints (refer to Map 12 – Appendix 1)



Figure 89: Viewpoint 1 – from the south west at Tregole



Figure 90: Viewpoint 2 – from the northern settlement edge looking south



Figure 91: Viewpoint 3 – approaching the settlement edge from the east.



Figure 92: Viewpoint 4 – view of the north eastern settlement edge from highway to Penfound Farm

6. The Importance of the landscape to Poundstock Parish Community

6.1. Consultation on the Local Landscape Character Assessment (LLCA)

6.1.1. The LLCA was based on a Parish wide landscape assessment and the review of existing data and mapping. Importantly it also drew on information shared by members of the Parish community. Local consultation and community input has enabled the LLCA to gain an understanding of the landscapes and landscape features most valued by local people, and to have access to local knowledge of threats to those landscapes.

6.1.2. The community consultation and engagement process was managed by members of the NP Steering Committee.

Consultation was undertaken through XXXXX

Community comments highlighted:

6.2. Finalisation of the LLCA

6.2.1. Following publication of the draft LLCA, the NP Steering Committee managed the public consultation process, inviting feedback on the draft document. The draft LLCA document was posted on the Parish website, with comments invited via email. An Open Day held at the Parish Hall was widely advertised on websites and Facebook pages, as well as through posters displayed around the Parish. Over XXX people attended the event with a good distribution of attendees from villages across the Parish.

6.2.2. At the consultation copies of the LLCA were made available on display stands, along with executive summaries and large-scale maps showing the results of character assessment mapping. Members of the NP Steering Committee were on hand to answer any queries and provide further information on the LLCA and the neighbourhood plan and process more broadly.

6.2.3. An encouraging response was received from community members across the Parish, with broad support for the findings of the LLCA. The feedback received was shared and discussed with the Cornwall Council landscape specialist who had prepared the draft plan, enabling its finalisation of the document.

7. Relationship between this Local Landscape Character Assessment (LLCA) and the Poundstock Neighbourhood Plan (NP)

7.1. The role of the LLCA in providing core baseline information for the Poundstock Parish NP

- 7.1.1. The policies within the Poundstock Parish NP have been directly informed by this Local Landscape Character Assessment. It is a key baseline reference document and evidence base for the Plan. It also provides important information for planners, developers, consultees and decision-makers for decision-making on planning proposals.
- 7.1.2. The Parish NP builds on an understanding of the local, national and international value of its natural and historic landscapes, as reflected in the designation of the Parish as both part of Cornwall's Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value. The LLCA has helped the Parish to describe those landscapes and to identify valued features within them.
- 7.1.3. The core importance of local landscape character to the livelihoods and wellbeing of Parish communities came out clearly in public consultation for the neighbourhood plan. The need to ensure that development planning adequately considers and conserves the valued character of landscapes across the Parish was repeatedly emphasised as a priority concern and objective of consultees. Public consultation for the Plan also repeatedly highlighted concern over the negative impact which some patterns of development have had / are having on valued Parish landscapes; alongside concern that planning decision-making currently does not seem to consider, or be based on an understanding of, development impact on these designated landscapes. The LLCA provides an important reference document to achieve more informed development planning and decision-making.
- 7.1.4. The social, environmental and economic importance of Parish landscapes to sustainable development in the Parish is embedded in the Neighbourhood Plan's vision, objectives and policies.

7.2. Poundstock Parish NP Vision and Objectives

- 7.2.1. Vision:
- 7.2.2. Objective 1:
- 7.2.3. Objective 2:

7.3. How the Local Landscape Character Assessment (LLCA) can be used to inform planning decisions

- 7.3.1. The Local Landscape Character Assessment provides a description of the landscapes across the Poundstock NP area. It includes a list of key characteristics for each landscape type, and a detailed description of landscape features and attributes which combine to make this landscape unique. The LLCA also provides a settlement edge assessment which looks at how the present built settlement edge meets the wider landscape. In preparing development proposals developers should refer to the LLCA to gain an understanding of the landscape setting, what is valued within it, and how development can best be achieved without eroding the valued character of surrounding landscapes. In assessing development

proposals, consultees and decision-makers should refer to the guidance provided under the LLCA 'Land Management and Development Considerations' headings. The guidance provided in the LLCA reflects the policy guidance in the National Planning Policy Framework February 2019 and the Cornwall Local Plan 2010- 2030 as follows:

National Planning Policy Framework

- Paragraph 11 – there is no presumption in favour of development when the proposed development conflicts with AONB policies
- Paragraph 79 – to promote sustainable development in rural areas which enhances its immediate setting and sensitive to local character
- Paragraph 124 – achieving appropriate development densities
- Paragraph 125 – area based character assessments can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places
- Paragraph 130 – where development should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place
- Paragraph 131 – the important contribution of trees to character and quality
- Paragraph 152, 154 and 157 – taking into account climate change including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape
- Paragraph 170 to 173 – coastal change
- Paragraph 174 – to enhance the natural environment by protecting and enhancing valued landscapes; recognising character and ecosystem services; maintaining the character of the undeveloped coast; providing biodiversity net gain
- Paragraph 175 – to recognise the hierarchy of designated sites and maintain a strategic approach to green infrastructure and natural capital
- Paragraph 176 and 177 – a need for 'great weight' to be given to conserving landscape and scenic beauty in the AONB
- Paragraph 178 – recognising the special character of the heritage coast
- Paragraph 179 - 182 – protection and enhancement of biodiversity and geodiversity
- Paragraph 189 – 208 – protection and enhancement of the historic environment

Cornwall Local Plan

- Policy 2 - Spatial Strategy – considering cultural, physical and aesthetic understanding of location; impact on biodiversity, landscape character, and historical and recreational value; the value and sensitivity and importance of landscape; protecting and conserving the natural and historic landscape

- Policy 7 - Housing in the Countryside – regarding scale mass and character of location
- Policy 9 - Rural Exception Sites – where the built form should be ‘well related’ to the physical form of the settlement and appropriate in scale character and appearance
- Policy 12 – Design - whereby the design of development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character
- Policy 23 - development which sustains local distinctiveness and character; respects the sensitivity and capacity of the landscape asset; protection of the undeveloped coast; ‘great weight’ given to conserving the landscape and scenic beauty of the AONB; maintaining the character of Heritage Coast and Areas of Great Landscape Value; conserve and enhance biodiversity and geodiversity; avoidance, mitigation and compensation for development impact.
- Policy 24 - Historic Environment, whereby development should sustain the cultural distinctiveness of Cornwall’s historic environment

Cornwall Area of Outstanding Natural Beauty (AONB) - Subject to the tests of exceptional circumstances, development within the AONB will only be permitted where it can be demonstrated that:

- The development is in the public interest as set out in national policy
- Such proposals demonstrate how they are in accordance with the great weight afforded to conservation of AONB’s landscape and scenic beauty in national policy
- The development meets the aims and objectives of the Cornwall AONB Management Plan
- The development has appropriate regard to the sensitivity and capacity of the landscape by conserving and enhancing the landscape character and natural beauty of the area.

7.4. Judging Landscape Capacity – A Development Management Toolkit

- 7.4.1. This document provides guidance by Cornwall Council for the assessment of development impact on its surroundings. This Development Management Toolkit uses the 2007 Cornwall Landscape Character Assessment as the evidence base. The Poundstock Local Landscape Character Assessment (LLCA) adds an important layer of local detail to this county wide assessment. This Toolkit is included within Appendix 2.

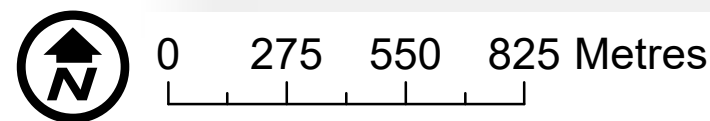
8. List of Appendices

- 1 Mapping
- 2 Judging Landscape Capacity – A Development Management




Appendix 1 - Mapping


Poundstock Parish
Local Landscape Character Assessment
Map 1 - Landscape Types




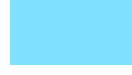
Key


 Poundstock Parish

Landscape Type


 Elevated Land

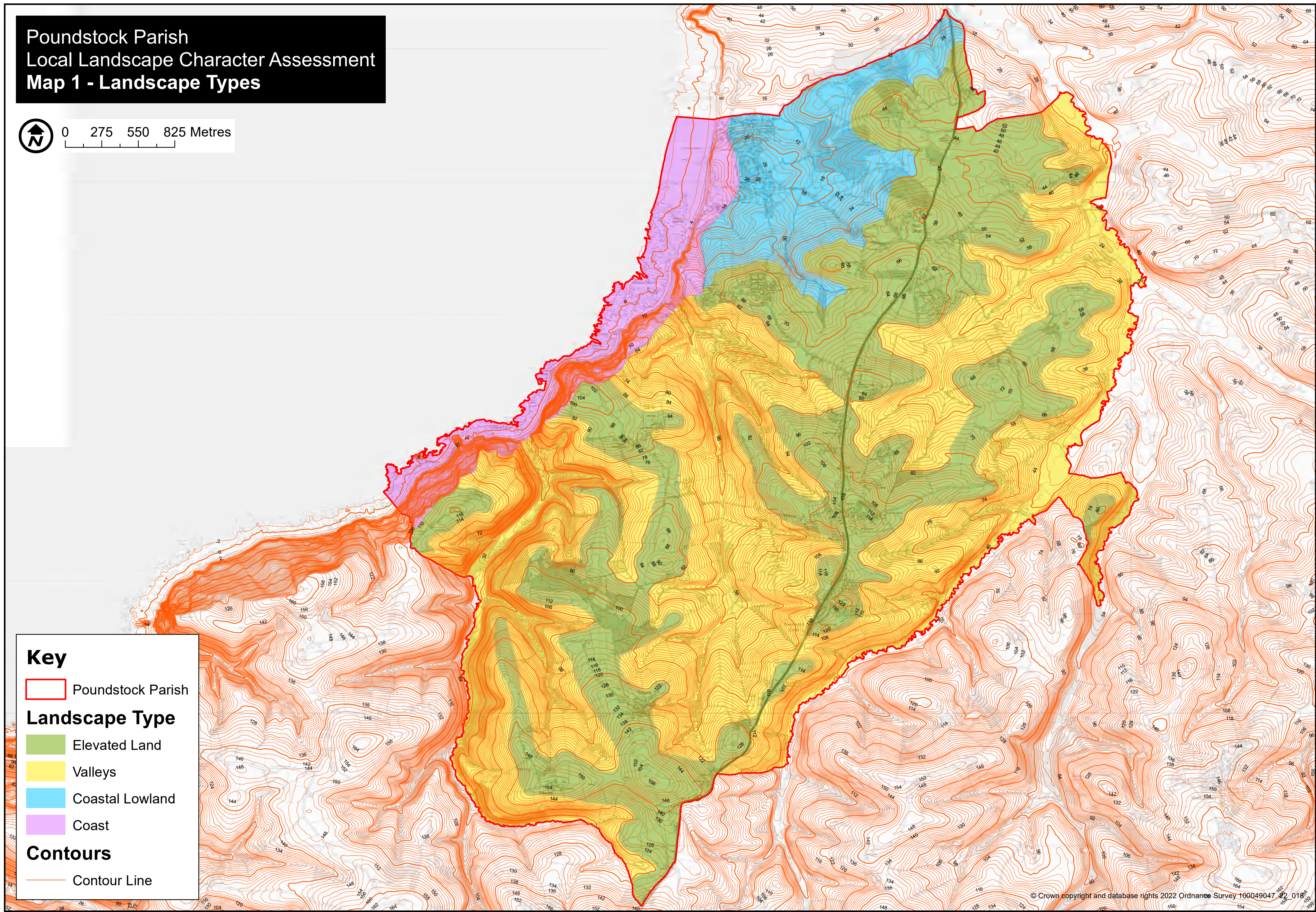
 Valleys

 Coastal Lowland

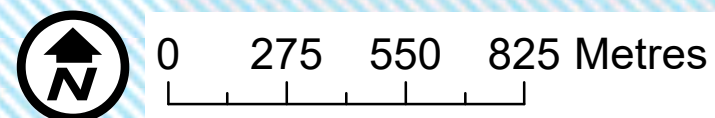
 Coast

Contours

 Contour Line



Poundstock Parish Local Landscape Character Assessment Map 2 - Constraints 1



Key

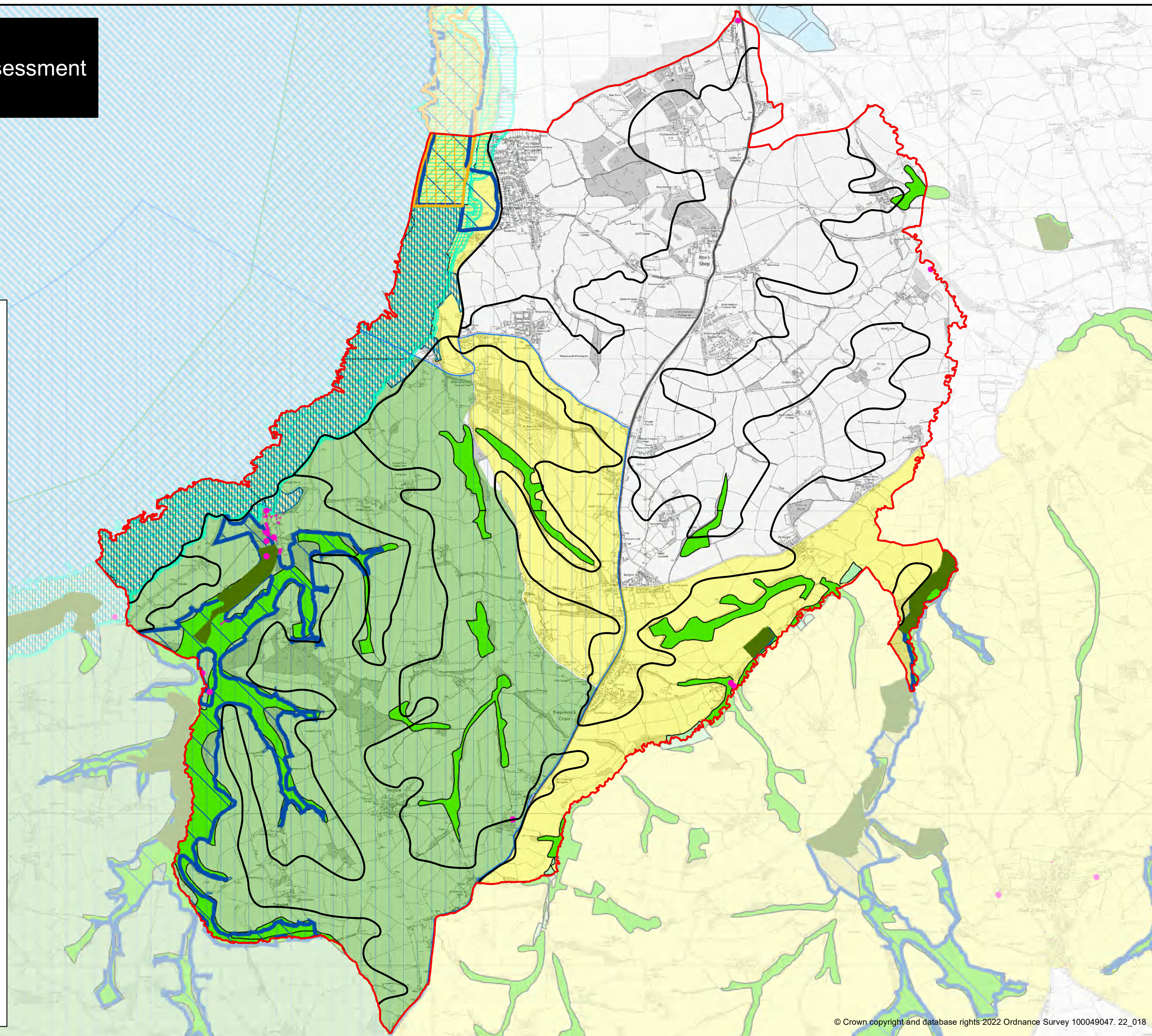
-  Poundstock Parish
-  Landscape Types
-  Areas of Outstanding Natural Beauty
-  Areas of Great Landscape Value
-  Special Areas for Conservation
-  Sites of Special Scientific Interest
-  County Wildlife Sites
-  Ancient Woodlands
-  County Geology Sites
-  Coastal erosion - NCERM_NAI_LT_05_10m
-  Heritage Coast
-  Japanese Knotweed

Biodiversity Action Plan Habitat

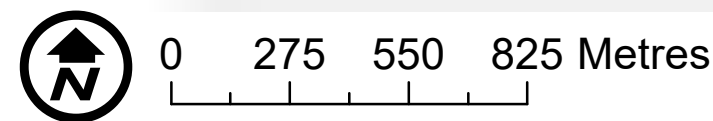
-  Coastal and floodplain grazing marsh
-  Habitat Action Plan woodland
-  Lowland heathland
-  Maritime cliff and slope
-  Purple moor grass and rush pastures

