

An aerial photograph of a rural landscape. The foreground shows a green field with a stone pillar. The middle ground features a village with a church spire, surrounded by trees and fields. The background consists of rolling hills and a clear blue sky.

STOKE CLIMSLAND NEIGHBOURHOOD
DEVELOPMENT PLAN

EVIDENCE OVERVIEW REPORT No 8

LANDSCAPE

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STOKE CLIMSLAND EVIDENCE OVERVIEW REPORT

No 8: LANDSCAPE

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1. Planning Policy Background

National Planning Policy Framework 2021.

- 1.1 Planning policies should contribute to and enhance the natural and local environment (para 180) whilst good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (para 131). Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations(para 195). Planning policies should:

- Protect and enhance valued landscapes (Para 180a)
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (Para 180b)
- Great weight should be given to conserving landscape and scenic beauty in AONBs [now National Landscapes], where the conservation and enhancement of cultural heritage is also and important consideration (Para 182).
- Not permit major developments in AONBs [now National Landscapes] (para 183).
- Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (Para 191b).
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Para 191c).
- Be grounded in an understanding and evaluation of each area’s defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development [Para 132]
- Ensure that developments function well, are visually attractive, are sympathetic to local character and history, allow an appropriate amount and mix, and create places that are safe, inclusive and healthy (para 135)
- Not permit development of poor design especially where it fails to reflect local design policies. (Para 139).

Cornwall Local Plan.

1.2 Key messages from the Cornwall Local Plan include

- Objective 10(a) within key theme number 4 states to ‘respect the distinctive character of Cornwall’s diverse landscapes’.
- Policy 2 – Spatial Strategy states that new development should ‘maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important’... by identifying ‘the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets’
- Policy 23 – Natural Environment – states that development proposals should sustain local distinctiveness and character and protect and enhance Cornwall’s natural environment where development should be of
 - *2. ‘of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes... 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.*
 - *2(b) ‘Development within the Heritage Coast and / or Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas’*

Other plans and studies

- 1.3 **‘A Green Future: Our 25 Year Plan to Improve the Environment’** the Government’s 25 Year Environment Plan, includes policies within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ which directly relate to the Landscape theme.
- 1.4 The **‘Cornwall landscape character best practice guide’** says that for ‘smaller-scale development particularly in rural areas:
- consider how new development can foster the existing rural character
 - ensure residential entrances and approaches avoid over-engineered solutions, favouring designs which follow the site topography
 - retain trees and Cornish hedges, ditches and walls, especially where these form backdrops, soften roof lines, and produce screening. Replace features which have to be removed to fit in with the existing landscape pattern
 - reflect vernacular and local rural detailing at gates, entranceways and boundary treatments
 - retain grass verges and avoid upstanding kerbs and highway bollards, avoiding the extension of garden features such as close-mown lawns, flowerbeds and ornamental shrubs beyond the garden boundary, as these have the effect of suburbanisation of rural lanes
 - site garages and other utility features such as rubbish bins and fuel storage away from property frontages in screened areas
 - locate parking and turning spaces at the sides and rear of buildings, or within courtyards, reducing their visibility from the highway
 - provide new native structure planting of Cornish hedges, copses, shelterbelts, (where appropriate) to help integrate new buildings into the landscape. Carefully consider the use of exotic species, especially evergreens such as cypresses
- 1.5 The **Tamar Valley AONB Management Plan 2019 to 2024** is set out in 3 themes – Place, People and Prosperity, and Partnership. It is the first two that are most relevant to the Stoke Climsland NDP. The objectives under these themes which the NDP should accommodate are as follows:

Theme 1 - Place

Landscape Character

- Conserve and enhance the landscape character and local distinctiveness of the AONB.

Historic Environment and Local Distinctiveness

- Improve co-ordination and influence in the management and protection of the distinctive landscape and historic environment features of the AONB to conserve, protect and raise awareness.

Biodiversity and Geodiversity

- Support the conservation and enhancement of priority habitat and reverse the general decline in biodiversity within the AONB, securing increase in the population of associated priority species, and improvements in ecological connectivity through habitat creation and restoration, focussing on natural capital and ecosystem services.
- Ensure that geological sites in the AONB are identified, protected and actively conserved and their conditions monitored and that geodiversity is given a higher public and educational profile.

Rivers and Estuaries

- Help to maintain high quality river systems and habitats, support sustainable opportunities for recreation and tourism and increase awareness of the river and estuarine environment and the opportunities they present for sustainable development, taking into account the needs of local communities.

Environmental Quality and Climate Change

- Ensure effective conservation and management of the AONB's natural resources and features, its landform and landscape setting, water, mineral and soil resources, through the encouragement of sustainable land management.
- Respond to climate change effects across all areas, as appropriate, and in particular will investigate renewable energy sources, opportunities and impacts.

Theme 2 - People

Farming, Forestry and Land Management

- Support sustainable systems of land management that conserve and enhance the special qualities of the AONB and contribute to a green and prosperous local economy.

Access, Recreation and Tourism

- Promote the development of integrated access, recreation and tourism facilities and services which are compatible with the purposes of the AONB designation, and that contribute effectively to the local economy.

Planning and Development

- Ensure that the Tamar Valley AONB's purpose and objectives are fully recognised in the planning decision making process and local planning policies.

Communities and Culture

- Encourage and support communities in understanding and appreciating cultural identity and traditional practices within the AONB, and
- to maintain and enhance these.
- Support initiatives that contribute to a sustainable future for communities within the AONB, consistent with the AONB's purposes.

Communications, Education and Awareness

- Promote a greater understanding, appreciation and enjoyment of the AONB landscape and wider recognition of the designation and purpose.

- 1.6 The AONB Management Plan also refers to the need to ‘Promote the importance of the AONB landscape to Parishes developing Neighbourhood Plans and to provide technical advice to ensure AONB priorities are included in these plans’.
- 1.7 Guidance on the implications of the AONB status for development proposals is given in Annex 1c of the AONB Management Plan. This makes clear that for development to be considered to be sustainable, it must meet one or more of the following criteria:
- 1) Demonstrate that it conserves or provides enhancements to landscape character and scenic beauty (or natural beauty) with specific reference to the special qualities of the AONB (as set out in Section 1.5 of the Management Plan and Annex 1a); and
 - 2) Meet the economic and social needs of local communities whilst conserving and enhancing the AONB landscape; or
 - 3) Meet the demand for recreational opportunities within the AONB whilst accounting for the natural beauty of the AONB and the needs of agriculture, forestry and other uses.
- 1.8 This guidance should be reflected in any NDP policies and proposals which would be applicable in the AONB area.
- 1.9 The **North Cornwall Local Plan** found that the land between Stoke Climsland and the Duchy College provides an important foreground in approaches from both the south and west. It also contributes to the setting of the college and the Sweet Chestnut avenue along its approach. This area was therefore designated as an Open Area of Local Significance where the NCDCLP Policy ENV2 applied.

2. Baseline

Local Landscape Character Assessment

Why is Landscape Important?

Landscape is more than just ‘the view’. The relationship between people, place and nature is the ever changing backdrop to our daily lives. What turns land into landscape is our perception of a place, combining how we appreciate its aesthetic qualities – its patterns, colours, smells, textures and sounds – and the associations we attach to them, such as memories, feelings of familiarity or a sense of awe. Landscape is everywhere; from mountains, uplands, moors and the seascapes of our stunning coastline, to rolling countryside and traditional green parks in urban and rural areas, each with their own distinctive character and sense of place. All landscapes matter - wherever they are and whatever their condition. A commonly used definition of ‘landscape’ is: “an area, as perceived by people, whose character is the result of the action and interaction of natural and or human factors”.¹ Our landscapes vary because of their underlying geology, soils, topography, land cover, hydrology, historic and cultural development, and climatic considerations. These physical and socio-economic influences combine to make one landscape different from another.

Including landscape in Neighbourhood Plans provides an opportunity to identify what makes the place where you live unique, and to ensure that its special qualities and distinctive characteristics are protected, and enhanced, through the Neighbourhood Planning process.

¹ <https://www.landscapeinstitute.org/policy/13732-2/>
Stoke Climsland NDP Evidence Report – Landscape

- 2.1 Landscape character assessment is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive.

