

Policy Area	Protected Landscape
Policy	To conserve and enhance the character of the protected landscape
Issue	The St Agnes section of the Cornwall Area of Outstanding Natural Beauty (AONB) is protected as a landscape of national importance. The protected landscape is being eroded by development that has insufficient regard to its status, quality and unique character.
Objective	To promote a better understanding of the importance and character of the protected landscape, in order to encourage development of an appropriate standard that has greater regard to its distinct attributes and features.
Evidence	<p>The Cornwall AONB Management Plan 2016-2021 provides strategic policies, an evidence base, a statement of significance for the St Agnes section of the AONB, management guidelines, condition and local policies.</p> <p>Cornwall Landscape Character Assessment Landscape character assessment is a widely accepted framework which identifies and describes elements and features which come together to give an area a locally distinct sense of place. The purpose is to understand what this distinct character is made up of, and why residents and visitors value it so much, and then informed decisions can be made to allow development in the future which conserves and enhances, rather than erodes the unique character.</p> <p>Two levels of character assessment described the character of the landscape. At a national level this is through Natural England's National Character Area 152 check, and the county level through the 2007 Cornwall Landscape Character Assessment - Character Area CA11: Redruth, Camborne and Gwenap, CA12: St Agnes, CA14: Newlyn Downs and CA 15: Newquay and Perranporth Coast.</p> <p>Historic Landscape Character Assessment The modern landscape is the result of human activity over many centuries – it is an historic landscape. Historic Landscape Characterisation (HLC) describes the modern landscape according to the predominating historic processes that have shaped it, and divides the landscape into a series of 'historic landscape character types'.</p> <p>In the 1994 Cornwall landscape assessment, St Agnes is covered by ten historic landscape character types. These are listed below in size order, with information derived from the Cornwall Council Interactive Map: http://map.cornwall.gov.uk/website/ccmap/?zoomlevel=5&xcoord=171042&ycoord=49604&mptype=basemap&wsName=ccmap&layerName=Historic%20Landscape%20Characterisation</p>

	<p>St Agnes Parish Local Landscape Character Assessment</p> <p>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.</p> <p>Questionnaire and consultation events</p> <p>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.
<p>Policy direction</p>	<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 Cornwall AONB management plan and the St Agnes Local Landscape Character Assessment. These proposals should be assessed 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>
<p>Policy wording</p>	<p>Cornwall AONB Management Plan provides local policies for the St Agnes section of the AONB and the following policies should be taken forward in the NDP:</p> <ul style="list-style-type: none"> • Require all new development, including replacement dwellings, to respond appropriately to the sensitivity and capacity of the landscape by conserving and enhancing the landscape character and natural beauty of the area. • Seek the restoration and enhancement of the expansive openness of the coastal plateau and Beacon to keep free from intrusive development and tall structures. • Seek protection of the setting of St Agnes Beacon by conserving the extent and character of the surrounding farmland for example between it and the existing settlement edge of St Agnes, Goonvrea and smaller groupings of dwellings, in order to protect the landscape integrity of this key landscape feature. • Seek a reduction in landscape and visual impacts of tourism including better integration at existing holiday sites, caravan parks, holiday infrastructure, signage and car parks. Have particular regard to the increase in scale, massing and associated development and respecting local character in external works, landscaping, site design and layout at Trevellas Coombe, Trevaunance Cove, St Agnes Head, Cligga Head and Chapel Porth.

<p>Links to other policies</p>	<p>National Planning Policy Framework Paragraph 115 emphasises that “Great weight should be given to conserving landscape and scenic beauty” in Areas of Outstanding Natural Beauty...,"which have the highest status of protection in relation to landscape and scenic beauty."</p> <p>Paragraph 116 states that “planning permission should be refused for major development in these designated areas except in exceptional circumstances and where they can be demonstrated they are in the public interest”.</p> <p>Cornwall Local Plan 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, which will seldom be the most appropriate location for development. Paragraph 2.150 Provides guidance for the Cornwall and Tamar Area of Outstanding Natural Beauty Specific guidance is also provided in paragraph 2.151 on the Heritage Coast, Paragraph 2.152 on Landscape Character and Paragraph 2.154 on the Undeveloped Coast and in paragraph 2.157 Seascape Character Assessment.</p> <p>Policy 23 : Natural Environment “Clause 2 (a) Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB’s sensitivity and capacity. Proposals should be informed by and assist the delivery of the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and / or work in them. Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.”</p> <p>St Agnes Parish NDP emerging policies</p> <ol style="list-style-type: none"> 1. Protection of landscape character 2. Village Character Assessment 3. Design Guide
<p>Similar policies in other NDP’s</p>	<p>Roseland Plan section G12 St Ives Plan –Policy OS1</p>