Marine Conservation Zones

-  Designated



Poundstock Parish
Local Landscape Character Assessment
Map 3 - Constraints 2



Key

- Poundstock Parish
- Landscape Types

Agricultural Land

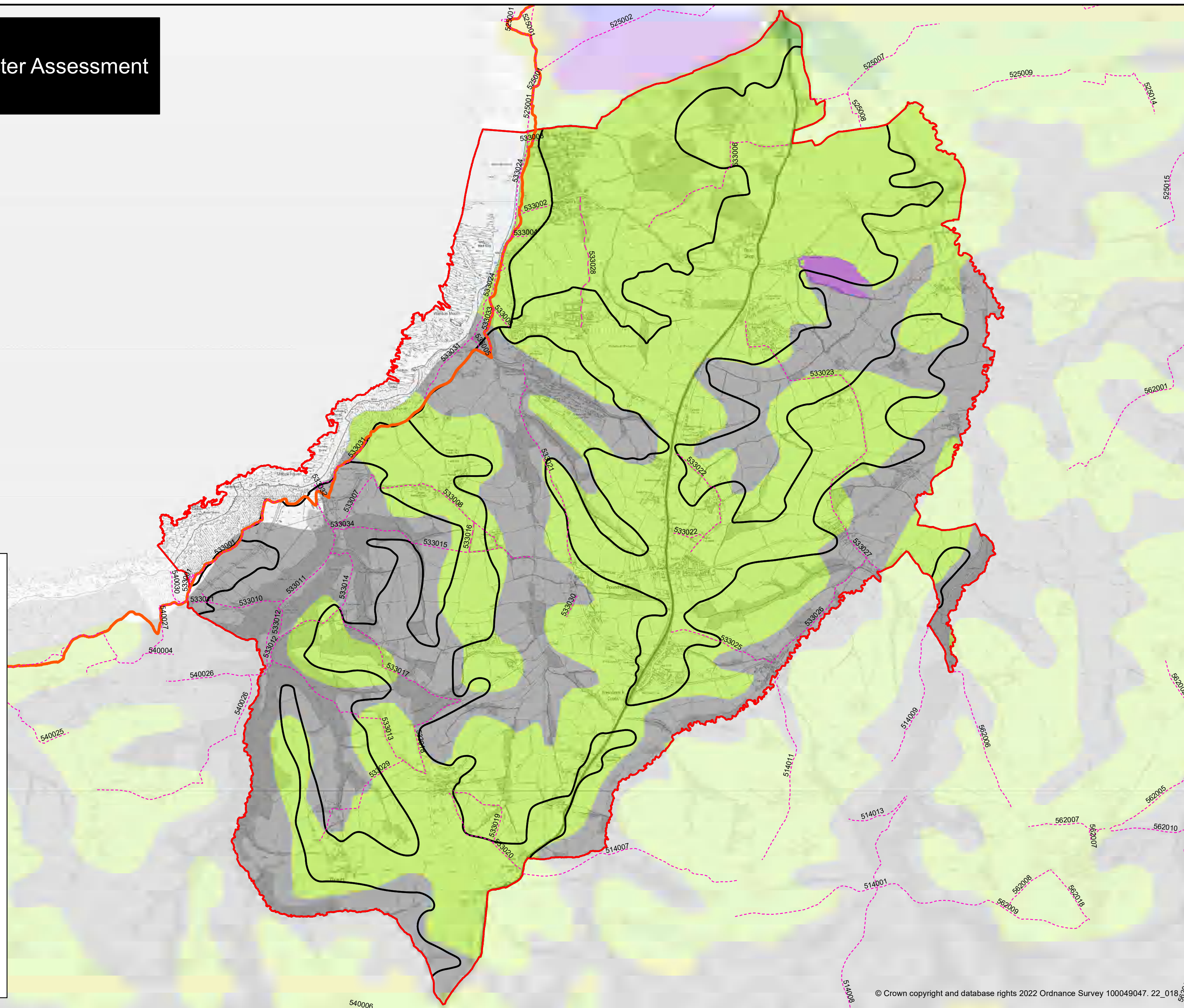
- Grade 2
- Grade 3
- Grade 3a
- Grade 3b
- Grade 4

South West Coast Path

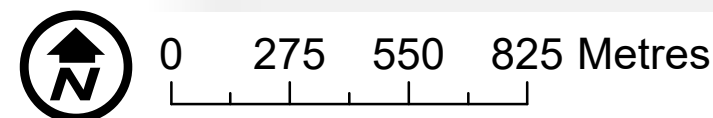
- South West Coast Path

Public Rights of Way

- Footpath
- Bridleway



Poundstock Parish
Local Landscape Character Assessment
Map 4 - Constraints 3



Key

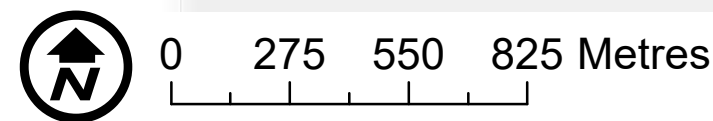
- Poundstock Parish
- Landscape Types
- Listed Buildings
- Scheduled Monuments

**Historic Landscape
Characterisation**

- Coastal Rough Ground
- Communications
- Farmland: Medieval
- Post-medieval Enclosed Land
- Modern Enclosed Land
- Intertidal and inshore water
- Plantations and Scrub
- Settlement: C20
- Settlement: older core (pre-1907)
- Upland Rough Ground
- Woodland (deciduous)

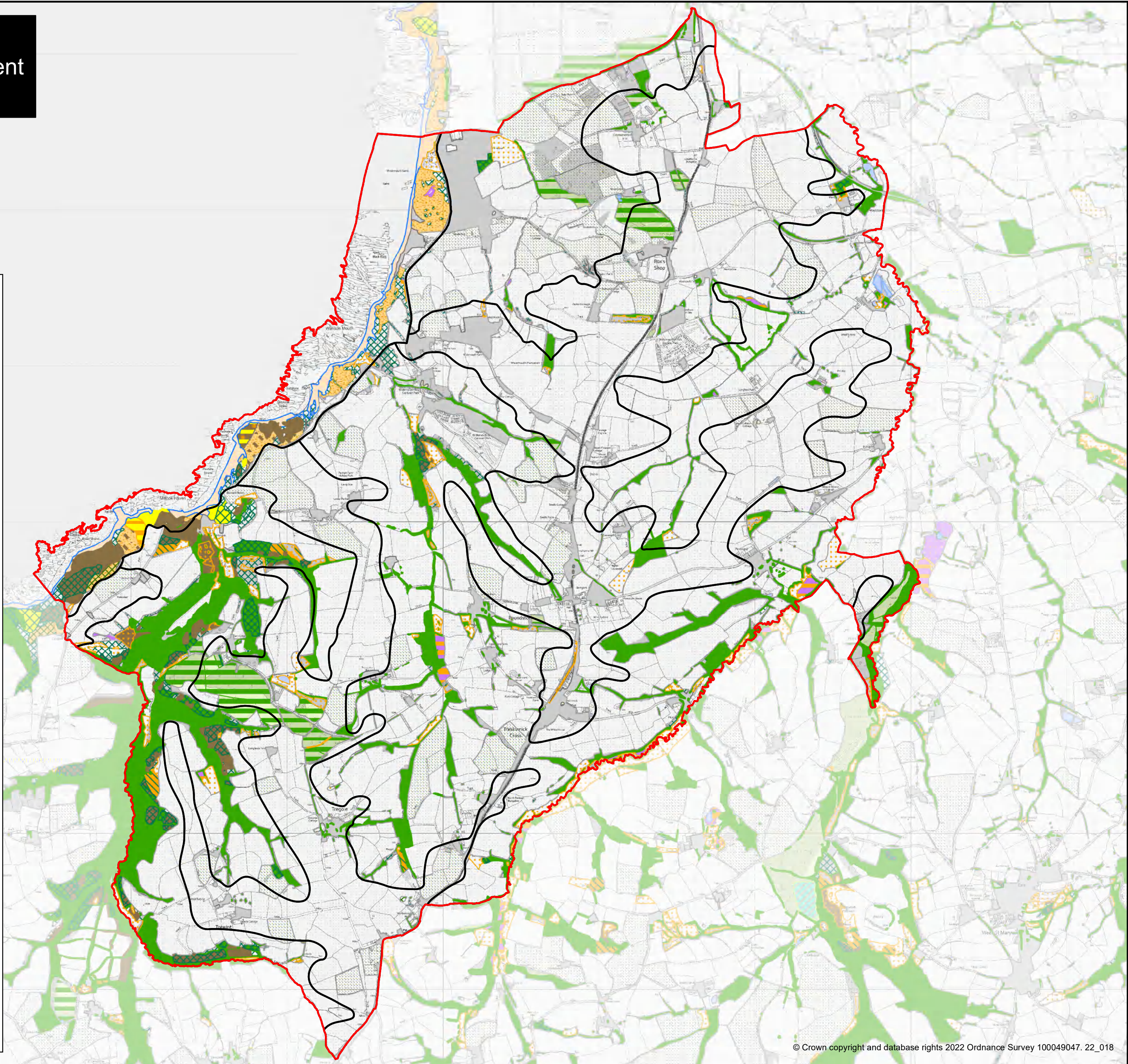
The shading of the settlement/residential areas on this map is not accurate and is solely indicative.

Poundstock Parish
Local Landscape Character Assessment
Map 5 - Land cover mapping

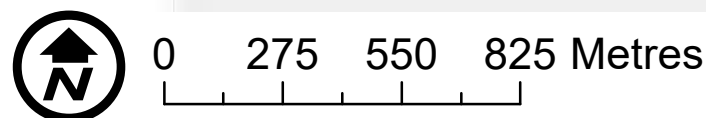


Key


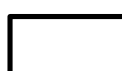
- | | | | |
|--|--|--|--|
| | Poundstock Parish | | scattered Bracken on Coastal Grassland |
| | Landscape Types | | scattered Bracken on Dry Heathland |
| | Arable | | scattered Bracken on Dry Heathland - Unimproved Grassland mosaic |
| | Bracken | | scattered Bracken on possibly Unimproved Grassland |
| | Bracken - Scrub mosaic | | scattered Dry Heathland on Coastland above high tide mark |
| | Broad-leaved Woodland | | scattered Scrub on Coastal Grassland |
| | Broad-leaved Woodland - Bracken/Scrub mosaic | | scattered Scrub on Dry Heathland |
| | Broad-leaved Woodland - Scrub mosaic | | scattered Scrub on Dry Heathland - Unimproved Grassland |
| | Built Environment | | scattered Scrub on Improved Grassland |
| | Coastal Grassland | | scattered Scrub on possibly Unimproved Grassland |
| | Coastal Intertidal | | Scrub |
| | Coniferous Woodland | | Unimproved Grassland |
| | Disturbed Ground | | Unimproved Grassland - Dry Heathland mosaic |
| | Dry Heathland | | Wet Improved Grassland |
| | Felled Woodland | | Wetland |
| | Improved Grassland | | |
| | Marshy possibly Unimproved Grassland | | |
| | Mixed Woodland | | |
| | Open Water | | |
| | possibly Unimproved Grassland | | |



















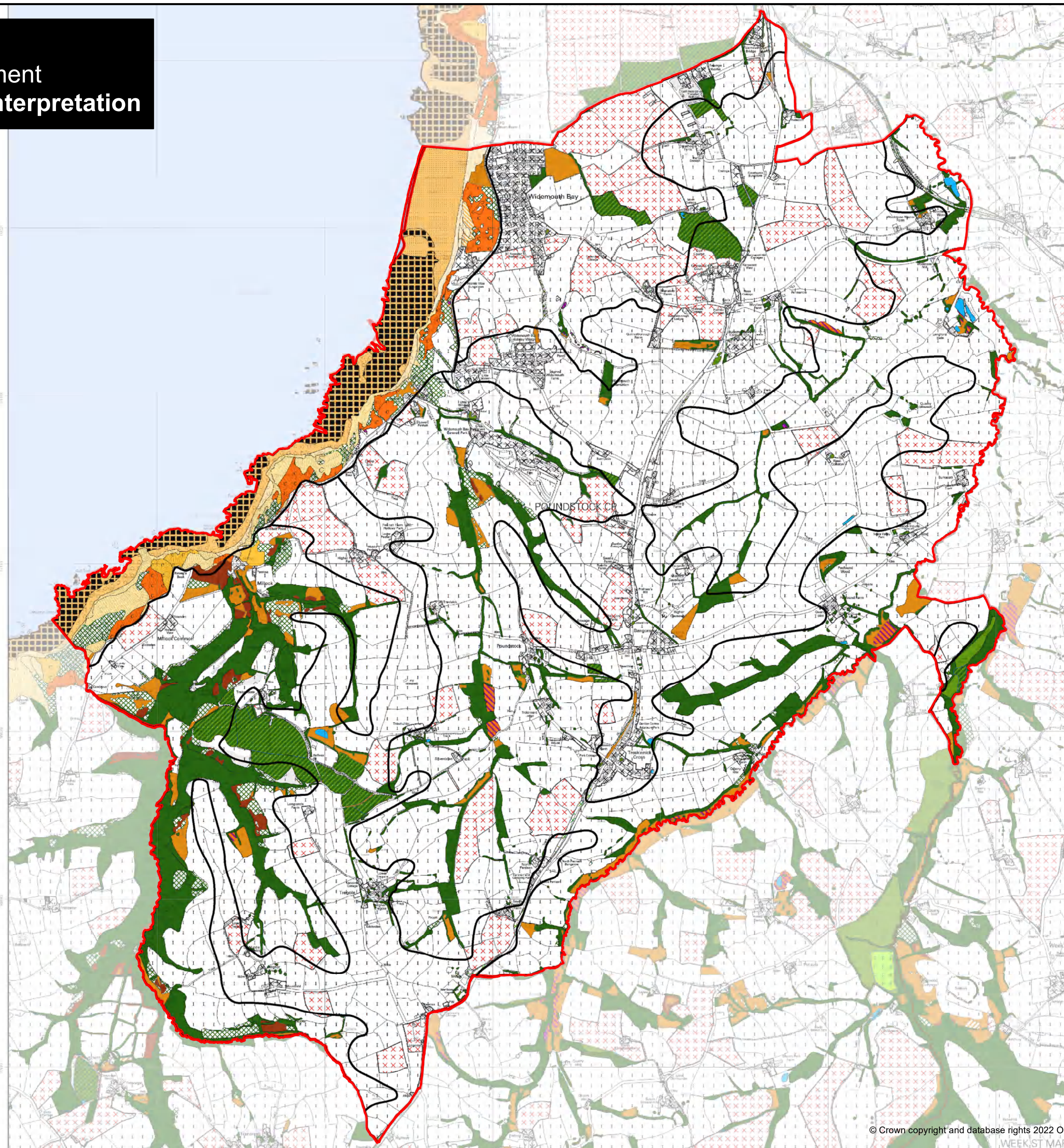
Poundstock Parish
Local Landscape Character Assessment
Map 6 - ERCCIS Phase 1 Habitat Interpretation



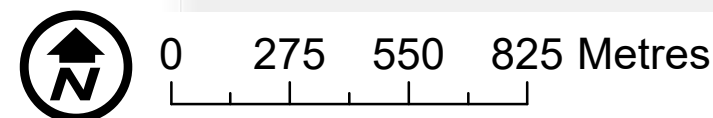
Key

-  Poundstock Parish
-  Landscape Types

A Woodland and scrub	
1 Woodland	
1 Broad-leaved	
1 Semi-natural	 Green
2 Plantation	 Green
2 Coniferous	
1 Semi-natural	 True Green
2 Plantation	 True Green
3 Mixed	
2 Plantation	 Green over true green
2 Scrub	
1 Dense/continuous	 Green
B Grassland and marsh	
1 Acid grassland	
1 Unimproved	 Orange
2 Neutral grassland	
1 Unimproved	 Orange
3 Calcareous grassland	
1 Unimproved	 Orange
4 Improved grassland	 No colour
5 Marsh/marshy grassland	 Purple over orange
C Tall herb and fern	
1 Bracken	
1 Continuous	 Terra cotta
2 Scattered	 Terra cotta
D Heathland	
1 Dry dwarf shrub heath	
1 Acid	 Yellow ochre
G Open water	
1 Standing water	
	 Indigo blue
J Miscellaneous	
4 Bare ground	
	 Black



Poundstock Parish
Local Landscape Character Assessment
Map 7 - Field boundary heights