Statement of Local Character

- 2.2 Stoke Climsland Parish has a working agricultural open and pastoral landscape. Typical of medieval farmland it is characterised by a pattern of fields enclosed by low irregular Cornish hedges with hedgerows and with sparse tree cover around farms and small hamlets. Most of the higher rolling land is agricultural grade 3, whilst the river valleys have extensive woodlands, much of it being ancient. North of the Brsy Shop to Horsebridge ridgeway road, which runs west-east through the heart of the Parish, is the Inny Valley & Lawhitton Area of Great Landscape Value. To the east is the Tamar Valley National Landscape.

Topography

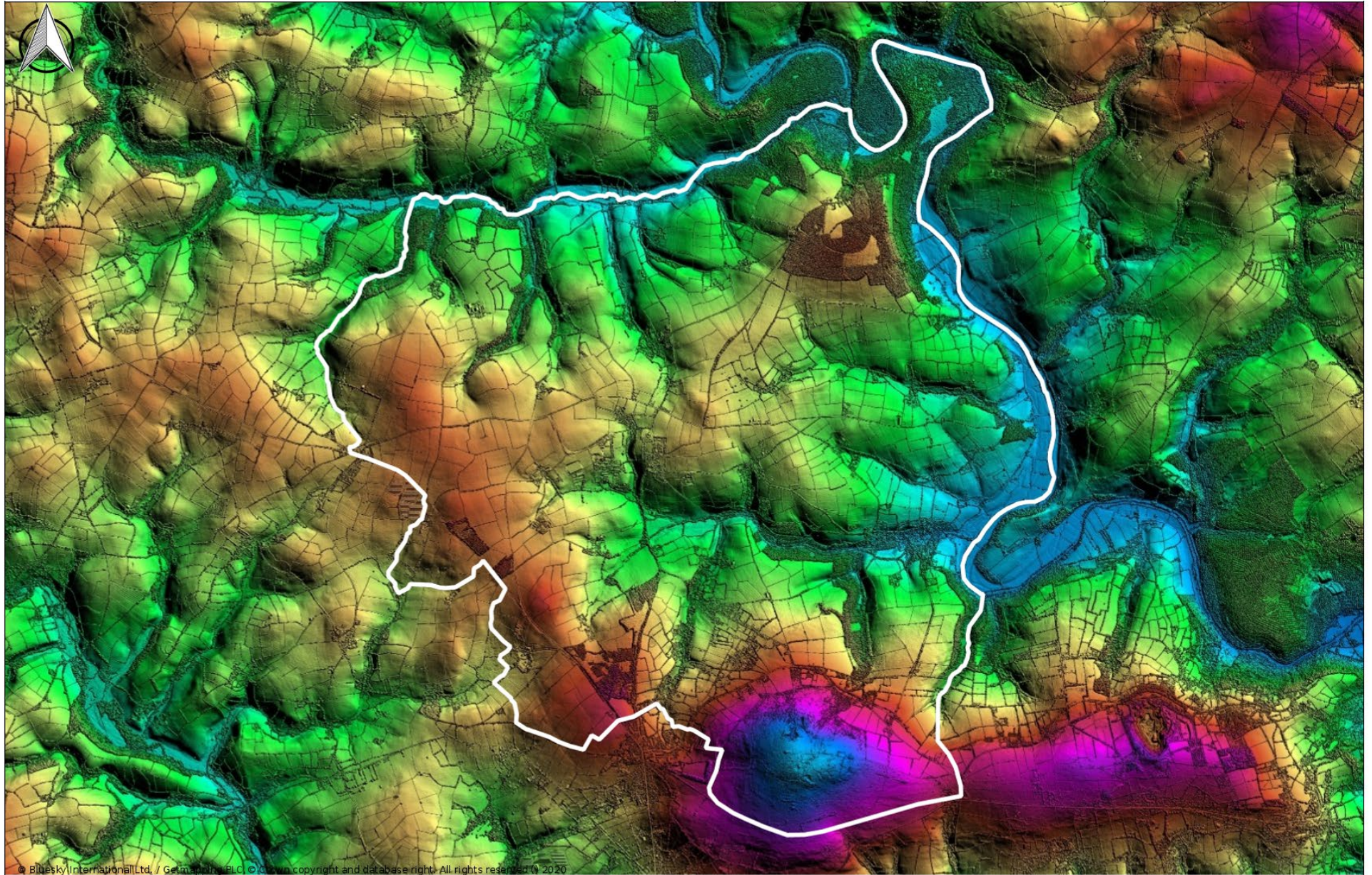
- 2.3 The topography of Stoke Climsland Parish is dominated by the higher ground along the igneous ridge located on the south and west boundaries running from Hingston Down through Kit Hill and Holmbush up to Tremollet Down . The Inny valley forms the north boundary, with its tributaries running south to a narrow ridgeway plateau, separated from Kit Hill by the Lockett Stream . To the east the Parish is bounded by the Tamar valley (see Figure 1)

National Character Area Description

- 2.4 **National Character Areas (NCAs)** are landscape areas with similar characteristics, following natural lines in the landscape rather than administrative boundaries. NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to its character. The Stoke Climsland NDP Designated Area falls within NCA 152: Cornish Killas. The NCA is broad but provides some context to the character of the Plan area, with the following characteristics from the NCA profile particularly relevant:

- An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times. From higher ground there are long views across a rather uniform landscape of mixed farming, with small villages and market towns.
- Renewable energy structures, (eg wind and solar farm)s, which are a recent addition to the landscape.
- Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau
- Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape World Heritage Site.

FIGURE 1: TOPOGRAPHY OF STOKE CLIMSLAND PARISH



- A dispersed settlement pattern of hamlets, farmsteads, historic mining villages and small fishing villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.
- Lowland heath, wet woodland, wetland, scrub and unimproved grassland complexes, which are common and are sometimes associated with areas of past industrial activity.

[see: <http://publications.naturalengland.org.uk/file/6125360068427776>]

Cornwall Local Landscape Character Assessment 2022

2.5 At the local level, the Cornwall LCA describes variations in character between different areas and types of landscape, providing an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Cornwall. It also sets out strategies and guidelines for the protection, management and planning of the landscape. **Cornwall Character Areas (CCA)** are geographically discrete areas with their own 'sense of place' and a distinct localised pattern of elements in the landscape that are unique to a specific area of Cornwall. Each of the 44 CCAs is supported by its own detailed character description using the following headings:

- Location
- Changes to CCA boundaries from the 2007 Landscape Character Assessment
- Summary of landscape character
- Summary of key designations found in the Cornwall Character Area
- Key characteristics
- Valued landscape attributes and key sensitivities
- Pressures and forces for change
- Landscape guidance

2.6 Stoke Climsland Parish lies mostly in the Bodmin Moor Fringe & the Inny Valley CCA [See Figure 2] the detailed description for which can be found here:

https://map.cornwall.gov.uk/reports_CCA/Cornwall%20CCA%2040%20Bodmin%20Moor%20Fringe%20and%20Inny%20Valley.pdf

2.7 Kit Hill has its own distinct CCA, the description of which can be found here:

https://map.cornwall.gov.uk/reports_CCA/Cornwall%20CCA41%20Kit%20Hill.pdf

2.8 Within each CCA there are a number of strategic **Landscape Character Types**, which may be repeated across Cornwall. Landscape Character Types (LCT) are generic landscapes often repeated across Cornwall which are relatively homogenous, having a common pattern of characteristics, sharing similar geology, topography, hydrology, land cover, historic land use and settlement pattern. LCTs combine to create the locally distinct Cornwall Character Areas. Each of the 18 LCTs is supported by a character description using the headings:

- Location and boundaries
- Key characteristics of the LCTs across Cornwall
- Valued landscape attributes and key sensitivities
- Ecosystem services provided by the landscape
- Pressures and forces for change

