

Neighbourhood Planning CC Officer Consultation Response Template

Please complete the template when responding to the council officer consultation for the draft Neighbourhood Development Plan proposal. Once the consultation period has ended the comments will be fed back to the Neighbourhood Planning Steering Group, where minor amendments can be made to the draft plan proposal before the plan is formally submitted to Cornwall Council. If you have any queries please contact the Neighbourhood Planning Team e-mail neighbourhoodplanning@cornwall.gov.uk

Cornwall Council Response	
Neighbourhood Development Plan Proposal	Lanteglos by Fowey
Consultation documents	Lanteglos draft neighbourhood plan
Consultation Start Date	27/06/2019
Consultation End Date	19/07/2019
Cornwall Council Team	Response Date
Environment Service- Landscape	Kath Statham – 06/08/19

Thank you for consulting the landscape team on the draft Lanteglos by Fowey Neighbourhood Development Plan. This Neighbourhood Development Plan has recognised the value of protecting and enhancing the local landscape character and this is welcomed.

The following comments are offered to strengthen the policies relating to the natural environment and landscape character:

Policy 1 – Design and Character of Lanteglos by Fowey Parish

1. Consider adding under item 2 reference to the need to assess cumulative impact of new development where in combination or addition with the existing built form, the proposed development could have a greater impact on landscape character and visual amenity than it may have done when assessed as an individual application
2. In the final paragraph consider adding reference to a Landscape and Visual Assessment?

'As part of the evidence of compliance with this policy, planning applications should include a *Landscape and Visual Assessment and a*

clear visual representation of the final form of the proposed buildings in the context of their immediate neighbourhood.'

3. This policy does not make reference to the important contribution made to the landscape character by Cornish hedges. The parish has a strong pattern of Cornish hedges which are mainly 2-3m in height, but in sheltered areas these hedges often increase to 6m and more, and these mature hedges form interconnecting networks. These hedges are not only important for their contribution to the distinctive character of the parish, but also for the diverse wildlife they support. Trees within these hedges are also valuable in combatting climate change and for the ecosystem services they provide. You could also consider including protection for these distinctive features in Policy 6 – Protection and Enhancement of Biodiversity. Cornwall Council has declared a Climate Change Emergency and one of the measures is a drive to substantially increase the tree canopy cover across Cornwall. It is important to not only retain large canopy trees, but also to plant new large species trees, allowing adequate space within the development for these trees to grow to maturity with appropriate buffers from new development.

Policy 3 – Important and Special Views

4. Where a development is required to produce an Environmental Statement then a full Landscape and Visual Impact Assessment will be required and this will need to comply with the Guidelines for Landscape and Visual Impact Assessment Edition 3 produced by the Landscape Institute and IEEMA. Where the Environmental Impact Assessment Regulations do not apply, where there is no requirement for an Environmental Statement then the developer should be required to produce a Landscape and Visual Appraisal to assess the effects created by the development on the landscape character and visual amenity.
5. To strengthen this policy in being clear about where the important and special views are, I would suggest grid references are given if there is a specific vantage point, with a supporting image of the view. If the views are from along a stretch of footpath, and a specific vantage point cannot be selected then you need to be clear that the special views are representative along the length of the route and are important for the reasons you have listed.

Policy 6 - Protection and Enhancement of Biodiversity

6. Consider adding reference to the importance of Cornish hedges to wildlife and as interconnecting natural corridors through managed farmland linking different habitats. This may be referenced in Policy 1?

Policy 10 – Rural Exception Housing for Local People

7. It may be beneficial to add reference here to not having an unacceptable impact on landscape character and visual amenity as identified in the Local Landscape Character Assessment.

Local Landscape Character Assessment

8. I can see that a great deal of work has gone into preparing this document and it is well written. I would however recommend strengthening your Key

Characteristics for some landscape types. Imagine if a developer read nothing other than these key characteristics, would they have a good overview of the most important elements and features of the landscape character which come together to make this Parish so special and distinct from any others in Cornwall? What elements need to be retained to protect the distinctive character of the Parish? The Landscape Type descriptions do not allow for weighting of importance of features and elements so it will be important to draw out the detail of what defines each Landscape Type. For instance this could be:

- narrow winding lanes with high Cornish hedges
- isolated farm buildings clustered in sheltered hollows in the landscape
- mature trees in Cornish hedges
- irregular small scale field pattern
- the land use in arable farmland
- unstable cliffs leading to coastal erosion