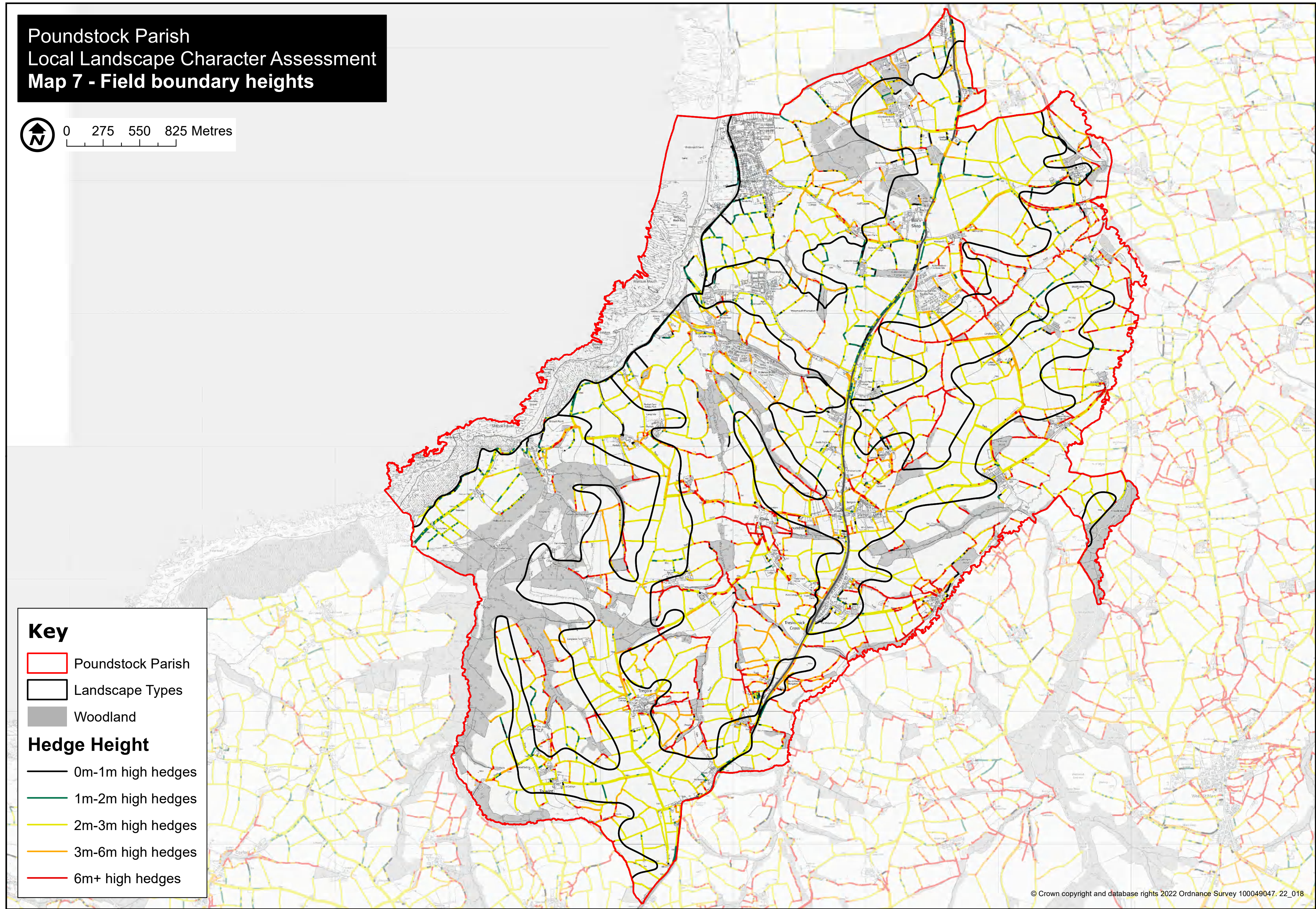


Key

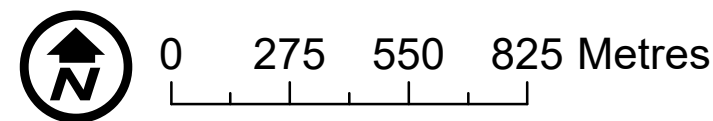
- Poundstock Parish
- Landscape Types
- Woodland

Hedge Height



- 0m-1m high hedges
- 1m-2m high hedges
- 2m-3m high hedges
- 3m-6m high hedges
- 6m+ high hedges

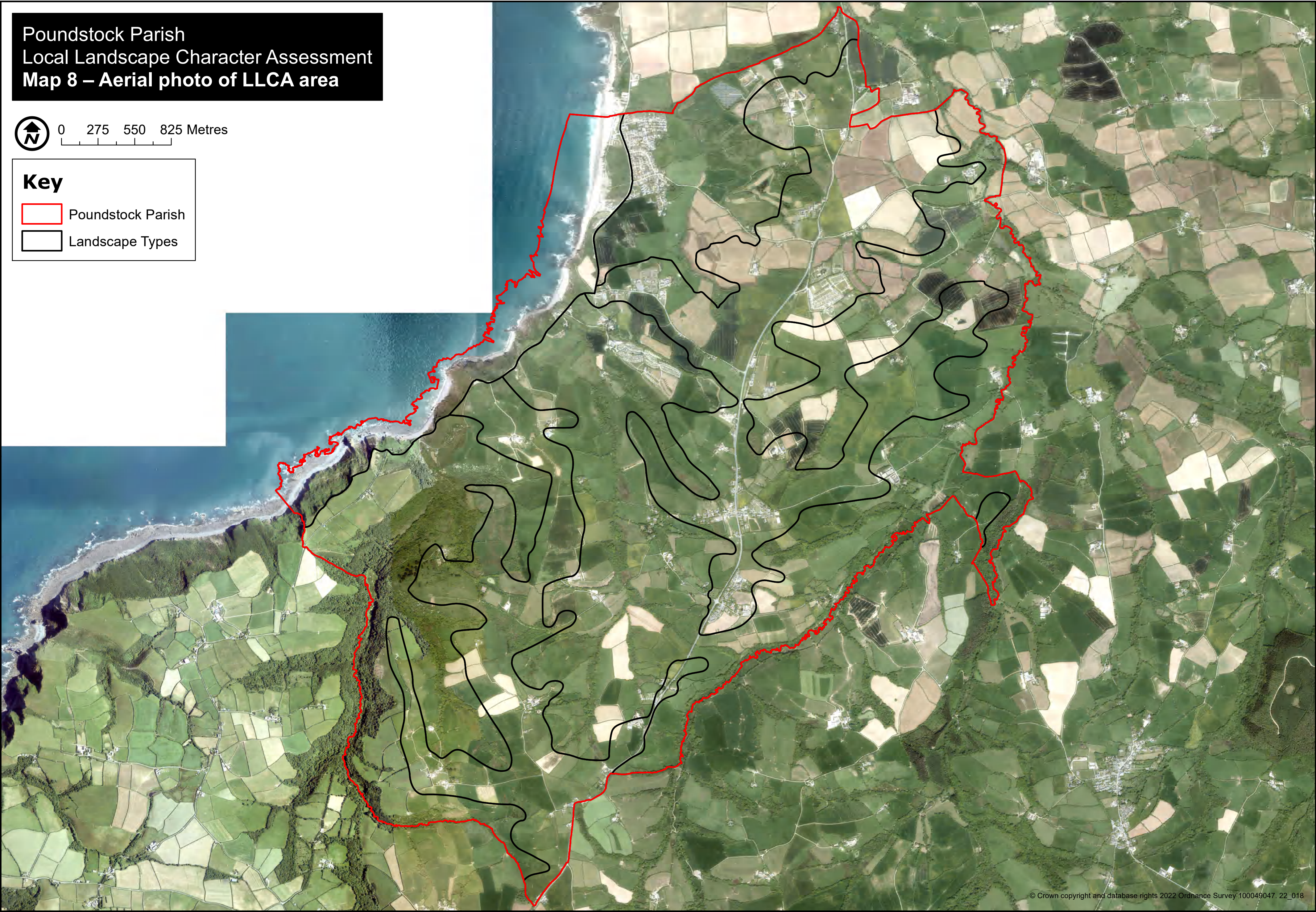


Poundstock Parish
Local Landscape Character Assessment
Map 8 – Aerial photo of LLCA area

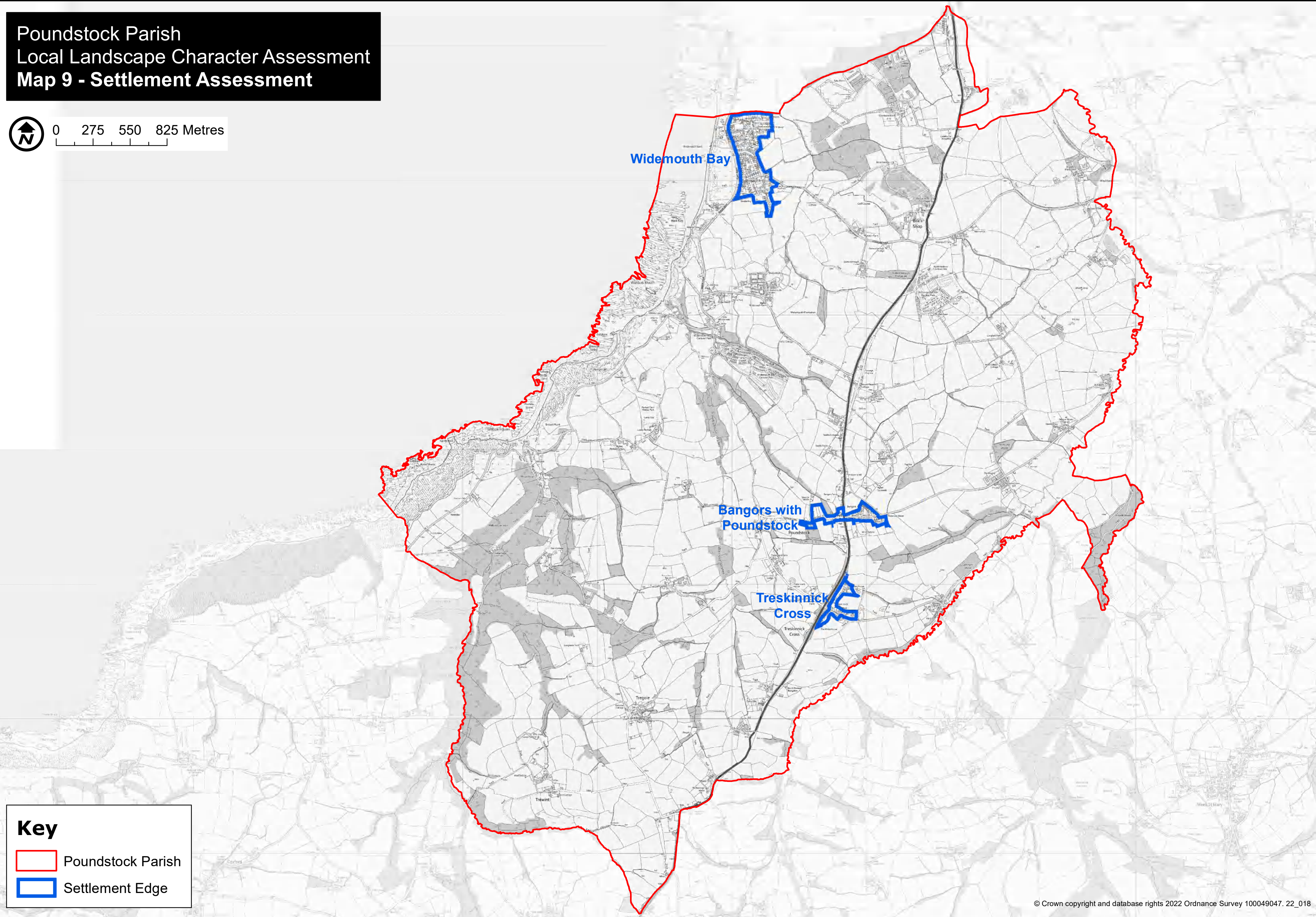
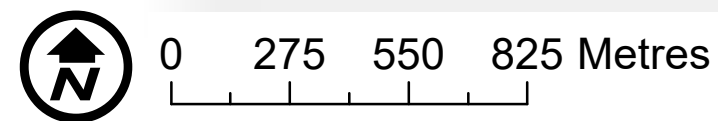


Key



-  Poundstock Parish
-  Landscape Types



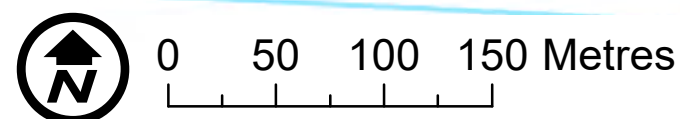
Poundstock Parish
Local Landscape Character Assessment
Map 9 - Settlement Assessment



Key

-  Poundstock Parish
-  Settlement Edge

Poundstock Parish
Settlement Edge Map
**Widemouth Bay Edge
of Settlement Assessment**
Map 10.1 - Constraints 1



Key

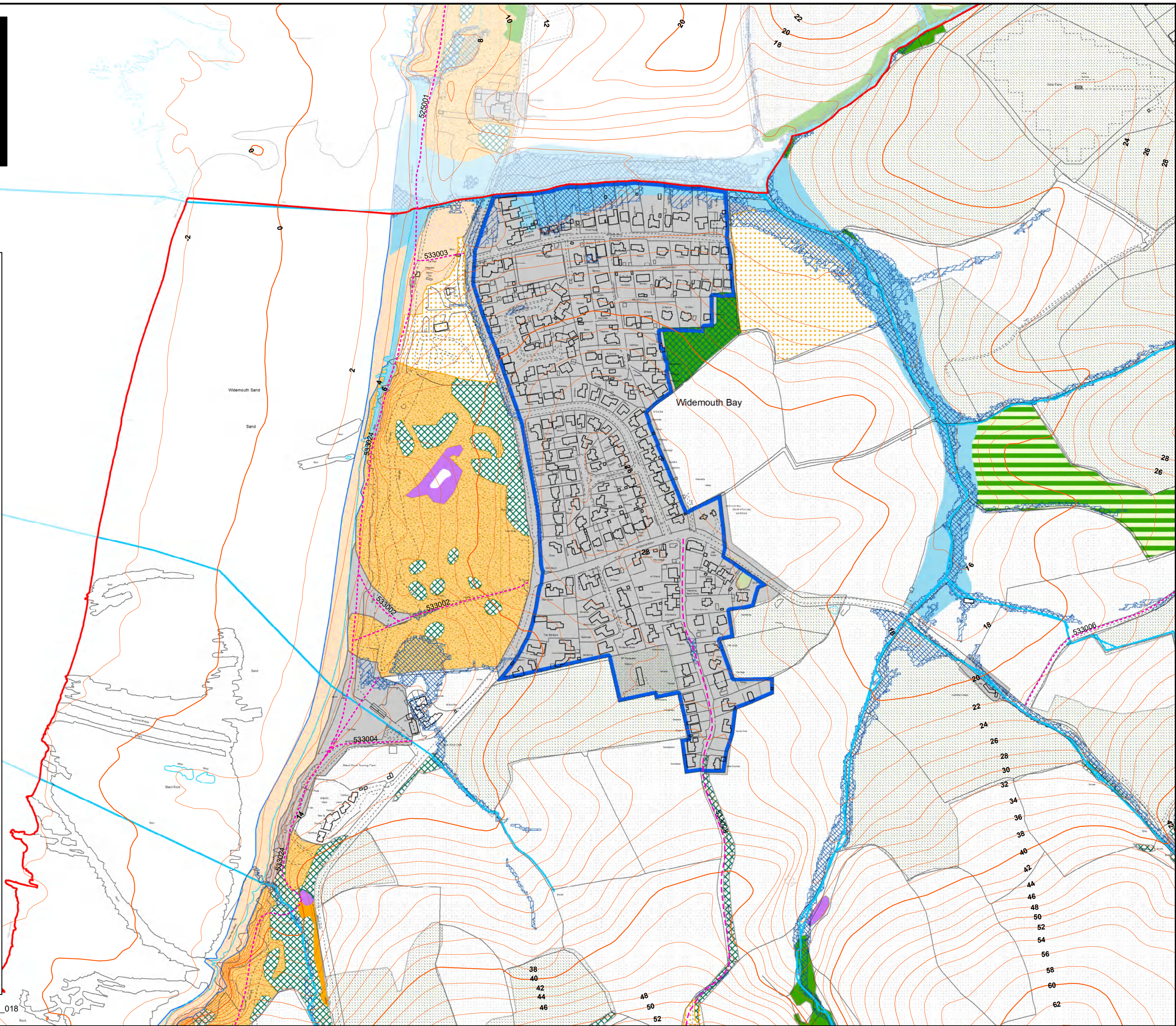
- Settlement Edge
- Contour Line
- Cornish Rivers/detailed river network
- Updated flood map for surface water 1 in 30 year
- Updated flood map for surface water 1 in 100 year
- Flood Zone 3b - Functional Floodplain

Public Rights of Way

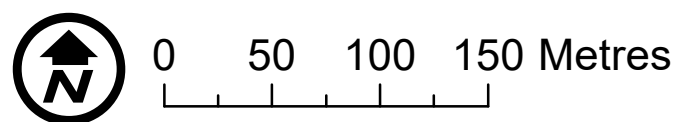
- Footpath
- Bridleway

ERCCIS 2005

- Arable
- Broad-leaved Woodland
- Broad-leaved Woodland - Scrub mosaic
- Residential
- Coastal Grassland
- Coastal Intertidal
- Coniferous Woodland
- Improved Grassland
- Mixed Woodland
- possibly Unimproved Grassland
- Scrub
- Unimproved Grassland
- Wetland