- Landscape guidance

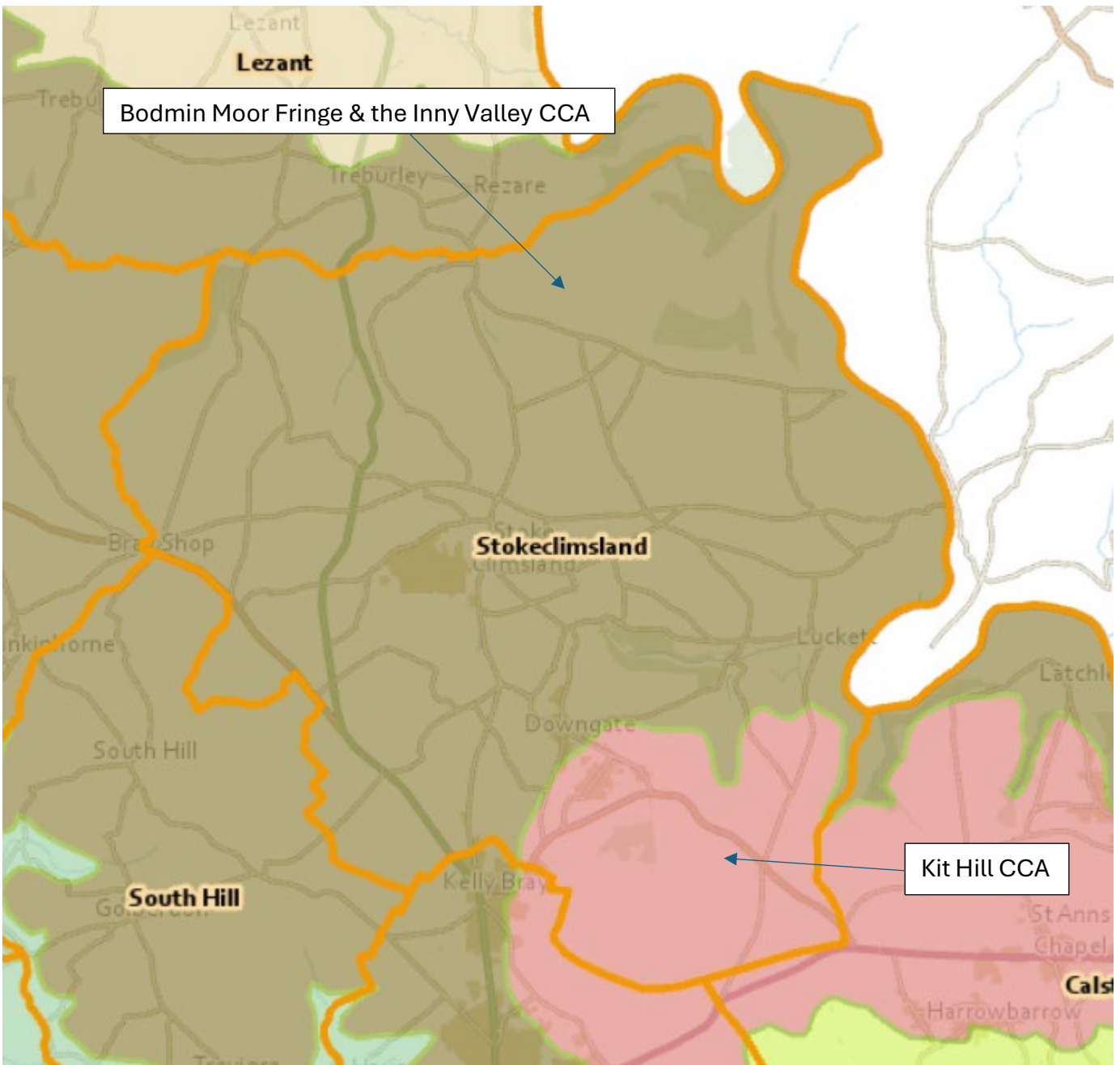


FIGURE 2: CORNWALL CHARACTER AREAS (CCA)

2.9 Each LCT in Stoke Climsland Parish [see Figure 3] is accompanied by a descriptive statement:

Valley System:

https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Valley%20Systems.pdf

River Valley Flood Plain:

https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20River%20Valley%20Floodplains.pdf

Undulating historic farmland:

https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Undulating%20Historic%20Farmland.pdf

Enclosed moorland:

https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Enclosed%20Moorland.pdf

Hills and cairns:

https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Hills%20and%20Cairns.pdf

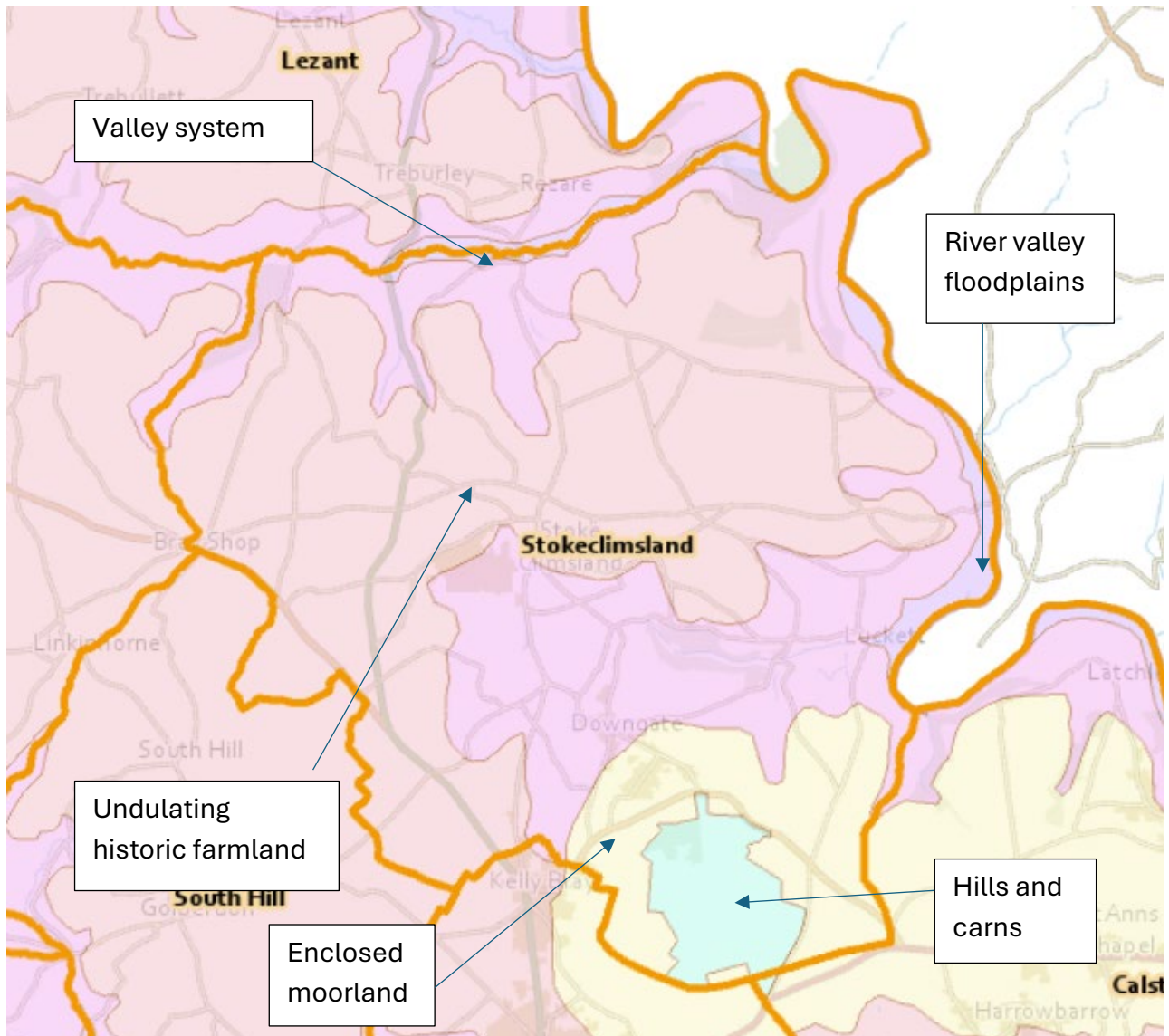


FIGURE 3: CORNWALL LANDSCAPE CHARACTER TYPES (LCT)

2.10 The most important parts of these statements for the Stoke Climsland NDP Designated Area baseline are those covering the valued landscape attributes and key sensitivities and the Strategic landscape guidance

