

Technical Annex 7F Penwith Local Plan 2004 Context

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The following policies have relevance to the landscape character and visual context of the proposed development:

Design and layout of development, Policy G D-1:

'Development should be integrated with its surroundings in terms of scale, siting and design and be in keeping with the character of the district.'

Landscape and planting, Policy G D-2:

'The incorporation of effective landscaping and screening in development proposals is important in limiting visual impact, providing shelter and adding interest. It is essential therefore that landscaping schemes are in keeping with the location of the development in terms of type of species utilised and their suitability in the prevailing conditions.'

Safeguarding and managing the environmental resource, Policy CC-1

'Development will not be permitted where it would significantly harm the landscape character, amenity, nature conservation, archaeological, historic or geological values of the coast and countryside of Penwith.'

Managing landscape change, Policy CC-2

'Although special emphasis is rightly given to formal landscape designations it is important not to undervalue the contribution made to the identity of Penwith by all parts of the countryside. Almost any landscape is valued by somebody, for whatever reason, and the importance of safeguarding those parts of the countryside not within a designated landscape area is fully recognised.'

Where proposals are considered acceptable within the policies of the Plan development should always be integrated with its surroundings in terms of scale, siting and design and should respect the landscape character, amenity, nature conservation, archaeological, historic and geological values of the countryside.'

Managing Landscape Change, Policy CC-6:

'Landscape conservation has in the past concentrated on designated landscapes such as Areas of Outstanding Natural Beauty, but greater emphasis is now being placed on looking at the landscape of the countryside as a whole, in terms of its character and distinctiveness and the changes taking place within it.'

Features of Conservation Value, Policy CC-10:

'Proposals for development which would have a significant adverse effect on the integrity or continuity of landscape features and habitats of major importance for wild flora and fauna will not be permitted.'

Trees, Woodland and Hedgerows, Policy CC-12

'Proposals for development which would result in the loss or damage to trees, woodland, hedgerows and Cornish hedges which make a significant contribution to the character of the landscape and nature conservation will not be permitted.'

The coastal environment, Policy CC-14

'Proposals for development which would have a significant adverse effect on the shoreline or adjacent coastal waters in terms of its landscape character, amenity, nature conservation, archaeological, historic and geological values will not be permitted.'

Land reclamation, Policy CC-18

'Penwith's industrial legacy has resulted in widespread dereliction associated mainly with extensive mining and extractive activities. Much of this land, however, has become integrated within the landscape through natural regeneration although surviving features, such as engine houses, offer a constant visual reminder of this heritage and contribute to the area's strong sense of identity.'

Proposals for the reclamation of derelict land and the improvement of unsightly land outside towns and villages will not be permitted unless:

- (i) The proposed use is compatible with the location of the site and its surroundings, or*
- (ii) The scheme is intended to reduce the safety hazards and*

(iii) Features of landscape character, nature conservation, archaeological, historic and geological value are safeguarded.'

The built environment, Policy TV-1

'Development which would have a significant adverse effect on the setting or character of a town or village will not be permitted.'

Policy TV-3:

'Proposals for development which would result in the loss of, or have significant adverse effect on, open areas within towns and villages which contribute to the character, local amenity or environmental quality of their surroundings will not be permitted.'

Trees, Policy TV-4

'Trees can make a significant contribution to the urban environment by bringing diversity and contrast to the street scene and providing valuable wildlife habitats.'

'Proposals for development which would result in the loss of or damage to trees in or on the edge of towns and villages which make a significant contribution to the character, local amenity or environmental quality of their surroundings will not be permitted.'

Further to the General Design policies, described above, relating to the need for new development to respond to the scale and character of the surroundings there are policies aimed at specific aspects of development. These policies strengthen the message to integrate new development into its surroundings in terms of scale, siting and design and include; Policy R-8, TP-8 and CS-9.

Policy R-8

'Proposals to facilitate water related recreation will be permitted provided that the development or associated activities would not: have an adverse impact on the character or amenity of the locality.'

Policy TP-8

'where a road improvement scheme is necessary on highway safety grounds the design will be required to retain local characteristic natural and man made features and, in the countryside, to provide for the construction or reinstatement of hedgerows and Cornish hedges'.

Policy CS-9

'proposals for renewable energy schemes will be permitted provided that any adverse impact on the character or nature conservation interests of the surrounding area or likely significant disturbance by noise, smell, dust, vibration or maintenance activities are outweighed by the need for the development'.