Poundstock Parish
Settlement Edge Map
Widemouth Bay Edge
of Settlement Assessment
Map 10.2 - Constraints 2



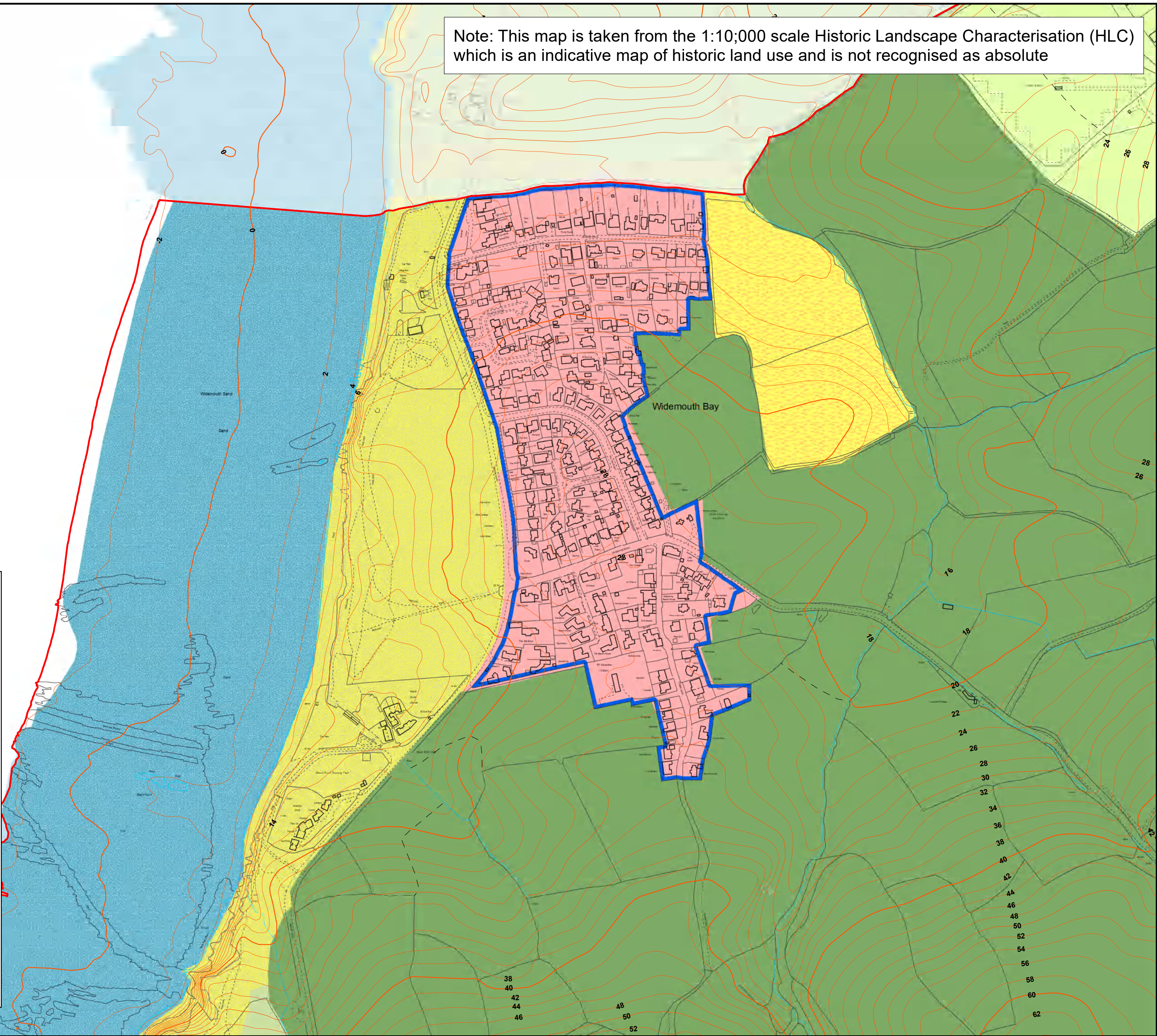
Note: This map is taken from the 1:10,000 scale Historic Landscape Characterisation (HLC) which is an indicative map of historic land use and is not recognised as absolute

Key

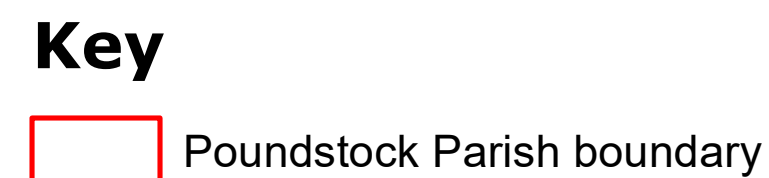
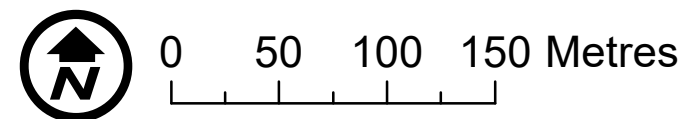
- Contour Line
- Settlement Edge
- Historic field pattern adapted - these hedges have been removed

Historic Landscape
Characterisation

- Coastal Rough Ground
- Farmland: Medieval
- Post-medieval Enclosed Land
- Modern Enclosed Land
- Intertidal and inshore water
- Upland Rough Ground
- C20 and C21 Settlement



Poundstock Parish
Settlement Edge Map
**Widemouth Bay Edge
of Settlement Assessment
Map 10.3 - 1875-1901 1st Edition**



Poundstock Parish
Settlement Edge Map
**Widemouth Bay Edge
of Settlement Assessment**
Map 10.4 - Aerial photo



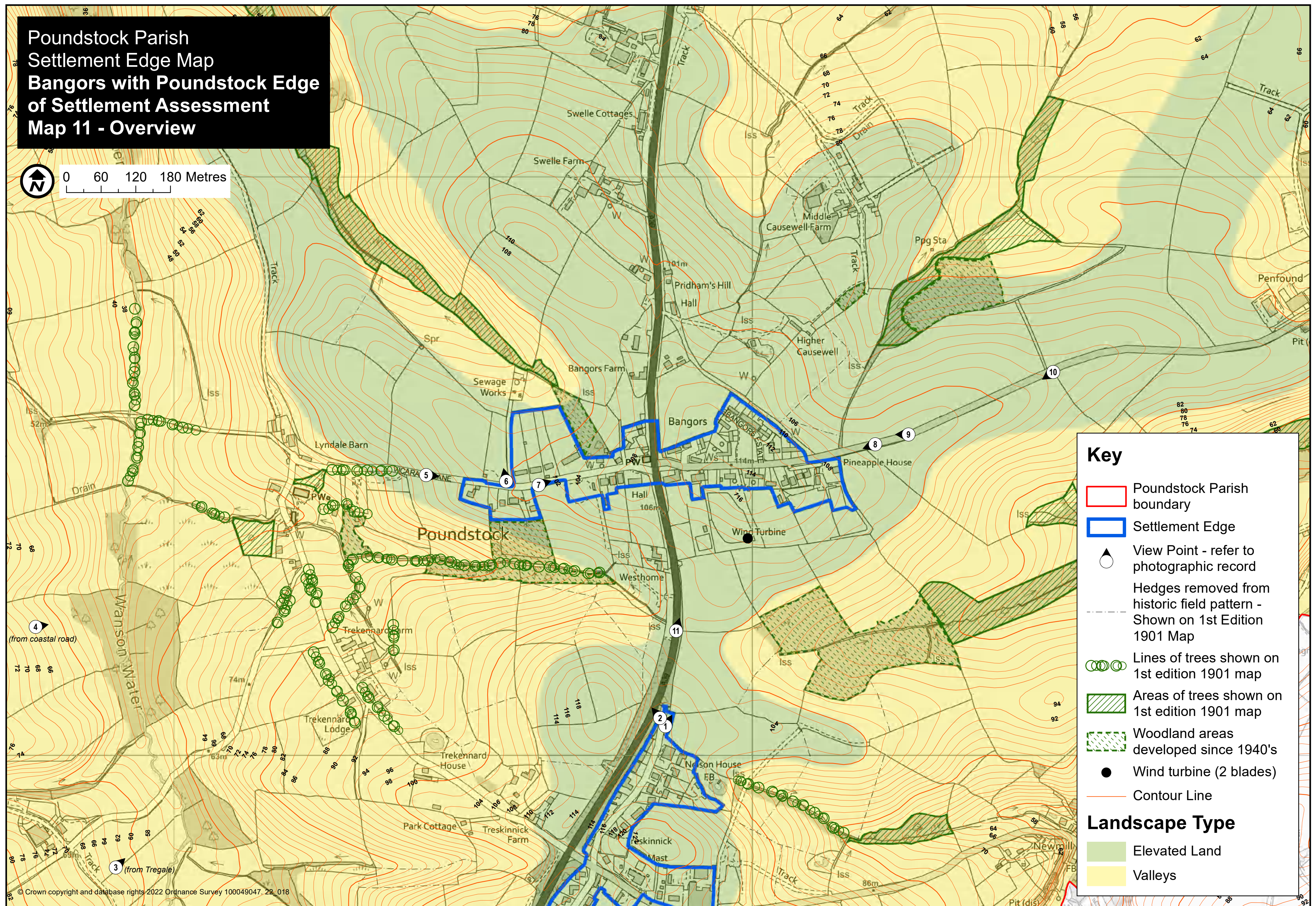
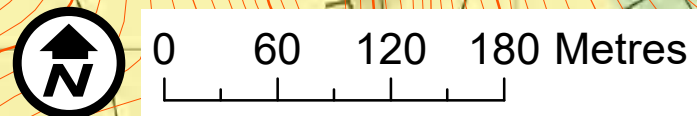
0 50 100 150 Metres

Key



Poundstock Parish boundary

Poundstock Parish
Settlement Edge Map
Bangors with Poundstock Edge
of Settlement Assessment
Map 11 - Overview



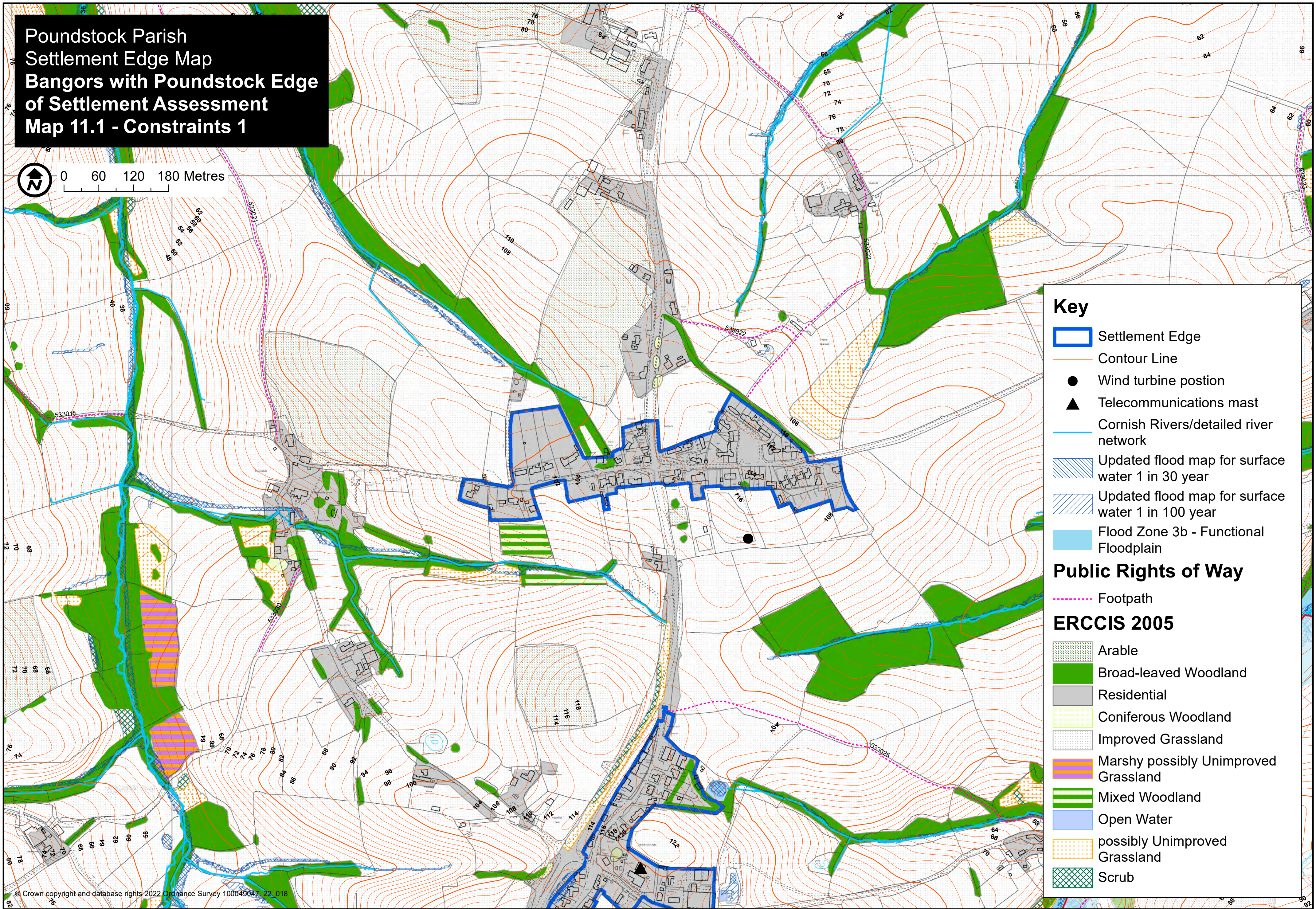
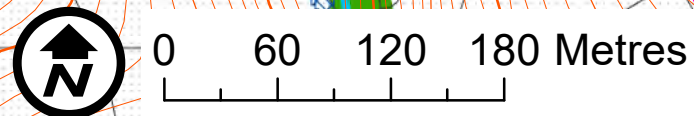
Key

- Poundstock Parish boundary
- Settlement Edge
- View Point - refer to photographic record
- Hedges removed from historic field pattern - Shown on 1st Edition 1901 Map
- Lines of trees shown on 1st edition 1901 map
- Areas of trees shown on 1st edition 1901 map
- Woodland areas developed since 1940's
- Wind turbine (2 blades)
- Contour Line

Landscape Type

- Elevated Land
- Valleys

Poundstock Parish
Settlement Edge Map
Bangors with Poundstock Edge
of Settlement Assessment
Map 11.1 - Constraints 1



Key

- Settlement Edge
- Contour Line
- Wind turbine postion
- Telecommunications mast
- Cornish Rivers/detailed river network
- Updated flood map for surface water 1 in 30 year
- Updated flood map for surface water 1 in 100 year
- Flood Zone 3b - Functional Floodplain

Public Rights of Way

- Footpath

ERCCIS 2005

- Arable
- Broad-leaved Woodland
- Residential
- Coniferous Woodland
- Improved Grassland
- Marshy possibly Unimproved Grassland
- Mixed Woodland
- Open Water
- possibly Unimproved Grassland
- Scrub

Poundstock Parish
Settlement Edge Map
Bangors with Poundstock Edge
of Settlement Assessment
Map 11.2 - Constraints 2



0 60 120 180 Metres

Note: This map is taken from the 1:10,000 scale Historic Landscape Characterisation (HLC) which is an indicative map of historic land use and is not recognised as absolute