Area of Outstanding Natural Beauty and Area of Great Landscape Value

2.11 Stoke Climsland Parish includes an extensive area of AONB and an element of an Area of Great Landscape Value (See Figure 4). The Statement of Significance for the Tamar Valley AONB cites five special qualities as the attributes of significance:

- A rare valley and water landscape
- A landscape of high visual quality
- A unique wildlife resources
- A remarkable heritage
- A landscape of artistic and public appeal

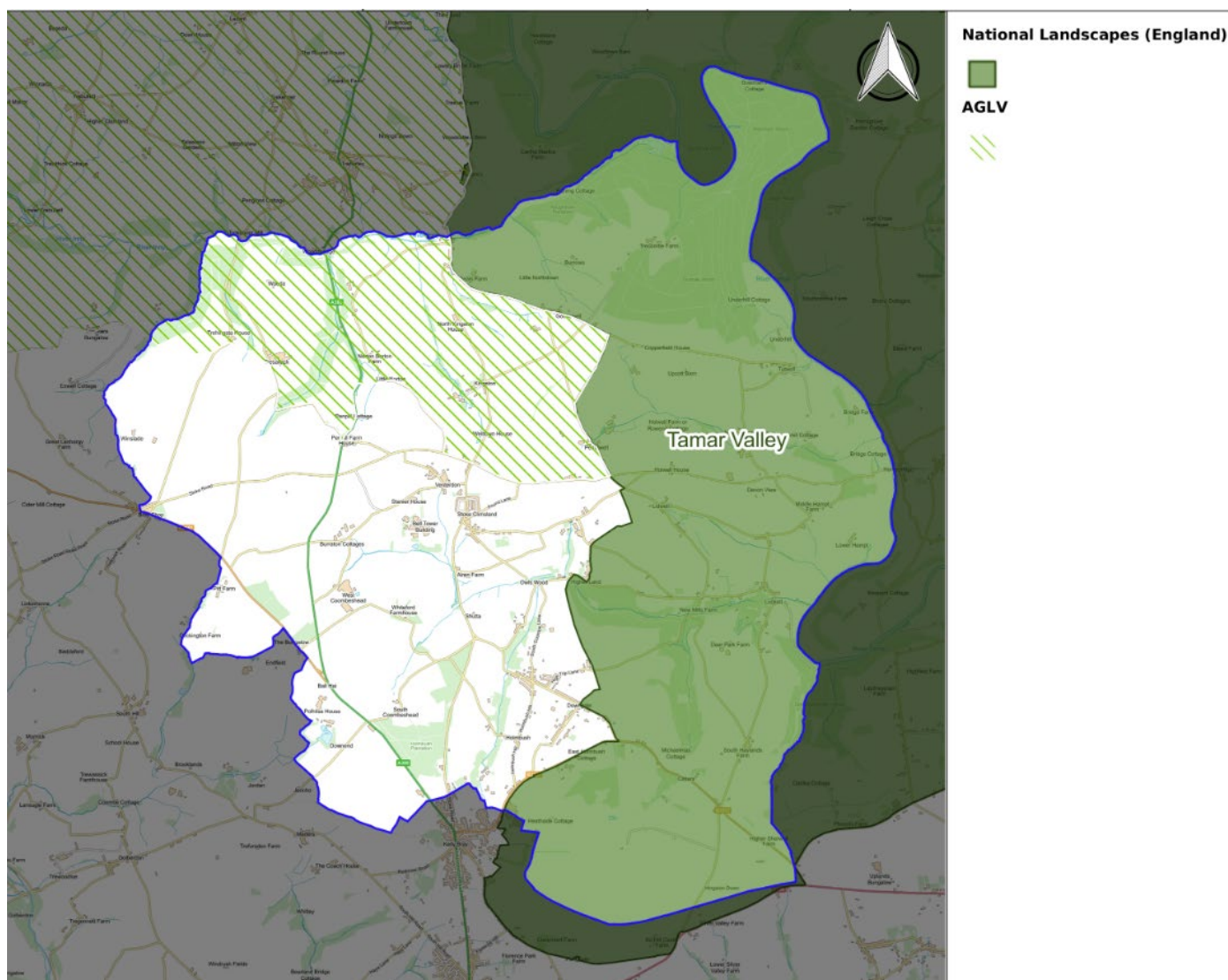


FIGURE 4: TAMAR VALLEY NATIONAL LANDSCAPE [FORMER AONB] IN STOKE CLIMSLAND PARISH

Historic Landscape Characterisation

2.12 A basic premise of Historic Landscape Characterisation (HLC) is that the whole of Cornwall is one continuous but multifarious historic landscape. The HLC allows the historic dimension of the whole landscape to be fully considered and provides a readily understood context for

surviving archaeological and historical remains. It enables historic environment assessments to be placed alongside the natural environment and other landscape character studies in discussions of sustainable development.

2.13 In Stoke Climsland Parish the Historic Landscape Characterisation (see Figure 5] shows much of the land on the narrow plateau between the Inny and Luckett Stream to be mostly medieval, featuring farming settlements documented before the 17th century AD with anciently enclosed field patterns that are distinct from the generally straight-sided fields of later enclosure. These areas are fringed to the east by Post-Medieval enclosed land whose field systems have been substantially altered by large-scale hedge removal and intakes from rough ground, woodland and lowland marsh in the 20th century. However further east at Tremollet Down is land enclosed in the 17th, 18th and 19th centuries, from land that was previously open rough grazing and medieval commons. More extensive areas of similarly enclosed land cluster below Kit Hill. At Whiteford Farm there is evidence of an 18/19th century ornamental landscape [See Figures 5 and 6].

Dark Skies

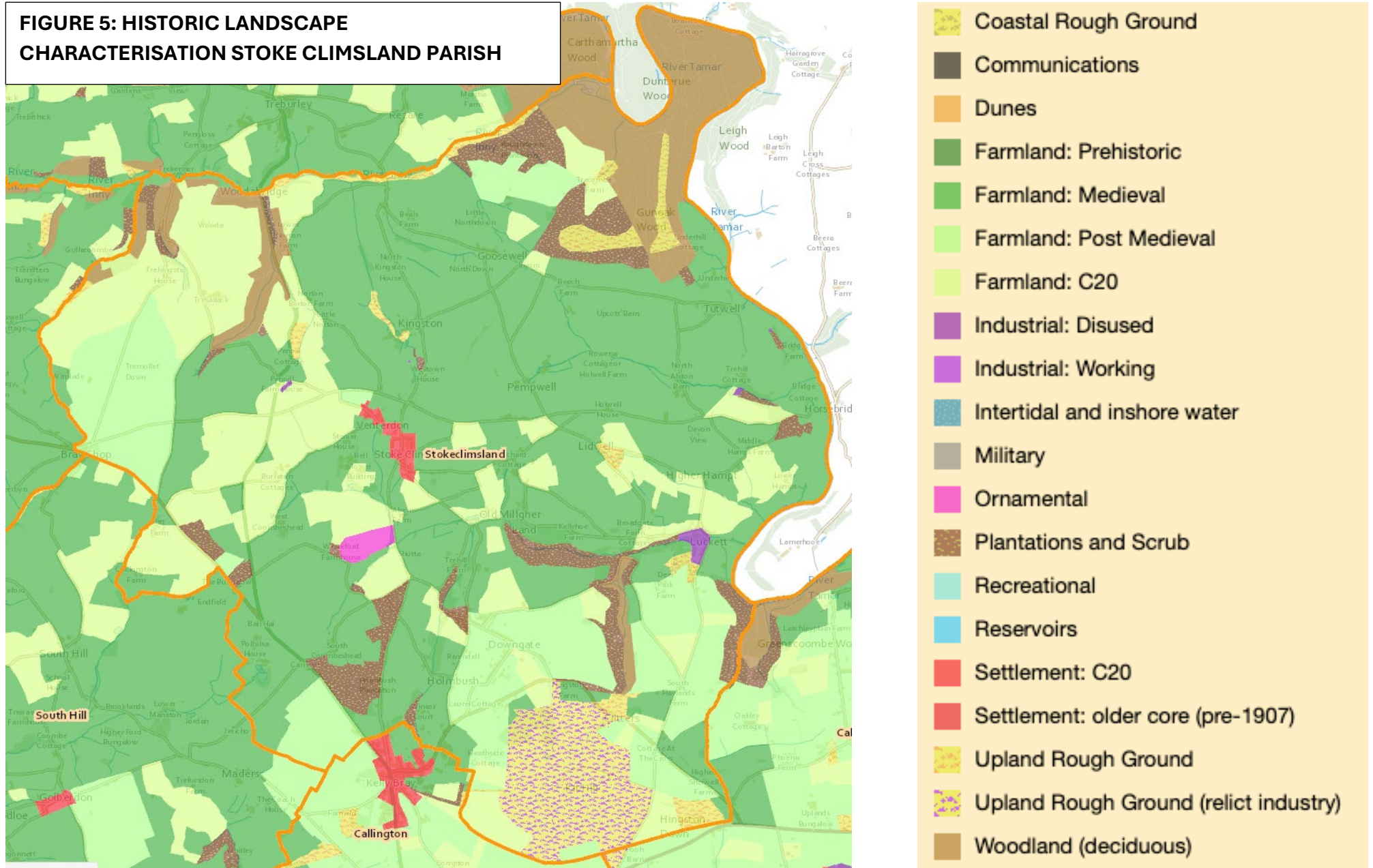
2.14 Rural areas in Cornwall enjoy a dark sky at night, and because of the lack of development in the Stoke Climsland area the night sky is particularly dark [See Figure 7]. The dark nighttime sky in itself a natural asset which is enjoyed and appreciated by the community of Stoke Climsland Parish as part of the experience of living in the area and its quality of life. It can also bring several other benefits:

- Scientific advantages – enabling enhanced conditions for astronomy;
- Educational outreach – facilitating both formal education and more informal activities;
- Enjoyment and appreciation – improving quality of life and provide creative inspiration;
- Health – promoting improved sleep patterns and reducing stress;
- Wildlife – providing a more natural environment for both nocturnal and diurnal animals; and
- Energy efficiency – reducing wastage from unnecessary or excessive lighting.

2.15 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. This can cause a sky glow and a significant light ‘bloom’ on misty nights.

2.16 Taking steps to encourage development to protect the night sky can preserve these benefits, and add to them, including energy saving by avoiding unnecessary or excessive lighting, promoting improved sleep patterns and reducing stress and providing a more natural environment for both nocturnal and diurnal animals. More information on tackling light pollution can be found at <https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/>

FIGURE 5: HISTORIC LANDSCAPE CHARACTERISATION STOKE CLIMSLAND PARISH



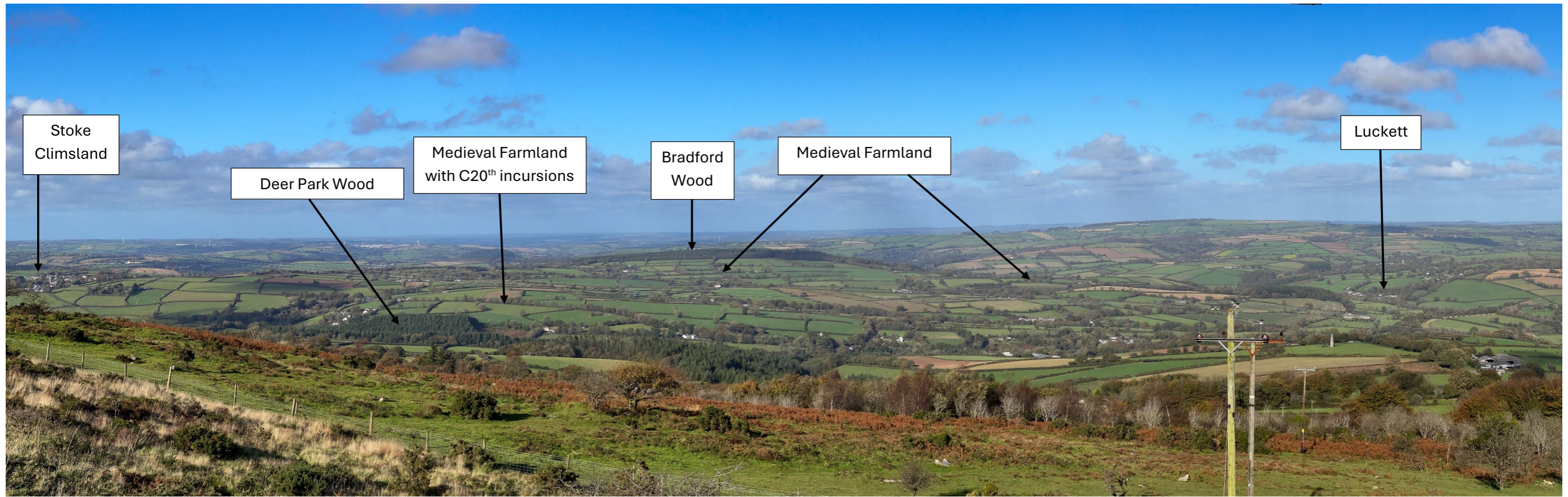
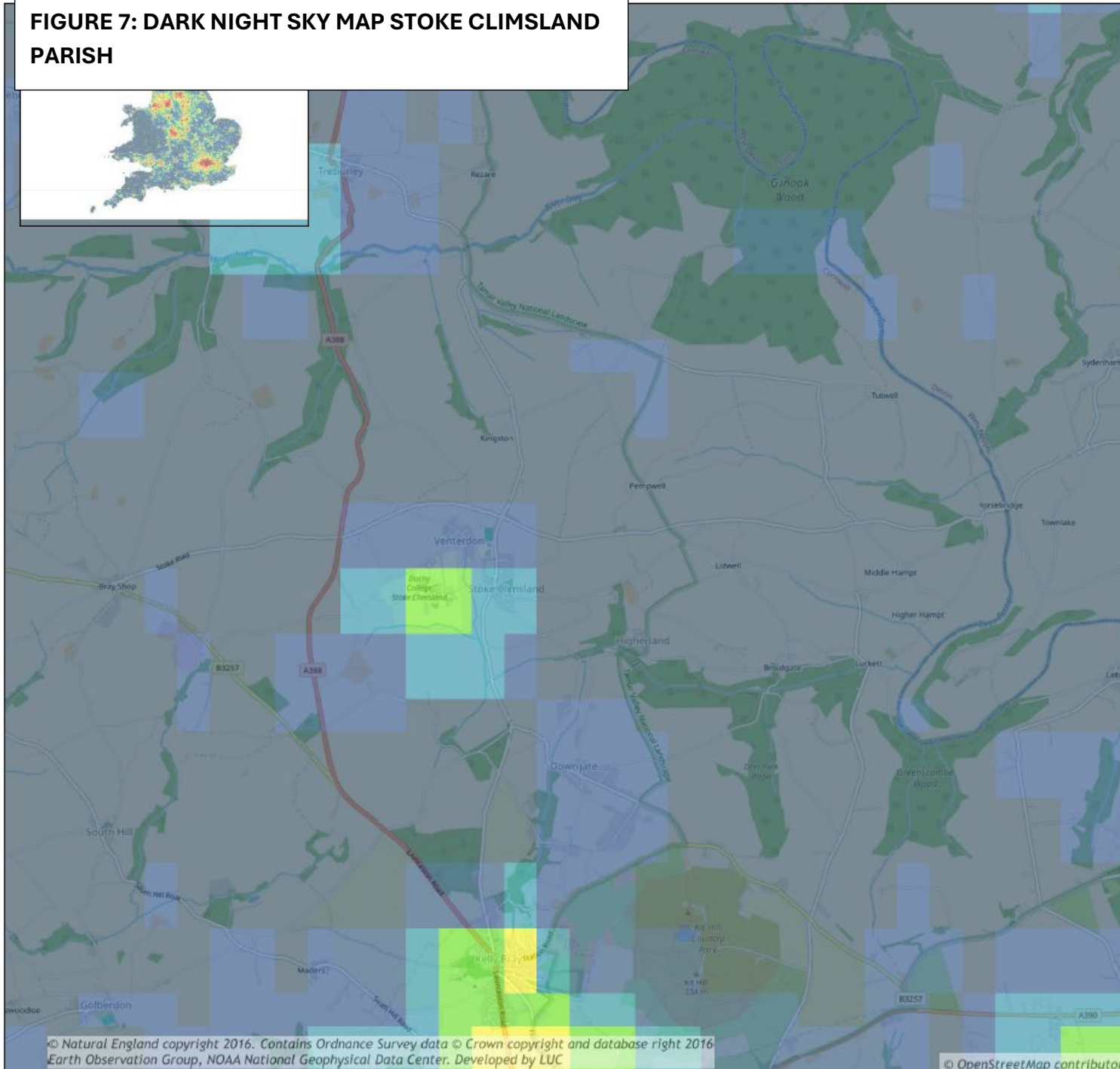
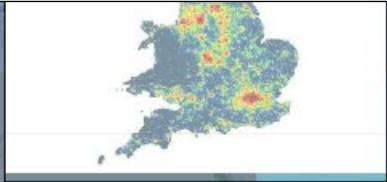


FIGURE 6: HISTORIC LANDSCAPE VIEWED FROM KIT HILL.

