

Policy Area	Landscape
Policy	To conserve and enhance the character of the landscape
Issue	The landscape is being eroded by development that has insufficient regard to its diverse and distinctive character.
Objective	To promote a better understanding of the character of the landscape, in order to encourage development that has greater regard to its distinct attributes and features.
Evidence	<p>St Agnes Parish Local Landscape Character Assessment (LLCA) The preparation of the St Agnes Local Landscape Character Assessment was undertaken by volunteers during the spring and summer of 2016. This provided the opportunity for the St Agnes Parish landscape to be assessed and described, in order to provide a clear understanding of what characteristics make up the distinctive landscape. The St Agnes Parish Local Landscape Assessment report is available on stagnesndp.org. A draft report is currently being prepared and Chapter 3 provides the LLCA for the parish and its wards. Management and planning guidelines are provided in order to assist the assessment of future development in the parish.</p> <p>Questionnaire and consultation events In the September 2016 public consultation when local people were asked the question whether it was important to protect:</p> <ul style="list-style-type: none"> • the natural beauty and character of the landscape of the parish - 87% strongly agreed and 12.3% agreed; • the wildlife - 79% strongly agreed and 19% agreed; and • to enhance heritage and heritage sites – 76% strongly agreed and 22% agreed.
Policy direction	<p>Ensure that proposals that impact on the landscape of St Agnes Parish, both protected and undesignated, are assessed using the evidence base provided by the St Agnes Local Landscape Character Assessment and determined through the use of the Cornwall Council Development Management Toolkit (see appendix 3 Roseland plan)</p> <p>http://www.roselandplan.org/appendix-3---development-management-toolkit.html</p>
Policy wording	<p>Draft Local Landscape Character Policy.</p> <p>Proposals for development will be supported where they have demonstrated that they respond to local character and reflect the identity of the local surroundings based on the assessment of the St Agnes Parish Local Landscape Character. Where development is proposed which will detract from or have an adverse impact on characteristics that have been identified by the community</p>

and in the St Agnes Parish Local Landscape Character Assessment as important to the character of the local area, it will be refused.

Links to other policies

National Planning Policy Framework

Paragraph 109 promotes the protection and enhancement of “valued landscapes”. Landscapes are not only valued at a national level through the protection awarded through designation, but locally through value attached by local people.

Paragraph 113 states that “Local Planning Authorities should set criteria based policies against which proposals for any development on or affecting protected landscapes will be judged”

Paragraph 114 sets down a requirement to “maintain character of undeveloped coast, protecting and enhancing its distinctive landscapes”

Cornwall Local Plan

Paragraph 2.146 demonstrates that “All landscape matters, not just those with national designations which is why the distinctiveness and the character of the whole of Cornwall is so important.” Reference is made to the Cornwall Landscape Character Assessment and a range of evidence that will inform decisions about the impact on landscape

Paragraph 2.147 refers to the considerable guidance and evidence available that should be used in making planning decisions, including the Landscape Character Assessment, AONB Management Plans, WHS Management Plan.

Paragraph 2.148 refers to the coast and particularly the undeveloped parts, that will seldom be the most appropriate location for development.

Policy 23 – Natural Environment

1. *Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.*
2. *Cornish Landscapes Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value. In areas of undeveloped coast, outside main settlements, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable*

The local landscape policy will build on the strategic policy 23 of the Cornwall Local Plan. In this policy under Cornish landscape it emphasises the need to respect landscape character and the sensitivity and capacity of the landscape asset. In this context the guidance referred to is the Cornwall LLCA (a 2007 resource that warrants updating). The NDP process has enabled us to put in place a new evidence base - the St Agnes LLCA the survey was prepared last summer and the report is currently being drafted. The management and planning guidance in this assessment provides specific local guidance to assist in the assessment of future development on the landscape.

	St Agnes Parish NDP emerging policies 1. Village Character Assessment 2. Design Guide
Similar policies in other NDP's	Roseland Plan section G12 St Ives Plan –Policy OS1