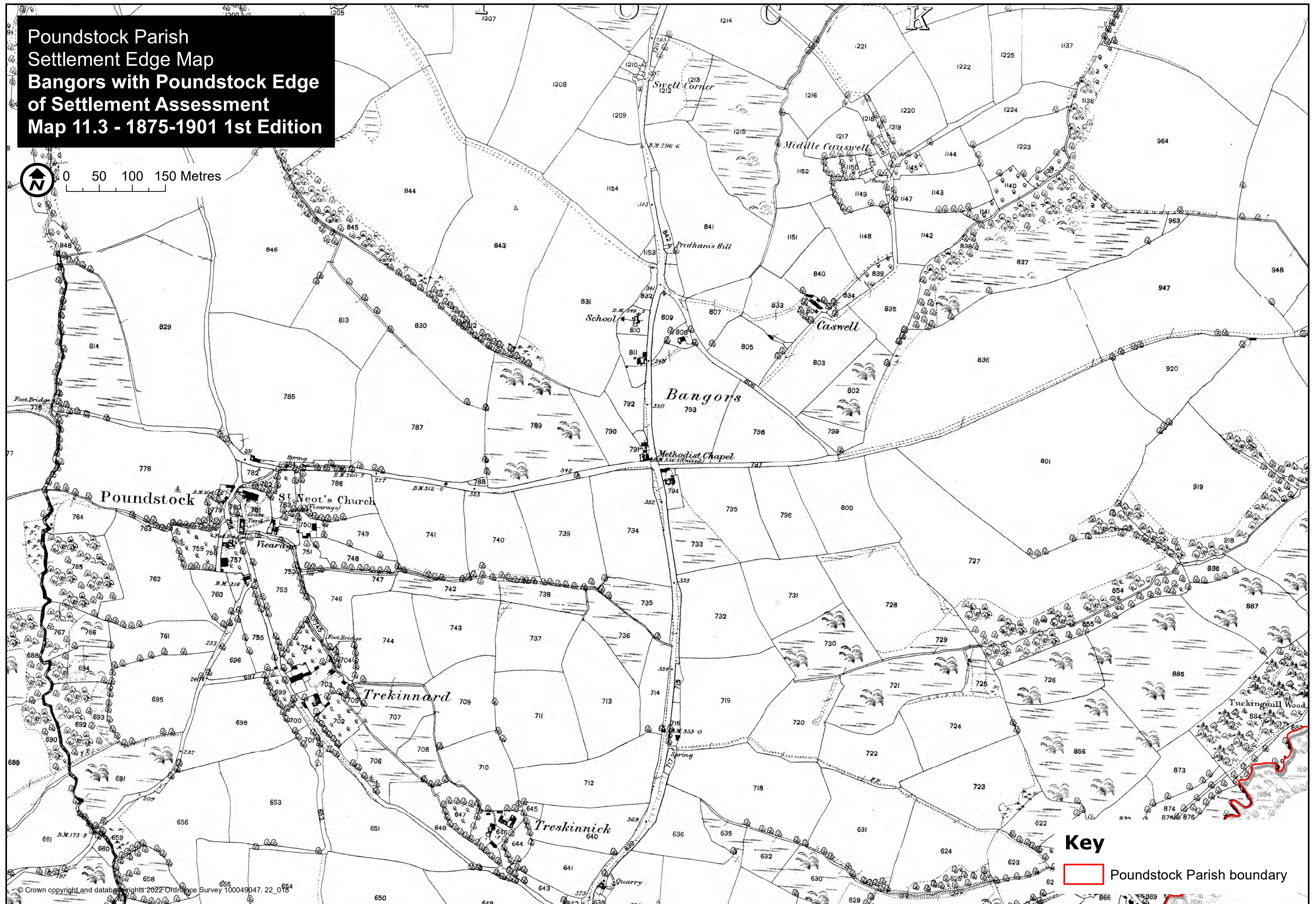
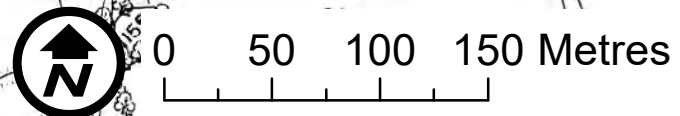
Key

- Contour Line
- Settlement Edge
- Listed Buildings

Historic Landscape Characterisation

- Communications
- Farmland: Medieval
- Post-medieval Enclosed Land
- Modern Enclosed Land
- Plantations and Scrub
- Upland Rough Ground
- Settlement to C21

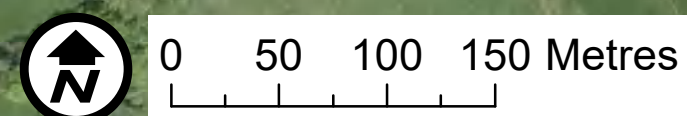
Poundstock Parish
Settlement Edge Map
Bangors with Poundstock Edge
of Settlement Assessment
Map 11.3 - 1875-1901 1st Edition



Key

 Poundstock Parish boundary

Poundstock Parish
Settlement Edge Map
**Poundstock with Bangors Edge
of Settlement Assessment**
Map 11.4 - Aerial photo



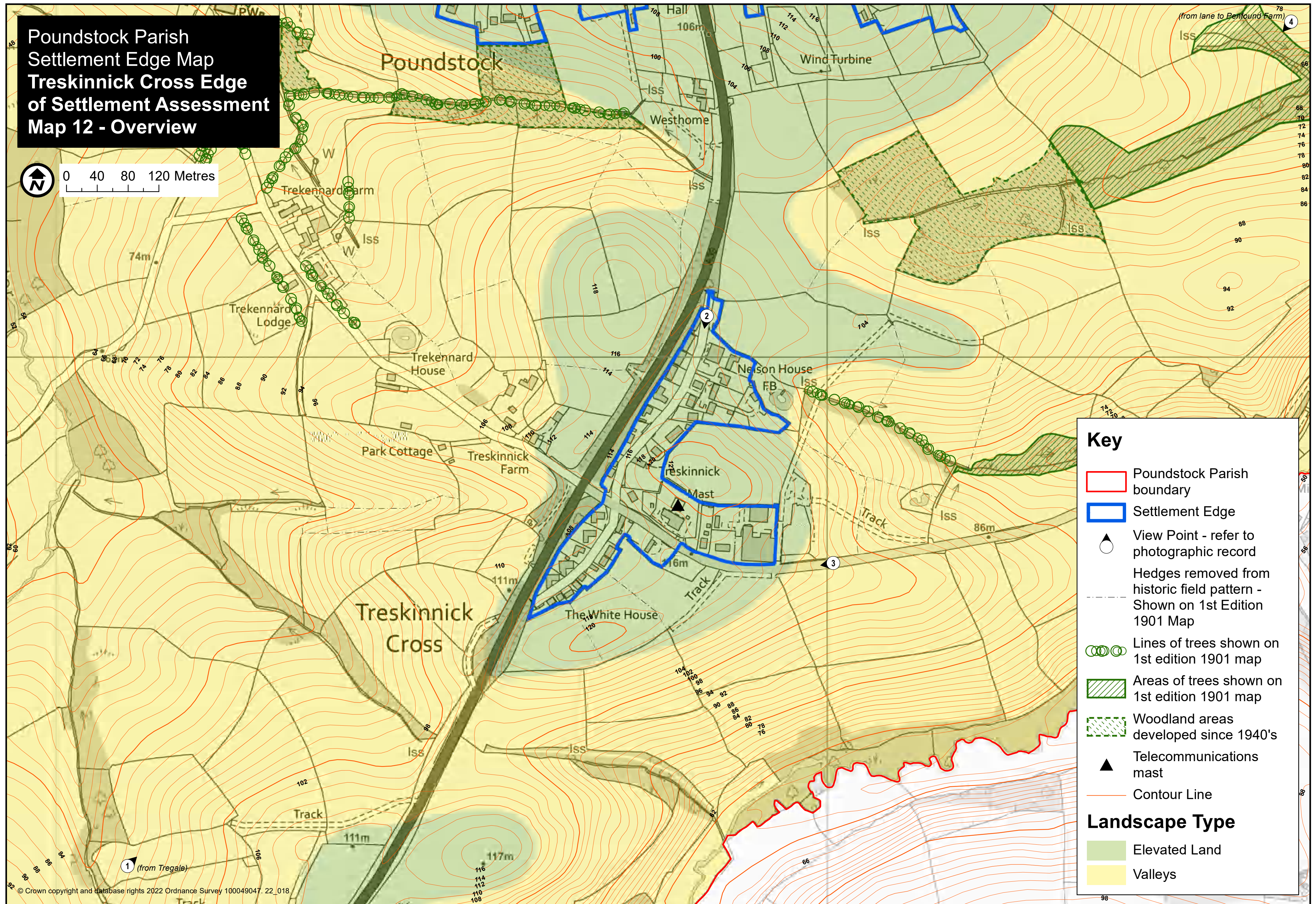
Key

 Poundstock Parish boundary

Poundstock Parish
Settlement Edge Map
Treskinnick Cross Edge
of Settlement Assessment
Map 12 - Overview



0 40 80 120 Metres



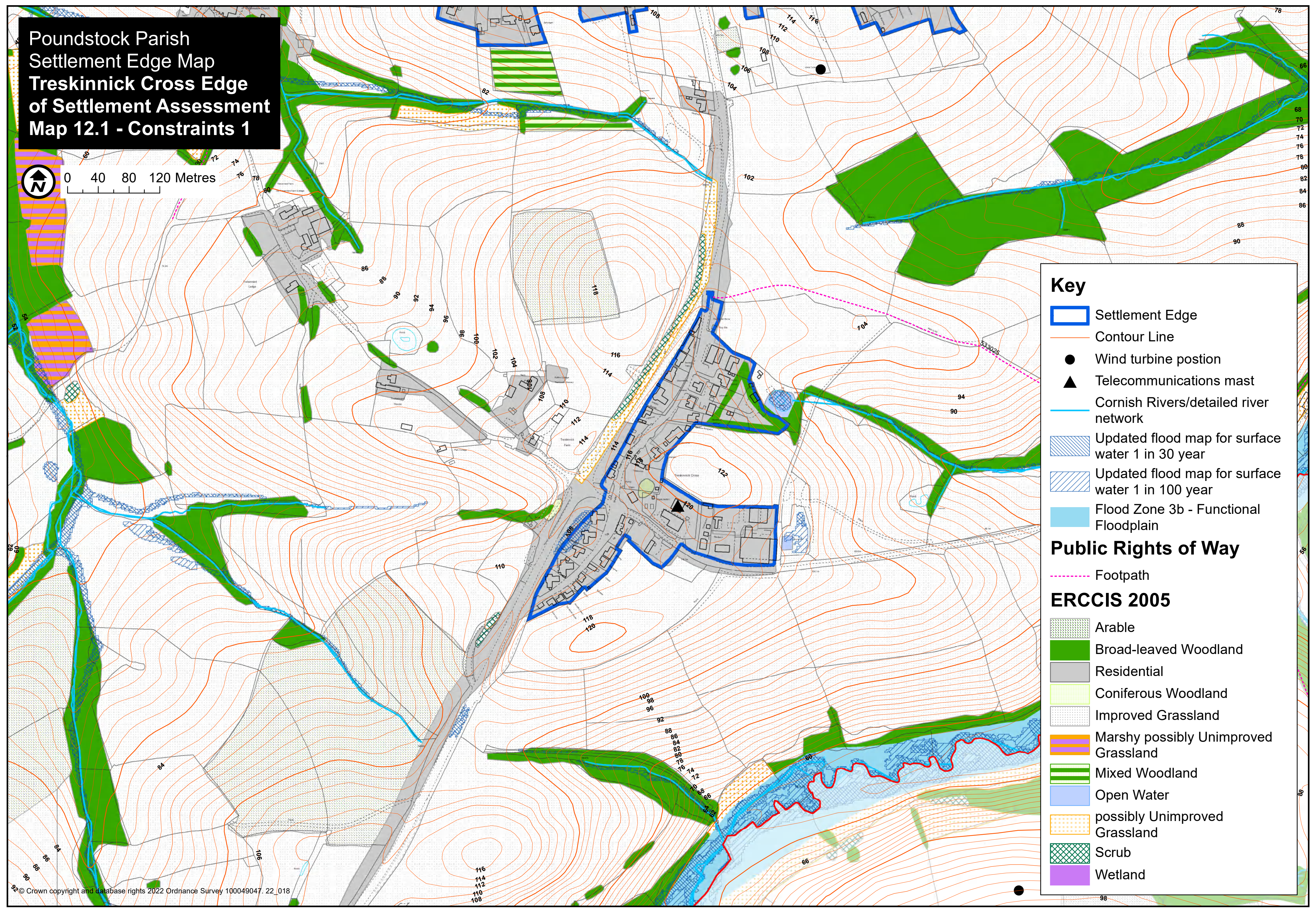
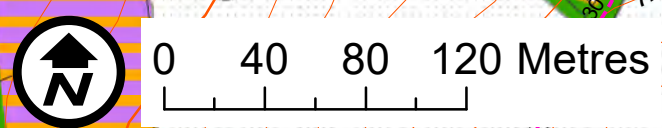
Key

- Poundstock Parish boundary
- Settlement Edge
- View Point - refer to photographic record
- Hedges removed from historic field pattern - Shown on 1st Edition 1901 Map
- Lines of trees shown on 1st edition 1901 map
- Areas of trees shown on 1st edition 1901 map
- Woodland areas developed since 1940's
- Telecommunications mast
- Contour Line

Landscape Type

- Elevated Land
- Valleys

Poundstock Parish
Settlement Edge Map
Treskinnick Cross Edge
of Settlement Assessment
Map 12.1 - Constraints 1



Key

- Settlement Edge
- Contour Line
- Wind turbine position
- Telecommunications mast
- Cornish Rivers/detailed river network
- Updated flood map for surface water 1 in 30 year
- Updated flood map for surface water 1 in 100 year
- Flood Zone 3b - Functional Floodplain

Public Rights of Way

- Footpath

ERCCIS 2005

- Arable
- Broad-leaved Woodland
- Residential
- Coniferous Woodland
- Improved Grassland
- Marshy possibly Unimproved Grassland
- Mixed Woodland
- Open Water
- possibly Unimproved Grassland
- Scrub
- Wetland

Poundstock Parish
Settlement Edge Map
Treskinnick Cross Edge
of Settlement Assessment
Map 12.2 - Constraints 2



0 40 80 120 Metres

Note: This map is taken from the 1:10,000 scale Historic Landscape Characterisation (HLC) which is an indicative map of historic land use and is not recognised as absolute

Key

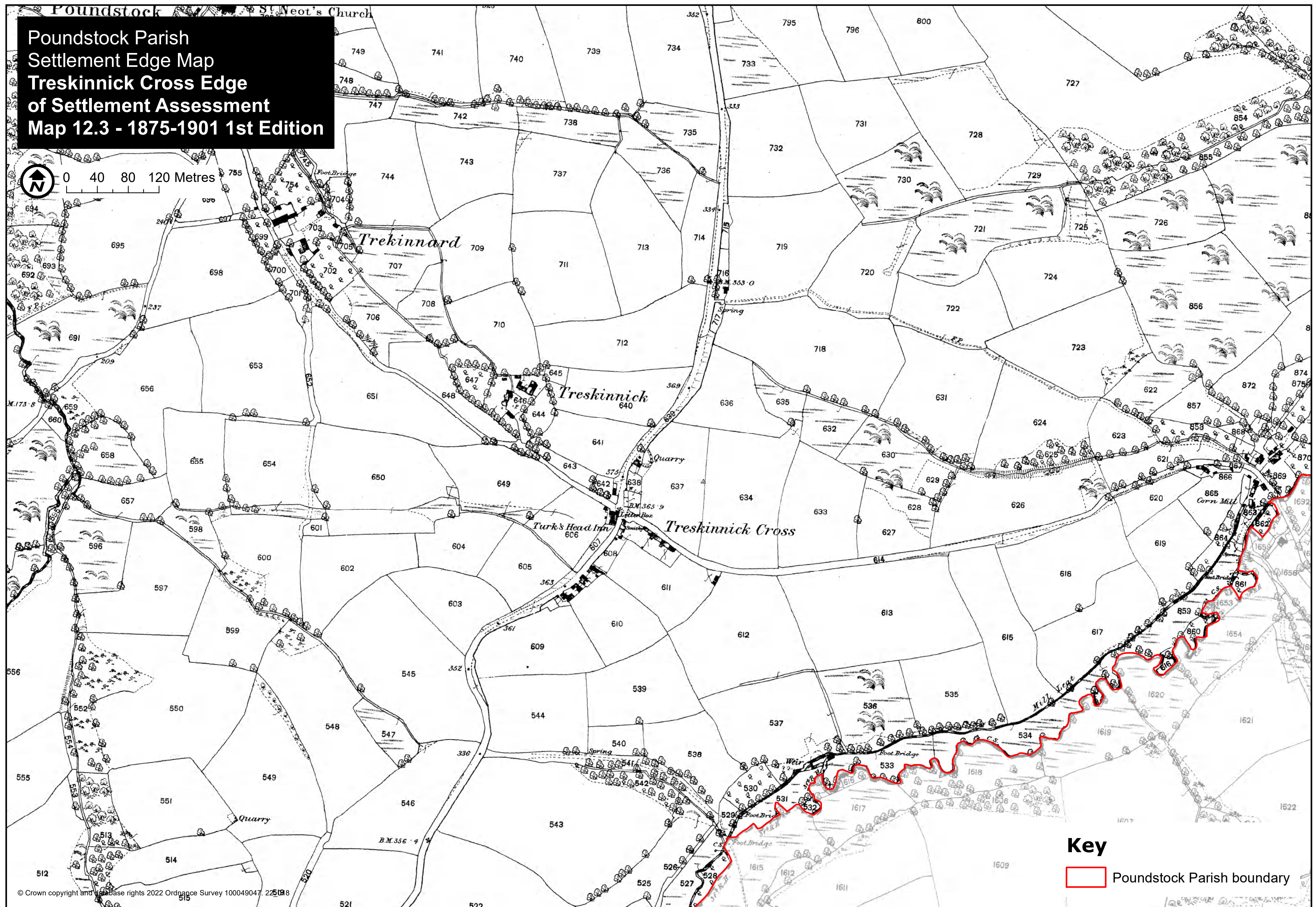
- Contour Line
- Settlement Edge
- Listed Buildings

Historic Landscape
Characterisation

- Communications
- Farmland: Medieval
- Post-medieval Enclosed Land
- Modern Enclosed Land
- Plantations and Scrub
- Upland Rough Ground
- Settlement to C21

Poundstock Parish
Settlement Edge Map
Treskinnick Cross Edge
of Settlement Assessment
Map 12.3 - 1875-1901 1st Edition

0 40 80 120 Metres



Key

 Poundstock Parish boundary

Poundstock Parish
Settlement Edge Map
Treskinnick Cross Edge
of Settlement Assessment
Map 12.4 - Aerial photo



0 40 80 120 Metres



Key



Poundstock Parish boundary

Appendix 2 – Judging Landscape Capacity

A Development Management Toolkit



Judging Landscape Capacity

A Development Management Toolkit

Endorsed by Environment Heritage and Planning Portfolio Advisory Committee
16th October 2014

This document will form part of a Landscape Supplementary Planning Document as part of the emerging Cornwall Local Plan.