FIGURE 7: DARK NIGHT SKY MAP STOKE CLIMSLAND PARISH



Great Britain's Light Pollution and Dark Skies

Night Lights

(NanoWatts / cm²/sr)

- >32 (Brightest)
- 16 - 32
- 8 - 16
- 4 - 8
- 2 - 4 (Brighter)
- 1 - 2
- 0.5 - 1
- 0.25 - 0.5
- < 0.25 (Darkest)

Each pixel shows the level of radiance (Night Lights) shining up into the night sky. These have been categorised into colour bands to distinguish between different light levels. Please see the report for more information on this.

Cornish Hedges and Hedgerows

- 2.17 The Parish's open gently rolling landscape has a small-scale medieval field pattern with long narrow and slightly sinuous boundaries often comprising Cornish hedges topped with hedgerows, sometimes also containing trees [See Figure 8].
- 2.18 Unfortunately, the area is not immune to loss through farming practice, road improvements, development and general decline. Cornish hedges constantly need repairs to their structure, and it is best to repair them as soon as a weakness or gap appears to prevent large-scale, slow and more expensive repairs later on; these repairs need traditional craftsmanship [which fortunately keeps the activity alive today]. Cornish hedges are not classed as hedgerows and are therefore not offered protection under the Hedgerow Regulations 1997.
- 2.19 Cornish hedges are culturally and environmentally important to the Parish and as such need protection and management to thrive. Typically, they are earth banks faced with stones – sometimes with larger 'grounder' boulders at the bottom, layers of stones that decrease in size as the hedge heightens, or alternating coursing, often topped with trees, shrubs and other plants. In effect they function as vertical flower meadows and can often have a field margin, ditch, stream or pool at the hedge base that creates another habitat opportunity. They form Cornwall's largest semi-natural habitat suitable for a wide variety of flora and fauna on a variety of scales.
- 2.20 Cornish hedges remain functional parts of the landscape today as they can reduce wind speed by up to 20% and can provide shelter leeward of between 8-12 x the height of the hedge. They can also prevent soil erosion, reduce flash flooding and improve water quality.
- 2.21 Cornish Hedges provide part of the distinct local identity to the Parish's landscape and some date back as far as the Bronze age, whilst others are distinctive reminders of medieval farming. They involve stone patterns of particularly local character based on the availability of local stone, for example horizontal coursing using stone from mine and quarry waste or slates, and often have unusual and historic stiles built into their fabric. Detailed information about the history, value and character of Cornish hedges can be found *here*.

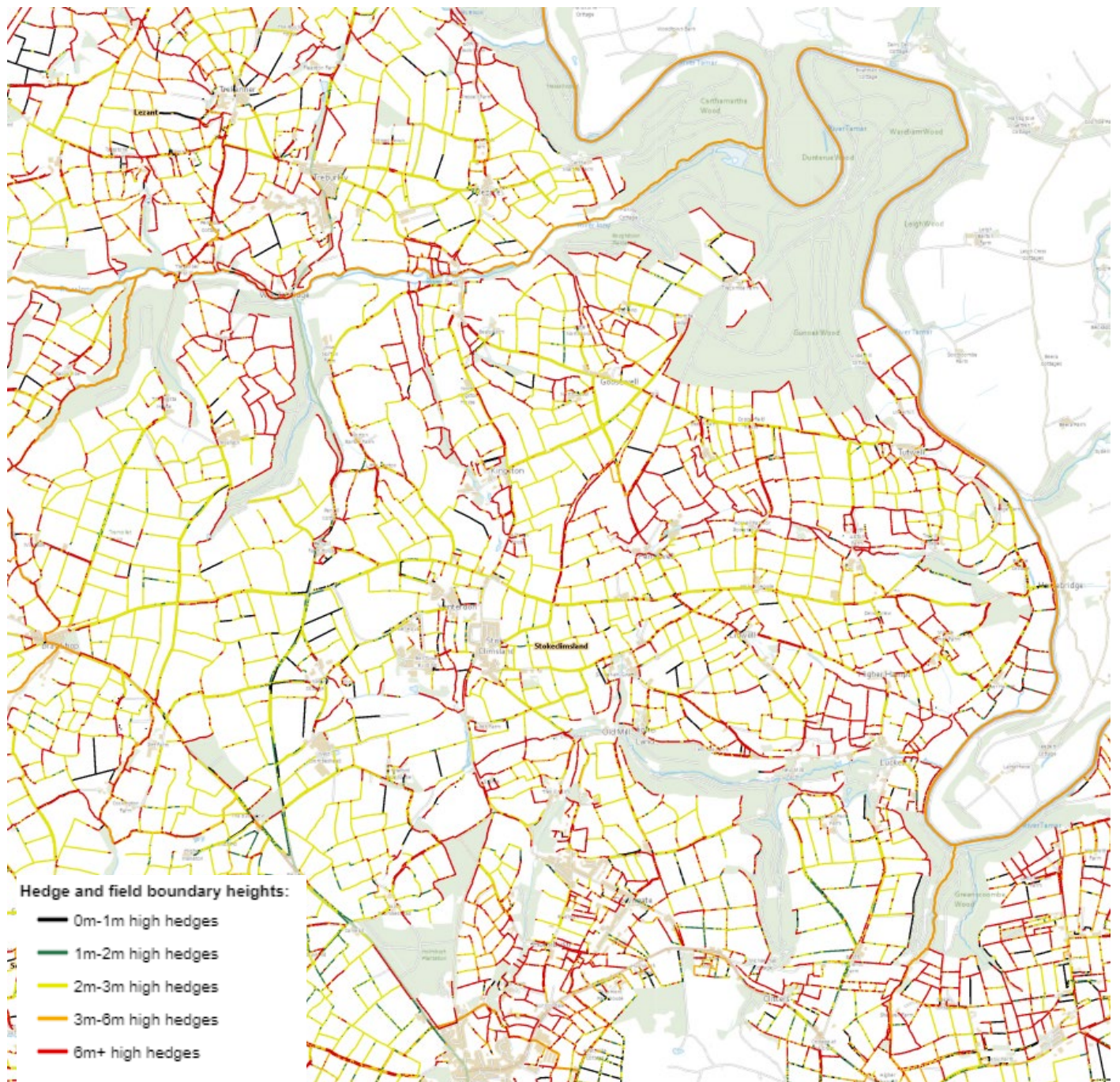


FIGURE 8: CORNISH HEDGE AND HEDGEROW MAP FOR PELYNT PARISH [CWS/ERCIS]

Summary of Key Distinguishing Characteristics of the Stoke Climsland Parish Landscape

2.22 The distinguishing distinctive and contrasting landscape features include:

- the prominent high ground formed by the igneous intrusions framing the Parish to the south and west;
- the distinctive open and exposed character of the undulating ridgeway plateau;
- by contrast the intimacy and small scale of the Tamar and Inny valley landscapes;
- the characteristic narrow, winding lanes;
- the field pattern of Cornish hedges and hedgerows;
- the historic features, such as boundary stones and granite gateposts within them;

- retained features from the mining past, including old industrial buildings, miners small holding plots, spoil heaps and tramway routes;
- the field patterns, particularly in the east of the Parish, relict of the medieval farming and administrative systems:
- the track bed, structures and ground formations associated with the former Bere Alston and Callington Railway.