Introduction

Landscape is about the relationship between people and place, and is the setting for our lives. The Cornish landscape is unique, stunning, diverse, and a major economic asset which provides

- economic value - often becoming a central factor in attracting business and tourism,
- social and community value as an important part of people's lives, contributing to our sense of identity and well-being, and bringing enjoyment and inspiration
- environmental value as a home for wildlife and a cultural record of society's use of the land.

It is crucial that we understand what makes up the character of the landscape so when we consider how it might change, that change is for the better. Through landscape character assessment we can gain an understanding of what elements of the character are important and have value to help in the decision making process.

The 2004 Structure Plan under Policy 2 – Character Areas, Design & Environmental Protection recognised the need to protect and enhance the local distinctiveness of the natural and built environment through 26 Areas of Great Landscape Value. Whilst the emerging Local Plan does not contain a policy for AGLV it does under Policy 2 look to

‘Identify the value and sensitivity of all landscapes, understanding what is important to the character to allow them to be protected, enhanced and conserved’

This Toolkit (based upon a document written by Colette Holden Cornwall AONB Manager, revised in line with GLVIA3, 2013) provides a framework for making decisions relating to specific development proposals, to identify the landscape’s sensitivity to the proposed change, the value of the landscape within which the development is proposed, and whether the landscape has the capacity to accept the change without adverse impact.

The Cornwall Landscape Character Assessment - 2007

Cornwall’s Landscape Character Assessment is a tool that can help in the decision making process. It divides the landscape of Cornwall up into 40 areas with commonality (Landscape Character Areas or LCA). Each of these 40 individual LCAs has a separate description which outlines the key characteristics which make that landscape unique.

This information can help guide planners and developers to achieve high quality development which conserves and enhances local distinctiveness, is in the right place, and respects its surroundings and locale. Landscape Character Assessment cannot provide a definitive answer but it can help to

- assess land availability for a range of uses, including new development
- inform the siting and design of particular types of development such as housing, minerals, telecommunications and renewable energy
- provide information for Environmental Assessments of plans, policies and individual development proposals.

The 40 Character Areas in the 2007 Assessment do not describe the sensitivity, or the value of the landscape. Character and visual sensitivity will vary across a LCA, and will depend upon the development which is proposed. This Toolkit looks at the development specific effects on landscape character and views, and provides a framework for a judgement to be made as to the capacity of the landscape to accept the change created by the proposed development.

The mapping information for the 40 LCAs is available on the Landscape pages of the Council’s web site at [Cornwall Council interactive mapping](http://www.cornwall.gov.uk/cornwall_interactive_mapping) (www.cornwall.gov.uk/cornwall_landscape)

To support the 2007 Assessment the [Landscape Character Assessment Best Practice Guidance 2011](#) can also be downloaded from the Landscape pages of the Council’s web site (www.cornwall.gov.uk/cornwall_landscape)

Using Landscape Character Assessment in Development Management

Policy context for character assessment

Landscape characterisation creates an evidence base to be used as a tool for considering development proposals, which is now recognised and supported at the national and local policy level:

National Planning Policy Framework (NPPF)

This National document states as one of its 12 Core Principles that planning should *'take account of the different roles and character of different areas.....recognising the intrinsic character and beauty of the countryside'*

'Permission should be refused for development of poor design, that fails to take opportunities available for improving the character and quality of an area' paragraph 64

'Protecting and enhancing valued landscapes' paragraph 109

'Maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes' paragraph 114

Area of Outstanding Natural Beauty

Designated under the National Parks Act this designation seeks to protect and enhance the landscape whilst recognising the needs of the local community and economy. Government has confirmed that AONBs are equivalent to national parks in terms of their landscape quality, scenic beauty and their planning status.

Emerging Cornwall Local Plan

Policy 2

Maintain the special character of Cornwall, recognising all landscapes are important, in order to;

- a. Promote and enhance the special qualities that make up the diverse and locally distinctive landscapes of Cornwall;
- b. Identify the value and sensitivity of all landscapes, understanding what is important to the character to allow them to be protected, enhanced and conserved;
- c. Create resilient landscapes and sensitively accommodate investment and growth within Cornwall's unique landscape qualities, ensuring people continue to be drawn to Cornwall to visit and for a thriving healthy population to live and work;
- d. Protect the natural beauty of the AONB and undeveloped coast.

(as presented to Environment & Planning Portfolio Advisory Committee, October 2013)

Policy 23 – Natural Environment

Development proposals will need to sustain Cornwall's local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance through the following measures:

- Appropriate scale, mass and design which recognise and respect the distinctive and diverse, landscape character and coastline as being vital to the Cornwall's economy, whilst having regard for the sensitivity and capacity of the landscape asset, the potential for cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed as set out in the Cornwall Landscape Character Assessment and supported by the descriptions of the Areas Of Great Landscape Value (AGLV)
- Ensuring any proposals within the AONB or affecting its setting, conserves and enhances the natural beauty and special qualities of the AONB, is appropriately located to address the AONB's sensitivity and capacity and delivers the objectives of the Cornwall and Tamar Valley AONB Management Plans

When to use Landscape Character Assessment in Development Management

The aim of this toolkit is to increase the capacity of development management officers to use the Landscape Character Assessment evidence base to inform decision making.

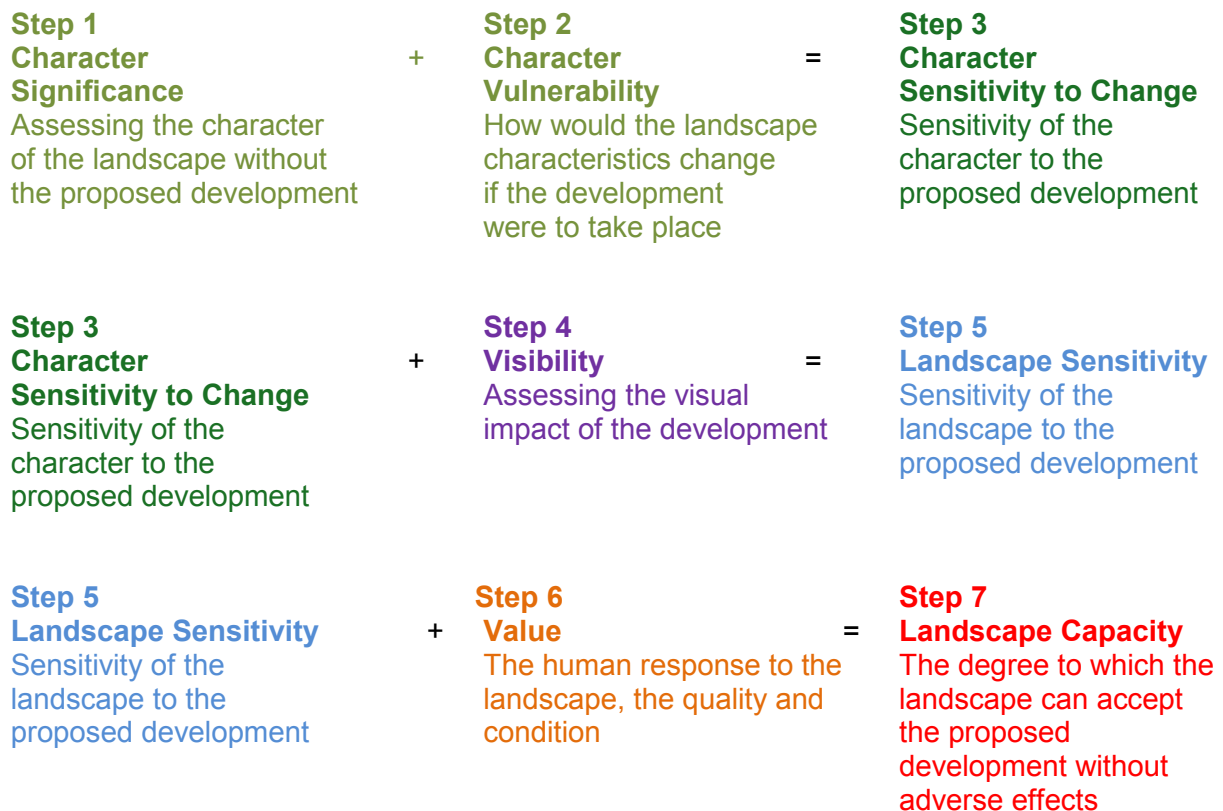
It is recognised that landscape will be one of many considerations in the determination of a planning application, and that the decision will be guided by national planning guidance and the Local Planning Authority's emerging policies. This toolkit provides a means to ensure that landscape character is addressed in an informed, and consistent manner in the determination of planning applications.

How is change accommodated?

The landscape character assessment information is intended to be used to guide change and support decision making. If through this process it is shown that a landscape has a low capacity to accommodate a certain kind of development, the landscape character information enables informed decisions to be made on changes in design at the pre-application stage or for conditions to be set at the recommendation stage.

Good design should be about sustainability and being in tune with the landscape. The landscape character information can also inform developers at the design stage in the process so that the design of developments can be improved to be more in harmony with the landscapes within which they sit.

Overview of the Toolkit methodology



Step 8 Mitigation

Ways to prevent, reduce, or offset the identified significant adverse landscape and visual effects of the development.

Consider mitigation throughout the design process, when landscape and visual effects are identified, and also for addressing effects which are identified as part of the Landscape and Visual Impact Assessment (LVIA).

Assessment date :	Landscape Character Area number (s):
Planning application ref:	Location of development site :
Development type :	

STEP 1 Character Significance - Assess the character of the landscape without the proposed development

Desk study and site visit

Through a site visit and reference to the relevant [Landscape Character Area \(LCA\)](#)¹ description describe the contribution which the **undeveloped site** makes to character of the area. You may need to refer to more than one LCA where the site lies close to the boundary. Is the site representative of the character of the area, and what parts of the LCA are relevant to the site referring to the following headings from the LCA description?

1. 'Key Characteristics'
2. Topography and drainage – the land form and presence of water
3. Biodiversity – covering ecology and habitats
4. Land use / land cover – how is the land used
5. Field and woodland pattern – including contribution of individual trees
6. Transport pattern – including roads and PROW
7. Historic features – including cultural features
8. Aesthetic and sensory experience of the site and the wider landscape

Note the main points of character

¹ 2007 Landscape Character Assessment - Zoom in to locate the site, once you have your site click on the map, and use the hyperlink at the bottom of the page to bring up the relevant LCA description.

‘Character Significance’ criteria

Which of the following criteria best describes the existing character of the site and its setting?

No positive significance – The site and its setting do not positively contribute to the existing character or are having a current negative impact. Consider the potential through good design for the development to enhance the character and positively contribute to the local sense of place. (refer to Step 8).

Low character significance - The site and its setting make small contribution to the existing character by positively reflecting a small part of the relevant Landscape Character Area description(s).

Moderate character significance - The site and its setting makes a reasonable contribution to the existing character which is reflected in a number of elements and features present, or in one or more elements and features which contribute very strongly to the character.

High character significance -The site in its setting makes a good contribution to the existing character and many of the attributes fit closely to the Landscape Character Area description, where one or more features are key to character.

Record your reason for the criteria selected

Further reference

- Locate Landscape Character Area (LCA) information through [Cornwall Council interactive mapping](#) by zooming in to locate the site, clicking on the map, and using the hyperlink at the bottom of the page to bring up the relevant LCA description.
- For development applications for on shore wind and solar PV - [An Assessment of the Landscape Sensitivity to On Shore Wind Energy & Large Scale Photovoltaic Development In Cornwall \(2011 Land Use Consultants\)](#)
- [Cornwall Landscape Character Assessment Best Practice Guidance](#)
- [Historic Landscape Character](#)
- [English Heritage guidance on landscape characterisation](#)
- Ecological designations – Natural England, National Biodiversity Network, Cornwall Council’s intranet mapping www.cornwallwildlifetrust.org.uk www.ercis.co.uk
- Appendix 1 – Desk Survey
- Appendix 2 – Site visit - getting an overview

STEP 2 Character Vulnerability - Assess the degree of change

How would the character change if the development were to take place?

How will the proposed development affect both the individual elements which combine to create the existing character and the overall landscape character ?. What elements will be changed, and how ? (eg. feature trees removed; field sizes increased by hedge removal) Is the change positive or negative with respect to character?

Table 1 in Appendix 2 provides questions to prompt matters to be considered for each of the attributes of character.

Note how the character is changed by the development

'Character Vulnerability' criteria

Which of the following criteria best describes how the existing character will be altered by the proposed development?

No adverse change – the effects of the proposed development on the existing character will be neutral or beneficial. There is the opportunity through the pre application development of the design proposals to positively enhance the existing character (refer to Step 8).

Low character vulnerability - adverse effects on the character of the site and/or its setting will be small in magnitude ie. size, scale, limited duration and reversible, where there may be opportunities for positive enhancement works It is likely that through mitigation of construction and operational management practices that adverse effects on character can be reduced (refer to Step 8).

Moderate character vulnerability – the development will create adverse effects on one or more elements and features which contribute very strongly to the character of the site and its setting. Reduction of the effects on character through mitigation will be limited.

High character vulnerability – the character will be adversely affected across the whole or large parts of the site and/ or its setting, and it will not be possible to reduce the significant landscape effects through mitigation.

Record your reason for the criteria selected

Further reference

- LCA information through [Cornwall Council interactive mapping](#).
- [Historic Landscape Character](#)
- Step 8 – Mitigation
- Appendix 2 – Site Visit : Getting an overview

STEP 3 Character Sensitivity To Change - How sensitive the existing character is to the proposed change

The results of the previous 'Character Significance' and 'Character Vulnerability' assessments are combined in the matrix below to give a level of Character Sensitivity to the proposed development.

Step 1 – Character Significance	Step 2 – Character Vulnerability			
		Low	Moderate	High
	Low	L	LM	M
	Moderate	LM	M	MH
	High	M	MH	H

'Character Sensitivity' criteria

Which of the following criteria best describes how sensitive the existing character will be, to the types of change which will be created by the development?

Low character sensitivity - The site makes little contribution to the character of the area and/or is not significantly vulnerable to the proposed change. Restoration and or enhancement of the landscape through the development is likely to be possible. There is opportunity through pre application discussions to positively enhance the existing character. Where enhancement has not been considered in the case of a full application, and opportunities have been missed, amendments to the scheme should be requested. (refer to Step 8).

Low Moderate character sensitivity The character of the landscape is robust to the proposed change, or the site makes a small contribution to the character which is vulnerable to change,. There is the potential for mitigation measures to reduce adverse effects on the character either through pre-application discussions or as amendments to a full planning submission (refer to Step 8).

Moderate character sensitivity - The site makes a good contribution to character which will suffer an extent of adverse change due to the development proposed. The site has the potential for enhancement and/ or conservation of character. There is opportunity through pre application development of the design proposals to introduce mitigation measures to reduce adverse effects upon the character (refer to Step 8).

Moderate High character sensitivity - The site contributes much to the local distinctiveness and character of the area and will be vulnerable to change, needing conservation and management of the character attributes. It is unlikely that the adverse effects upon the character can be reduced through mitigation measures.

High character sensitivity - The site is typical of the area's character and the proposed change is likely to be detrimental to this with no potential for a reduction of the effects through mitigation measures

Record how the proposed development relates to the resulting criteria.

Further reference

- Appendix 3 – Making the assessment

STEP 4 Visibility – Assess the visual effects of the development

Describe the visibility of the proposed development through the following boxes, and use these to come to a conclusion on the potential visual effects created by the development.

Views from points of public access - Can the development be viewed from any settlement, rural housing, public footpaths, roads or areas of open access land?

Important views, sightlines and vistas - Will the development interrupt or block any significant view or vista from a point of vantage to a natural or manmade feature? (including views out to sea)

Visual merging of development - Will the development result in the visual merging either of two separate areas of built development within a settlement or the countryside or visual coalescence between two settlements or other development e.g. tall structures?

Screening - Will the change in the landscape be highly visible, based particularly on the nature of the landform and the extent of existing tree cover?

Numbers of people - Are significant numbers of people likely to perceive any changes e.g. as residents, visitors, people travelling through or engaged in recreation e.g. walking or as people working?

Invisibility and sight lines - Will the development interrupt any important lines of sight between features within the landscape, especially in designed landscapes

Visual influence and scale - Is the proposed development in scale with the surrounding landscape and other built features within it, does the development slot into the landscape in a non-intrusive way, or will it be highly visible with the landscape?

Cumulative impact - Are there other similar structures/ development within the visual setting of the development?

‘Visual Sensitivity’ criteria

Which of the following criteria best describes the visual effects created by the development?

No view of the development – the development would not be visible from any position within the surrounding landscape.

Low visual sensitivity- The development is only visible from a very small number of places, is not considered to be out of scale with the surrounding landscape, will be viewed by people considered to be of lower sensitivity to visual change, with likely potential for mitigation through pre application detailed design or amendment of the submitted application following the identification of residual visual effects (refer to Step 8).

Moderate visual sensitivity – The development will be partially visible; people viewing the development are more sensitive to the change in the view of the landscape, the nature and scale of the development is much greater with some potential for further mitigation measures to be built into the application design to reduce, or offset the visual effects, either through pre application discussions or amendments to the application proposal (refer to Step 8).

High visual sensitivity – The development is very visible from the landscape around the site, will be perceived by people considered to be of the highest sensitivity to visual changes in the landscape or by a significant number of people of a lower visual sensitivity, with little potential to mitigate the visual effects.

Record your reason for the criteria selected

Further reference

- Appendix 3 – Making the assessment
- Intranet mapping – vantage points, key attractions, scenic routes and PROW
- [Cornwall Council – Landscape Character Assessment](#)
- [Historic Landscape Character](#) [CISI Assessments](#)
- www.cornwallwildlifetrust.org.uk www.ercis.co.uk

STEP 5 Overall Landscape Sensitivity

The results of the previous 'Character Sensitivity' and 'Visual Sensitivity' assessments are combined in the matrix below to give five levels of **Overall Landscape Sensitivity**. The measurement of high, moderate or low, Overall Landscape Sensitivity is a measure of how sensitive the setting of the site is in terms of character and visual impact.

		Step 4 Visibility		
		Low	Moderate	High
Step 3 – Character Sensitivity to the Change	Low	L	LM	M
	Low Moderate	L	M	MH
	Moderate	LM	M	MH
	Moderate High	LM	M	H
	High	M	MH	H

Low Overall Landscape Sensitivity

The landscape has potential to be positively enhanced through the development, and or there will be little discernible landscape impact .. Any small changes in landscape character will not be strongly visually expressed.

Low Moderate Overall Landscape Sensitivity

Small adverse changes in landscape character are unlikely to be strongly visually expressed. There is likely to be potential to mitigate the landscape and visual effects through the pre application development of the design, or through amendments to the submitted full planning application (refer to Step 8).

Moderate Overall Landscape Sensitivity

There will be some negative change in landscape character which will be visible, which may have the potential for mitigation of the landscape and visual effects through the pre application development of the design, or through amendments to the submitted full planning application (refer to Step 8)

Moderate High Overall Landscape Sensitivity

The development will result in a significant negative effect or change in landscape character that will be highly visible with unlikely potential for mitigation through changes to the design or amendments to the planning application.

High Overall Landscape Sensitivity

The development will result in significant negative effects on the landscape character that will be highly visible with no potential for mitigation, which would not in itself have an adverse impact upon visual amenity and landscape character.

Record how the proposed development relates to the resulting criteria.

Further reference

- Appendix 3 – Making the assessment

STEP 6 Landscape Value and Perception - Assessing the human response to landscape, the quality and condition

We value landscapes for their inherent interest, their contribution to local distinctiveness, sense of place, artistic inspiration and personal well being. Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape². Using the following value considerations describe the subjective human response to the qualities of the existing landscape, and how those may change with the introduction of the proposed development.

Landscape Quality

Considering both the wider landscape and the separate individual elements / features which together make the landscape character :

- does the landscape have integrity where it is perceived as a whole and not broken up by development which does not reflect the landscape character?
- will the development enhance the existing character adding value to the landscape?
- is the landscape well maintained, free from landscape detractors such as power lines?
- is the landscape in good condition?
- does the site lie in, or within the setting of a designated landscape?

Scenic quality

Does the site and surrounding landscape contain or offer views to valued landscape features or landmarks such as important trees church spires, lighthouses, engine houses?

Will the development remove a valued feature, interrupt or block any significant view from a vantage point to a natural or man made feature?

Does the landscape appeal to primarily but not wholly to the visual senses?

Has the visual quality of the landscape been described in guide books, or other literature?

Rarity

Does the landscape have a unique sense of place which is not commonly found at the local level across the Landscape Character Area, across Cornwall, or considered a good/rare example in national terms? What elements create this sense of place and will the development have an adverse effect upon them?

² Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment ; Third Edition.

Representativeness

Does the area have particular features or elements of character which are considered particularly important examples eg. ancient field pattern of West Penwith?

Conservation interest

Does this area have any local historic or cultural association from the Historic Environment Record ? Is this area nationally designated for its historic value e.g. World Heritage Site, Scheduled Monument?

Does the landscape associated with the development have any known national and local ecological designations? Are there important wildlife corridors, or habitats which would be adversely affected by the development?

Does the landscape associated with the development have indicators of value eg. trees, hedges and woodland?

Recreational value

Is the area used by the local community for recreation and appreciation of the natural environment?

Is there evidence that the landscape is valued for recreation and enjoyment, where the experience of the landscape is important?

Perceptual aspects

What is the perception of the character, is it natural and undeveloped?

Is the landscape valued for its perceptual qualities notably its peaceful tranquillity or wild exposed ruggedness?

Associations

Are there known historic associations with the landscape, is it considered an important context to a historic feature, or relates to important individuals such as writers and artists?

'Landscape Value' criteria

Which of the following criteria best describes the value of the existing landscape, and how the development may affect this ?

No positive value – There is potential for the landscape to be enhanced by the development as it is currently degraded, of poor scenic quality, and has no noted conservation interest. Enhancement of the value of the existing character may be feasible through the pre-application design of the development proposals (refer to Step 8).

Low landscape value – This landscape has no national or local designation, but none the less is valued by the local community and demonstrates landscape and visual characteristics which positively contribute to the area's sense of place.

Moderate landscape value – this landscape is considered to positively contribute to the local distinctiveness, and character of Cornwall; contains quality examples of key characteristics described within the LCA; the proposed development has the potential to adversely affect the aesthetic and perceptual qualities of the existing landscape.

High landscape value – the scale or nature of the development has the potential to create significant adverse effects on one, or a combination of the following factors;
land within, or forming the setting of an internationally or nationally designated landscape;
notable landscape associations with Cornish culture;
significant adverse effects upon a vantage point, views or vistas of recognised importance;
a rare example of particular elements or features of a landscape;

Record your reason for the criteria selected

Further reference

- Appendix 2 – Table 1 – Condition
- Appendix 3 – Making the assessment
- [Cornwall Council – Landscape Character Assessment](#)
- Intranet mapping – indicates landscape designations, vantage points, public rights of way etc.
- www.cornwall.gov.uk/stoneguide
- www.cornwallwildlifetrust.org.uk
- www.erccis.co.uk
- www.cornish-mining.org.uk
- [Historic Landscape Character](#)

STEP 7 Assessing Landscape Capacity

'Landscape capacity refers to the degree to which a particular landscape character type³ or area is able to accommodate change without significant effects upon its character, or the overall change of that landscape character type'.⁴

The results of the previous 'Overall Landscape Sensitivity' and 'Landscape Value' assessments are combined in the matrix below to give five levels of **Landscape Capacity**. Here the significance attached to each of these values is reversed, a 'high Overall Sensitivity' and 'high' Landscape Value combine to give a rating of 'low' which describes a 'low' capacity for the landscape to accept the development and vice versa.

		Step 6 - Landscape Value		
		Low	Moderate	High
Step 5 - Overall Sensitivity	Low	H	MH	M
	Low Moderate	H	MH	M
	Moderate	MH	M	ML
	Moderate High	M	M	L
	High	ML	ML	L

High capacity - There will be little or no impact on the landscape through the development. There is potential for the development to positively enhance the landscape.

Moderate High capacity - There will be some negative change in landscape character. Through an iterative pre application design process there is the potential for significant landscape and visual effects to be avoided or reduced. In the determination of a full planning application landscape and visual effects may be reduced by mitigation measures introduced as amendments to the proposal (refer to Step 8).

Moderate capacity - There will be an extensive negative change in landscape character and visual amenity, with possible potential for mitigation measures to be embedded with the pre application design process or as amendments to a full application (refer to Step 8).

Moderate Low capacity - The development will result in significant adverse effects, on the landscape character and visual amenity with limited potential for mitigation measures to avoid, reduce or remedy the remaining identified effects (refer to Step 8).

Low capacity - The development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy.

Record how the proposed development relates to the resulting criteria.

³ Cornwall classifies its landscape through landscape character areas and not landscape character types

⁴ The Countryside Agency & Scottish Natural Heritage (2004) Topic Paper 6 – Techniques and Criteria for Judging landscape Capacity and Sensitivity.

STEP 8 Mitigation

Mitigation measures should be designed to prevent, reduce, remedy or offset any significant adverse landscape and visual effects associated with a development proposal, from the design stage, through construction, operation and to decommissioning. They should in themselves not result in negative landscape and visual effects but enable the development to respond to landscape character and visual amenity more positively.

This document can be used to

- inform pre application discussions where there is scope to suggest mitigation measures which can be further incorporated into the development's design
- highlight potentially significant landscape and visual effects which have not been prevented, reduced, or off set in the submitted full planning application.

Mitigation measures fall into three categories termed the 'mitigation hierarchy'⁵ :

1. **Primary measures** – developed through an iterative design process, which have become integrated or embedded in the project design, where significant landscape and visual effects can be prevented or avoided through choices relating to site selection and the layout of the proposal.
2. **Standard construction and operational management practices** – for reducing identified environmental effects which can't be prevented or avoided at each stage of the development. These mitigation measures can be discussed pre-application/scoping and may include:
 - redesign / re-siting details of the development
 - creating new, or altering existing landforms; amending site levels
 - introducing planting which reflects the local landscape character
 - careful consideration of building form and massing
 - choice of building materials and finishes
 - reducing the effects of light pollution
3. **Secondary measures** – are designed to reduce adverse effects which were not built into the final development proposals, which can be identified through the Landscape and Visual Impact Assessment (LVIA), however it is preferable that the LVIA be an iterative process developed in discussion with Cornwall Council to remove the need for secondary mitigation measures.

Where significant landscape and visual effects can't be avoided or markedly reduced then mitigation through offsetting, remedying, or compensating needs to be considered. This however should be considered as a last resort as in many cases it is not possible to replace elements which have been lost to development with new features of the same landscape, visual, ecological, or historic value.

Enhancement is a term which has been used through this document to highlight opportunities to improve the existing environment's landscape character and visual amenity as part of the design and siting of new development. This can be achieved through improved land management, restoration of habitat, natural and historic features.

Further reference

- Appendix 3 – Making the assessment

⁵ Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment ; Third Edition

Landscape capacity assessment overview

Assessment date :	Landscape Character Area number (s):
Planning application ref:	Location of development site :
Development type :	

The following is a summary of the assessment of the landscape capacity to accept the above development, and is taken from the 'Development Management Toolkit - Assessing Landscape Capacity'

STEP 1 Character Significance - the character of the landscape without the proposed development

STEP 2 Character Vulnerability - how the character would change if the development were to take place?

STEP 3 Character Sensitivity To Change - how sensitive the existing character is to the proposed change

STEP 4 Visibility – the visual impact of the development

STEP 5 Overall Landscape Sensitivity

STEP 6 Value and perception - the human response to views, landscape quality and condition

STEP 7 Landscape Capacity

STEP 8 Mitigation

Appendix 1 - Desk Survey - Initial considerations and getting an overview

Obtaining the information

All of the Landscape Character Area descriptions (LCA) which cover the extent of the development site should be considered. The descriptive information will be held on the landscape pages of Cornwall Council's website

www.cornwalllandscapes.org.uk

Decisions at boundaries

Although the Character Areas are defined by mapped boundaries, in reality boundaries are sometimes not so clearly defined and different landscapes can grade into one another. Areas of land which sit on or close to a boundary, may exhibit characteristics of both adjacent Landscape Character Areas.

Where the development straddles the boundary of two or more Landscape Character Areas, there is likely to be distinct character differences and a separate assessment for each part of the site within a different character area may need to be undertaken.

Setting

The consideration of impact on land outside the immediate boundary of a proposed development site is necessary when assessing impact upon landscape character and visual impact. Taking a look at how a development may impact on its wider surroundings is essential as sites do not exist in isolation; rather they sit within the landscape and have a relationship with it.

There are two types of setting, Landscape Character Setting and Visual Setting and it is important they are considered separately. Landscapes which are of common character are often much larger than an area which can be viewed from a single vantage point eg Bodmin Moor is a large expanse of upland moorland with a common character, yet it is impossible to view all of Bodmin Moor from a single place.

For the above reason, it is not enough simply to consider the impact of the development on a site in its immediate visual setting. The impact of the development in the wider landscape context must also be assessed, and this may mean that a wider geographical area should be taken into account when assessing the impact on landscape character. Setting is explored in further detail in the assessment guidance (Appendix 3, Steps 1,2 and 3)

Pressures for change and condition

Information on Condition, and Pressures for Change is available within the LCA description. It is important to be aware of the condition of the landscape as described and the forces acting upon it in order to understand how this landscape has been changed and how it may change in the future. The condition description should indicate if this change is positive or negative. Development which acts as a force for change that will result in a deterioration of landscape condition is likely to be inappropriate; conversely development may have the potential to restore or enhance landscapes which are in degraded condition. More information can be gained at site visit stage about the condition of the landscape in that locality and this information considered as part of the value assessment.

Vision/ Objectives and Planning and Land Management Guidelines

The Character Area Vision and Objectives indicate the desired state of the landscape in this area. The CA Planning and Land Management Guidelines should set out steps which should be taken to achieve the desired state. Development which contradicts the guidelines may not be appropriate; similarly each development should seek to positively address some of the recommendations set out.

Appendix 2 - Site Visit: Getting an overview

Landscapes are made up of a combination of different elements or attributes. These attributes combine in different ways to make the landscape distinctive to a particular area. These attributes are described using the same headings, following the same format within each of the 40 Landscape Character Area descriptions. The different attributes described within each Landscape Character Area descriptions are outlined in **Table 1** below which also gives an overview of how these attributes relate to different aspects of a development.