Cherished Views

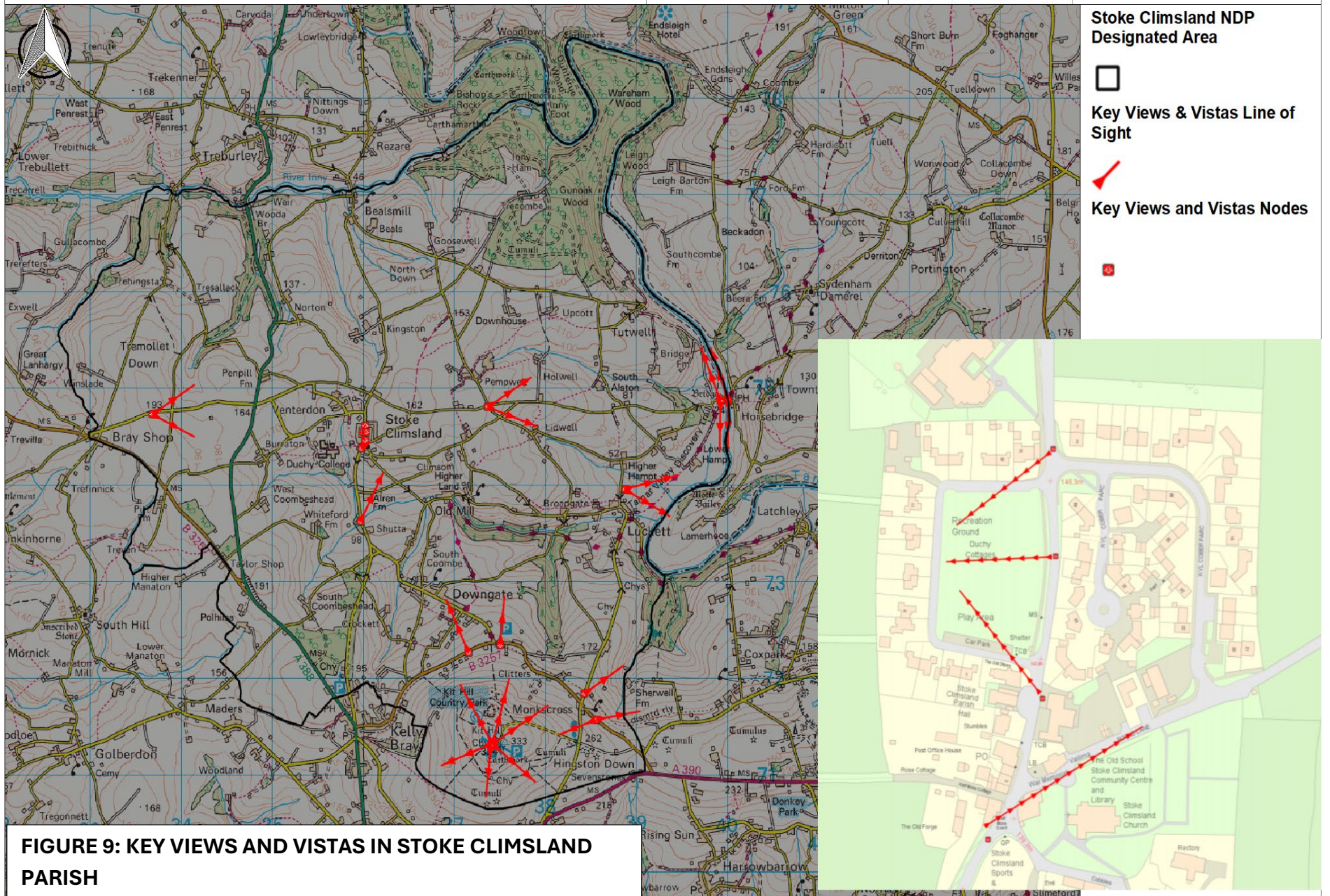
2.23 Views are important in helping us to understand and appreciate our environment, they also help us form attachment to places where life experiences happen, and so become ‘cherished’ locally. The key views identified through a landscape and heritage appreciation report (see:) are:

- Sevenstones – views up to Kit Hill and across into the Tamar Valley and Dartmoor
- Kit Hill – 360 degree views over and away from the Parish.
- Old Lockett Station - views into the Tamar Valley and beyond
- Monks Cross to Kelly Bray Road – views north and north west over the Parish
- Shutta – views up to Stoke Climsland in the hill above
- Stoke Climsland – views up to the Church and Old School and Conservation Area and across Duchy Green
- Bray Shop to Venterdon ridgeway – views north east and south east and along the old ridgeway road.
- Pemplwell - Similar
- Horsebridge – views north and south along the water meadows and River Tamar
- Lockett Cricket Club – Views east into River Tamar.

2.24 The location of the views is shown on Figure 9.

Renewable Energy

2.25 Renewable Energy proposals can have significant landscape impacts. This issue has been covered in the Climate Changes part of the NDP Evidence Base, but to add to the baseline information a note summarising the Cornish Renewable Energy Landscape Sensitivity Assessment 2020 as it relates to the Parish is included as Appendix 1.



Open Areas of Local Importance

- 2.26 Adjacent to some settlements are areas of open land which although not meriting a formal landscape designation in a National or Countywide context are important to the setting and character of those settlements in that they provide the most attractive views of the settlement, or form attractive areas of countryside which can be viewed from within the settlement. A clear gap, or green wedge, between settlements and adjoining development contributes to the openness and character of their setting. Land between settlements that are physically close can also help to prevent coalescence and maintain a separate identity and sense of place for residents of the settlements on either side of the gaps. Where settlements have experienced ribbon development that has created roadside ‘limbs’ there is a risk that land between the limbs could become fragmented and vulnerable to development, leading to a level of creeping development beyond the capacity of the area to sustainably support and to the detriment of its character and setting. Such areas of land also provide access and recreational benefits to local people and contribute to well-being. They can also include areas of valuable biodiversity and provide green infrastructure corridors, as well as forming part of the historic setting for a settlement that helps with our understanding of the landscape and the evolution of the settlements concerned.
- 2.27 These concerns do not mean that all development must be resisted in these areas, rather that there is a need to ensure that any development that does take place preserves the openness and landscape character that makes them important.
- 2.28 A separate document, ‘Stoke Climsland NDP Settlement Development Boundary Assessment’ identifies a cluster of sites around Venetrdon and Stoke Climsland Village that has local significance, an also at Downgate.



FIGURE 10: VIEW OF THE PROPOSED OALS AT STOKE CLIMSLAND

3. Related Community Engagement Feedback

- 3.1 When asked where in the local area people would take a visitor to enjoy the landscape and why, the most frequently mentioned location was Kit Hill, because of the views and café. Other comments that referred to Kit Hill mentioned walks that take in the view or ‘overlook’ Kit Hill. Other popular locations in the Parish include the Tamar Valley, Greenscombe Woods/Meadows, Lockett Woods and Horsebridge within the context of access via ‘walk’ from area to area. Overall where respondents have answered ‘why’ the predominant answer was natural beauty of an area, followed by accessibility (e.g. flat or a footpath) via walking.
- 3.2 Respondents were asked what they liked about living in the Parish. Their overall the conclusion is that rurality and natural environment, which means many things for residents including country walks, biodiversity, lack of light pollution or natural beauty, are the things that the majority of residents like most about living the parish.
- 3.3 In the 2024 engagement refresh, the most popular answer on what people thought that the most important things that the Neighbourhood Plan should do, was ‘Protect our countryside, landscape, green spaces and heritage’.