Table 1: Landscape Attributes

Landscape Attributes	Aspects of development
<p>Geology and soils Geology defines the character of the landscape and the associated stone is often used in vernacular buildings and structures.</p> <p>This characteristic will be exhibited in cliffs, rocky outcrops, quarries, stone faced hedges and walls and buildings built of local stone</p>	<p>Materials design</p> <p>Are the materials used in keeping with local vernacular?</p> <p>Will local stone be used in the construction?</p> <p>www.cornwall.gov.uk/stoneguide www.cornwallwildlifetrust.org.uk www.ercis.co.uk www.cornish-mining.org.uk</p>
<p>Topography and drainage Topography influences the type of development that is possible.</p>	<p>Siting Is the development designed with land contours? Does the design minimise the visibility of the development within the landscape?</p> <p>Does the drainage/ SUDs plan for the development reflect characteristic patterns of rivers, streams and areas of standing water?</p> <p>www.environment-agency.gov.uk www.ciria.org.uk/suds/</p>
<p>Biodiversity The main biodiversity action plan (BAP) habitats are described</p>	<p>Action for biodiversity Will semi-natural habitats be lost due to the development? Are Biodiversity Action Plan species and habitats are conserved as part of the development? How can the design best achieve creation and enhancement of habitats and species within the site?</p> <p>NB. The landscape character area descriptions will only give an overview of the biodiversity value of an area. It is important to refer to the Cornwall Wildlife</p>

	<p>Trust Biodiversity Best Practice Guidance for Planners⁶ and then if necessary to take further advice from Cornwall Wildlife Trust, Cornwall Council or Natural England</p> <p>www.cornwallwildlifetrust.org.uk www.erccis.co.uk www.natureonthemap.org.uk www.jncc.gov.uk</p>
<p>Land use The information will describe the typical land use in human terms, usually connected to economic activity e.g. agriculture</p>	<p>Sympathetic Land Use Will land use as a result of the development and any mitigation measures be sympathetic with the land use as described, particularly traditional land uses?</p> <p>This information is best used with the Pressures for Change/ Condition information. Do any proposed changes to land use contribute to negative pressures for change or negative elements of condition as described? Historic Landscape Character www.cornish-mining.org.uk</p>
<p>Land Cover Describes the visible nature of the land such as pasture or tree cover</p>	<p>Sympathetic land cover and visibility Will the development result in changes to the land cover as described and will this change be very visible within the landscape e.g. conifer planting in a treeless moorland landscape.</p> <p>Is there potential to change land cover for the benefit of the landscape to be more sympathetic to the land cover as described? e.g. by reversion from tarmac to more informal grass surfaces</p>
<p>Field pattern Landscape patterns such as the size and shape of fields or woodland and the type of field boundary e.g. granite Cornish hedge</p>	<p>Do boundaries that form part of the development reflect the landscape pattern in their layout, design and use of materials?</p> <p>Where the proposals including built structures do these disturb or change historical field and woodland pattern?</p> <p>Will the development result in removal of traditional field boundaries?</p> <p>Is there potential within the development to restore Cornish hedges in degraded condition or to build new hedges to restore a degraded field pattern?</p>

⁶ Biodiversity and Geological Conservation: Planning Good Practice Guidance for Cornwall', November 2007

	<p>Does the development respect the current scale of the field pattern?</p> <p>NB Ancient Field Patterns are an indication of possible important buried archaeological features and have historic importance in their own right. It is important to consult the Historic Landscape Character Assessment and the Cornwall Historic Environment Record (HER) and take further advice from Cornwall Council's Historic Environment Service or English Heritage.</p> <p>Historic Landscape Character www.cornwallwildlifetrust.org.uk www.ercis.co.uk www.natureonthemap.org.uk www.incc.gov.uk</p>
<p>Transport pattern</p> <p>The scale, direction, shape and construction materials of the roads and rights of way; how they relate to topography and a description of associated boundaries</p>	<p>Will the traditional transport pattern as described be changed e.g. roads widened or straightened?</p> <p>Will road furniture respect local distinctiveness in scale and materials, guarding against urbanisation in rural areas. e.g. restoration of a traditional fingerpost instead of a new plastic sign</p> <p>Are the boundary features associated with roads and rights of way development consistent with character, are of local vernacular materials, and in the case of Cornish hedges, use local stone and pattern e.g. The use of granite or slate stiles where appropriate instead of wooden gateways.</p> <p>If any part of the rights of way network form part of the development, can trackways and paths be maintained in their current character whilst avoiding urbanisation e.g. tarmacing?</p>
<p>Settlement pattern</p> <p>Settlement patterns such as the height, scale, massing and distribution of rural dwellings/ farmsteads/ hamlets/ villages.</p> <p>The space between built development is as much a part of settlement pattern as the buildings themselves. In rural areas this is usually agricultural land which leads to a close association of the settlement pattern attribute with</p>	<p>Will the development result in a change in the shape of the settlement?</p> <p>Does the development respect characteristic settlement density and guard against negative effects of cumulative development?</p> <p>Is the development consistent with the height, scale and shape of buildings characteristic of the area and the general scale of the landscape?</p> <p>Does the design and use of materials respect buildings of local character?</p>

the field pattern attribute.	<p>Would proposed built development fit with the characteristic distribution of dwellings in the area?</p> <p>CISI Assessments</p>
<p>Historic features</p> <p>Historic features which enrich the landscape and cover large areas in places such as the World Heritage Sites [WHS].</p>	<p>Do proposals respect and protect historic features in their setting with consideration for the existence of field archaeology?</p> <p>NB The Landscape descriptions will only give an overview of the historic value of an area. It is important to consult the Historic Landscape Character Assessment and the Cornwall Sites and Monuments Record and take further advice from Cornwall Council's Historic Environment Service or English Heritage.</p> <p>Historic Landscape Character www.historic-cornwall.org.uk www.cornish-mining.org.uk</p>
<p>Aesthetic and sensory</p> <p>This describes the way the landscape is experienced and the more subjective elements of landscape such as tranquillity, scenic beauty, sense of openness.</p>	<p>Will the tranquillity of the site be degraded maintained or enhanced by the development?</p> <p>Traffic movement, noise, construction impacts, visibility and excessive road infrastructure together with smells, materials, colour and texture are just some of the factors in the consideration of the aesthetic and sensory elements of the landscape.</p>
<p>Distinctive features</p> <p>Distinctive features e.g. Church towers help to make one landscape character area different from the other.</p>	<p>Will distinctive features of the landscape be conserved and enhanced in terms of their condition and their setting within the landscape, considering visibility and views. E.g. will new development block an iconic view of a distinctive feature from the edge of a settlement?</p>
<p>Condition</p> <p>The condition description is an important source of information that describes changes that have taken place that have had a landscape impact which can be explored on a site visit</p> <p>Condition indicates how well elements or features in the landscape, such as hedges or woodland, are managed, the health of the landscape in terms of its character, nature conservation value and the effects of existing built development such as housing and utilities structures.</p>	<p>Will the development contribute to negative trajectory of change in terms of the condition as described? i.e. Will it cause further degradation in landscape condition?</p> <p>Is there potential for the development to improve landscape condition?</p> <p>Will the development contribute to existing degrading development resulting in cumulative negative impact on landscape condition?</p>

Pressures/forces for change	<p>Will the development contribute to any negative forces for change as described?</p> <p> www.cornwall-aonb.gov.uk www.tamarvalley.org.uk www.historic-cornwall.org.uk www.cornishmining.org.uk An Assessment of the Landscape Sensitivity to On Shore Wind Energy & Large Scale Photovoltaic Development In Cornwall (2011 Land Use Consultants) </p>
Planning and land management guidelines	<p>Does the development contribute to any of the planning and land management guidelines set out?</p> <p>Does the development contradict any of the guidelines?</p> <p>Does the development have the potential to contribute to the guidelines?</p>

Appendix 3 - Making the assessment

In order to make sound judgements on the sensitivity of the landscape and its capacity to absorb proposed changes, assessments must be made of the following factors:

- The Character Significance of the site and its setting in making a contribution to the wider landscape character (Step 1)
- The Character Vulnerability to the proposed change (Step 2)
- The Visibility of the proposed change within the landscape (Step 4)
- The Value of the landscape to the local community and society in general (Step 6)
- The Mitigation/ enhancement potential of the proposal (Step 8)

Step 1 Character significance

It is most important to assess the extent to which the development site and its setting, in an unaltered state are significant to the landscape character of the area. The significance assessment does not consider the development proposed, simply the current site and its relationship to the Landscape Character Assessment.

The Landscape Character Area information describes what is locally distinct in the site and setting of the development. It is important to consider to what level the site contributes to the character of the area as described within the Landscape Character Assessment. This is most easily achieved by breaking down the landscape into its individual components, or attributes. Each attribute is described in detail in the Landscape Character Assessment (also see Appendix 2, Table 1).

Variations in character will occur within a Character Area. Flexibility must be built in to allow for landscape attributes present within the site or site setting that are not described within the Character Assessment. Any other character attributes identified at site visit stage need to be recorded and then assessed for their vulnerability to the proposed development in Step 2.

It is very unlikely that the site and setting would not contribute to landscape character to some extent, particularly in a rural situation. However if for some reason the site and its setting did not contribute to character in any way, this would result in a 'none' value for significance. Sites and setting returning a 'none' value would be highly disturbed and degraded in terms of character and therefore would be also likely to have the most scope for enhancement. In the event of a 'none' value being recorded for significance, it would not be possible to assess vulnerability and take the next step in the process so it would be necessary to proceed to step 5 and undertake a mitigation/ enhancement potential assessment.

Character setting

As a guide, each attribute of character should be considered to its common extent. For example if a development was proposed within a landscape character area with a prehistoric field pattern, the impact of the development upon the field pattern should be assessed across the whole character area, or even a group of character areas which shared that attribute. The National Joint Character Areas which cover Cornwall at a larger, national scale can provide context in this instance. For example, 'The Cornish Killas' National Joint Character Area covers the slate killas which covers the extent of the slate geology of Cornwall.

Variation in character

Variations in character occur within character areas and some attributes vary more than others within each area. Areas of high biodiversity may occur in parts of a character area e.g. wooded valleys, but biodiverse habitat may be absent in other parts of the character area. The Cornwall and Isles of Scilly Landscape Character Study 2005-2007 defines landscape character at a smaller scale level, with Landscape Description Units. These are the building blocks of the character areas and can assist in pinpointing these variations.

Distribution of character

As well as variations of a character attribute within a Character Area, it is also important to consider the spatial distribution of an attribute within a character area. For example, settlements are usually scattered throughout a character area but usually they are distributed throughout the area in a common way e.g. in a clustered pattern, evenly spaced. It is important to consider the space between attributes as much as the attribute itself and consider how new development can fit into and respect this distribution.

Unaltered settings

The setting of some historic sites may be little changed from the period when the land was first used by human beings. Largely unaltered settings for certain types of landscapes, particularly more ancient ones, may be rare survivals and especially vulnerable to modern intrusions.

Assessing setting in practice

The assessor should examine and familiarise with the character area description at desk study stage and if necessary also consider adjacent character areas, particularly if a proposed site is on or close to a character area boundary.

Step 2 Character vulnerability to the type of change

The next step brings the plans for the proposed development into the process in order to assess how likely the attributes of character present within the site and its setting would be to adversely change if the development were to take place. The assessor should consider the size (magnitude) of the change caused by the development and the area (extent) over which the change would happen across the site within its setting.

In completing Step 1 the relevant elements of character within the site and the setting should have been identified. The next step is to determine how vulnerable these aspects of character are to the proposed change, giving a 'High', 'Moderate', 'Low' or 'No Change' assessment. In assessing vulnerability we are assessing adverse change or harm to landscape character as a result of the development. If the change is deemed to be positive i.e. having enhancement benefits for landscape character, then an assessment of 'no change' should be recorded. It is important to consider both the immediate development site and the surrounding area (see Step 1 Significance above for guidance on setting).

As with significance, if a 'No Change' assessment is arrived at for vulnerability, the next step would be to assess the enhancement potential of the proposal at Step 8.

Step 3 Character Sensitivity to change

This judgement is based on the interaction between significance and vulnerability and is based on the strength of landscape character and the response of that character to the proposed development.

Landscape Character Sensitivity gives an indication of the representation of landscape character in the locality of the development site and how stable and robust that character is to the proposed change.

Step 4 Visibility Assessment

The visibility assessment is based on the nature of change and the interaction of the locality with visual elements of the landscape. When considering visibility, seasonal changes will need to be taken into account. For example if a site visit is carried out in summer a site could appear well screened but this may not be the case in winter when the trees have no canopy. The results tables suggest a series of questions to consider when assessing visibility based on the following:

Visual Setting

Consideration should be given to the impact of developments on wider visual setting. This consideration should extend to the effects of any necessary infrastructure (such as power transmission lines, access roads and signage) and to the individual as well as the cumulative impact of developments. Seasonal variations in visual impact should also be considered.

Factors which should be borne in mind when assessing the impact of developments upon visual setting are set out below. The list of considerations on visibility is by no means exhaustive and there is flexibility in terms of the potential weight attached to each. This allows the assessor to use professional judgement on the visibility assessment whilst recording assumptions made will still achieve transparency.

Views from points of public access

Can the development be viewed from any settlement, rural housing, public footpaths, roads or areas of open access land? The rest of the assessment on visibility should be based on the careful consideration of points of public access from which the development may be able to be seen, once completed and distance views should be considered.

Important views, sightlines and vistas

Will the development interrupt or block any significant view from a point of vantage to a natural or man made feature (including views out to sea)

Visual merging of development

Will the development result in

- the visual merging either of two separate areas of built development within a settlement or the countryside
- visual coalescence between two settlements
- visual merging of any other kind of development e.g. tall structures into a single view.

Visual merging/ coalescence has a relationship to cumulative development (see below)

Screening

Will the change in the landscape be highly visible, based particularly on the nature of the landform and the extent of existing tree cover? Will the development break the skyline when viewed from areas of public access?

Numbers of people

Are significant numbers of people likely to perceive any changes e.g. as residents,

visitors, people travelling through or engaged in recreation e.g. walking or as people working?

Visual dominance and scale

Developments vary widely in their type, size and extent, from a small section of new Cornish hedge to a large housing development or a wind farm. The planner must consider if the new introduction will dominate that landscape and whether the proposed scale of development respects the scale of the landscape and features within the landscape. The settlement pattern and field pattern attributes within the Character Area description can assist in this judgement. Where an historic feature (such as an engine house or a church tower) is the most visually dominant feature in the surrounding landscape, adjacent construction which could compete for that dominance (such as a mobile phone mast) may be inappropriate. Equally if the field pattern is of a small scale, a large structure such as a wind turbine would be out of scale.

Invisibility and sight lines

Intervisibility of built or natural landscape features should be considered. For example certain archaeological or historic landscape features were intended to be seen from other historic sites and designed/ estate landscapes invariably involve key vistas, prospects, panoramas and sight-lines, or the use of topography to add drama. Developments should respect this intervisibility and development which interrupts or obscures this intervisibility may be inappropriate.

Vistas and views

Views are usually taken from a point of human vantage such as from the edge of a settlement or from a footpath cresting the brow of a hill. They extend to a focus point or feature of interest. These focus points can be man made such as an engine house or monument, or they can be natural such as a granite tor or river estuary. In Cornwall, views to the sea are very important to reinforce the County's coastal character.

When assessing visual setting these important views and vistas should be carefully considered and development which interrupts or entirely blocks a view may not be appropriate.

Cumulative impact

Cumulative impact is basically answers the question are there other similar structures within the visual setting of the development? Cumulative effects can be described and assessed from static viewpoints, and as sequential effects as you move through the landscape.

Similar structures will mean structures of similar size, shape and scale for example wind turbines, telegraph poles and telecommunications masts may be classed as 'similar structures' as they are all tall vertical structures. Generally cumulative impact is negative where the development is considered a detractor in terms of character as further development/ structures will compound and add to that impact. In other words existing development should not be a reason to add further development.

Step 5 Landscape Sensitivity

This element is described under Appendix 3 – Making the assessment

This is an intermediate judgement made that combines Landscape Sensitivity to the Type of Change with Visibility, the visual response of the landscape to the type of change, building up an extra layer of detail.

This is an intermediate judgement which enables the officer to assess the interaction

between the visibility of the proposed change and landscape character sensitivity to the proposed change.

Step 6 Value Assessment

Value needs to be considered not just for the site, but also for the site within its landscape setting, in order to try to bring the human response to the landscapes into the assessment.

Human response is partly what turns land into the concept of landscape; therefore it's important to consider if current human responses to the landscape in question are positive ones, and to include this in making the decision on the appropriateness of the development. Landscape quality can also be linked to landscape value on the assumption that well maintained and well looked after areas are valued more than landscapes which are in poor condition and have become degraded.

There should not be overreliance on designations as the sole indicator of value.⁷

The set of suggested questions is by no means exhaustive and there is flexibility in terms of the potential weight attached to each consideration. Value is much more subjective than the other assessments and local knowledge of the assessor could be of great benefit when assessing landscape value, provided that any extra information used to assess value is recorded as part of the process.

Step 7 Landscape Capacity

The capacity judgement combines Overall Sensitivity with the Value placed upon that landscape by society and community. Sensitivity judgements tend to be reasonably objective and value free. However it is necessary to consider human responses to the landscape, how people value the landscape and landscape quality as part of the decision making process. These aspects are considered in making the final judgement on capacity. Landscape Capacity refers to the degree to which a particular landscape character is able to accommodate the development without significant effects on its character or overall change.

The significance of a locality in terms of local landscape character (i.e. the contribution which the locality makes to landscape character) is likely to be inherent and will not change if a different development is proposed. Vulnerability and visibility will change according to the type of development that is proposed. To a certain extent, the value attached to a landscape is inherent, although the degree to which that value is compromised will change according to the type of development proposed and the officer will need to pay regard to this when making a capacity assessment.

Step 8 Mitigation/ Enhancement potential

Mitigation measures need to be considered throughout the design process and for each stage of the development through construction, operation and decommissioning (where appropriate). This step can be used to examine how identified impacts on landscape character can be avoided altogether or to what extent they could be mitigated. Landscape mitigation should be designed to suit the existing landscape character and the needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape (enhancement).

⁷ Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment ; Third Edition

Appendix 2 - Table 1 describes some of the issues which may need to be considered during the design and mitigation process.

This step can also be used to set out how the development will enhance the landscape in the following situations where the :

- landscape is degraded/ in poor condition and currently makes no positive contribution to landscape character
- development is of such a nature that no adverse impacts on landscape character could be identified

Using this Toolkit as part of pre-application discussions will highlight sensitive and vulnerable elements of the character where mitigation measures need to be considered to ideally avoid, or reduce adverse effects on landscape character and visual amenity. These can then be integrated into the scheme before the application is submitted for determination.

When using the Toolkit to assess the capacity of the landscape as part of the determination of a full planning application the assessment process will still highlight the sensitive and vulnerable character and visual elements of the landscape, and a judgement can be reached as to whether the proposed mitigation measures (if any) are sufficient to reduce or offset the adverse significant effects, or whether amendments need to be made to the scheme.