4. Key issues and implications for the NDP

- National and local policy is that Planning should:
 - Protect and enhance valued landscapes
 - Recognise the intrinsic character and beauty of the countryside
 - Not permit major developments in AONBs, where great weight should be given to conserving landscape and scenic beauty, ensure that development conserves and enhances the landscape character and scenic beauty of the AONB
 - Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason
 - Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
 - be grounded in an understanding and evaluation of each area’s defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development
- Stoke Climsland Parish has a differentiated landscape with several key features, ranging from the deep wooded valleys along the Tamar , Inny and Lockett Stream to the harder rock plateau they bisect, the riverside environments at their base , and the high dominating down with Kit Hill at its top.
- There key views in the Parish are at:
 - Sevenstones – views up to Kit Hill and across into the Tamar Valley and Dartmoor
 - Kit Hill – 360 degree views over and away from the Parish.
 - Old Lockett Station - views into the Tamar Valley and beyond
 - Monks Cross to Kelly Bray Road – views north and north west over the Parish
 - Shutta – views up to Stoke Climsland in the hill above
 - Stoke Climsland – views up to the Church and Old School and Conservation Area and across Duchy Green

- Bray Shop to Venterdon ridgeway – views north east and south east and along the old ridgeway road.
- Pemplwell - Similar
- Horsebridge – views north and south along the water meadows and River Tamar
- Lockett Cricket Club – Views east into River Tamar.

Implication for the Neighbourhood Development Plan

- **National and local planning policies are sufficient to protect the AONB and AGLV and no local policy is needed in the Stoke Climsland NDP.**
- **However there are locally distinctive aspects of the landscape within and outside these areas and an NDP policy could be considered to ensure that new proposals - whether they be for repair, extension or new development - draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape**
- **A policy encouraging design that will help to preserve the quality of the ‘dark sky’ above the Parish and secure the tranquility and dark skies quality of the landscape for current and future generations should be considered**

APPENDIX 1: Cornish Renewable Energy Landscape Sensitivity Assessment 2020

3.1 The **Cornish Renewable Energy Landscape Sensitivity Assessment 2020** splits the Parish amongst three areas.

3.2 For RLU 25 Kit Hill (CA30) on wind energy it provides the following guidance of relevance to Stoke Climsland :

- **The distinctive form of Kit Hill and areas of open heathland are highly sensitive to wind energy development.**
- **Avoid locating turbines on the distinctive landform of Kit Hill, or on areas of open heathland nearby.**
- Ensure wind energy development does not dominate, or prevent the understanding and appreciation of historic landmarks on the skyline, including the chimney stack at Kit Hill and the mining remains (particularly engine houses and chimneys) in the surrounding area.
- Avoid siting turbines within the HLC Types of 'Upland Rough Ground' which would be highly vulnerable to wind energy development.
- Preserve skyline views from settlements such as Kelly Bray, Callington and Gunnislake, and from the surrounding AONB when siting and designing wind development. Ensure any visible turbines are in scale with the landscape and visually integrated using features such as trees and natural undulations in landform.
- Consider views from local viewpoints and popular routes (e.g. the top of Kit Hill) when considering the siting and design of wind energy development in the landscape – ensure it does not detract from the key characteristics of the view.

- Protect the factors which contribute to the scenic quality of the Tamar Valley AONB, particularly the ‘unspoiled’ nature and visual quality of the landscape, the network of ancient deeply incised lanes, and the prominence of the 19th century mining remains.

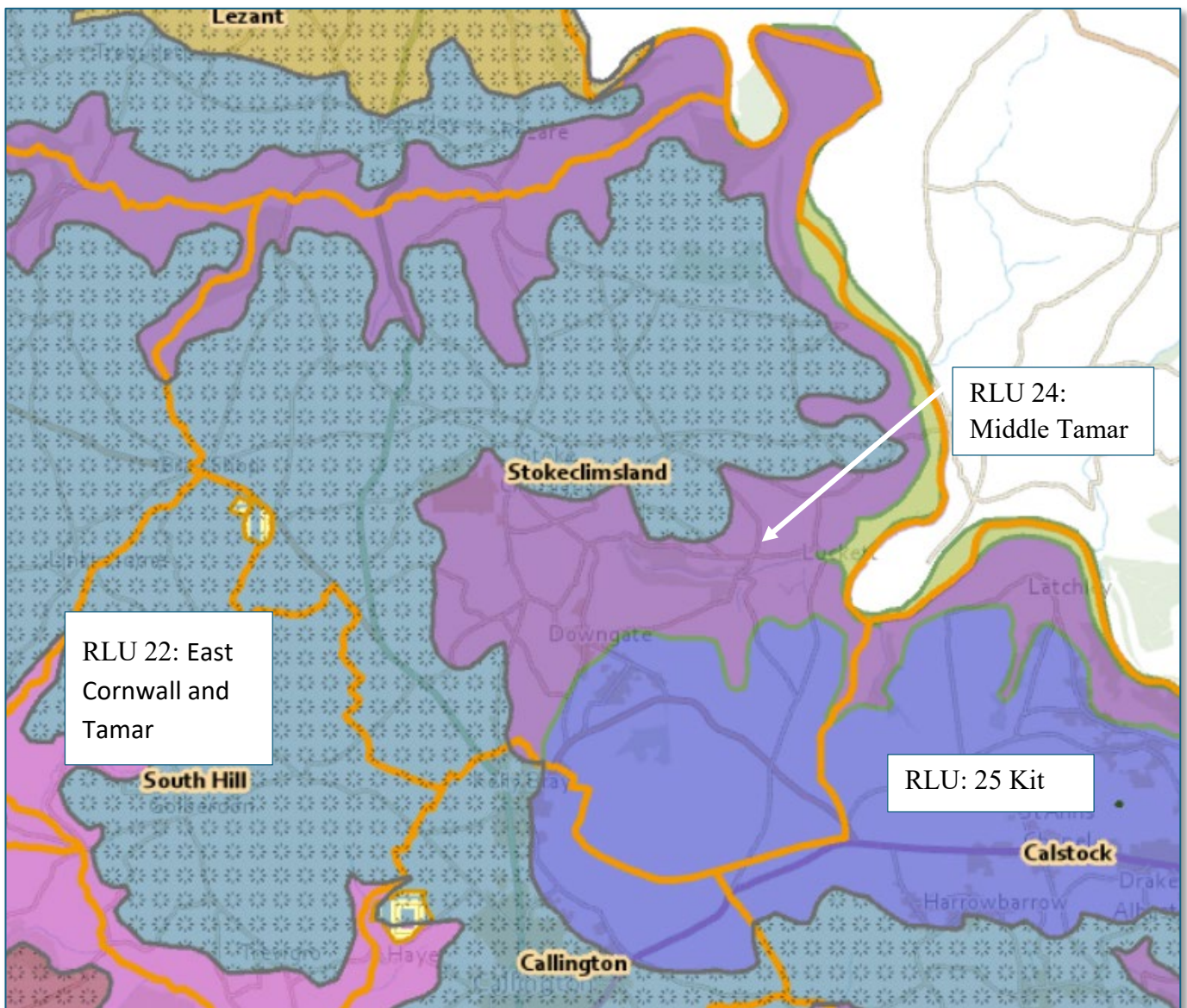


FIGURE 21: CORNISH RENEWABLE ENERGY LANDSCAPE SENSITIVITY ASSESSMENT 2020 RENEWABLES LANDSCAPE UNITS [RLUS].

3.3 For RLU 25 Kit Hill (CA30) on solar energy it says the steeper slopes and areas of open heathland are highly sensitive to PV development and recommends that:

- **Opportunities for solar PV developments within this landscape are limited by the open and exposed slopes which are often elevated and highly visible. There may be (limited) opportunity to locate Band A developments on sheltered/hidden slopes within the farmed landscape and the current quarry site.**
- **Due to the open and highly prominent slopes of Kit Hill, it is recommended that no solar developments of any banding are located here.**
- **None of the landscape is identified as suitable for Band B, C or D solar PV developments due to its sensitivities.**
- **Avoid locating solar PV development on the steeper slopes, in areas of open heathland or in the area of medieval stripfield systems on the east side of Kit Hill.**

- Avoid siting solar PV developments within the HLC type ‘Upland Rough Ground’, which would be highly vulnerable.
- Consider views from local viewpoints and popular routes (e.g. the top of Kit Hill) when considering the siting and design of solar PV development in the landscape.
- Avoid locating solar PV development where it would be directly overlooked at close quarters, particularly from the side or back.
- Ensure solar PV development does not adversely affect the open character of landscapes on the ridge.
- Protect the factors which contribute to the scenic quality of the Tamar Valley AONB, particularly the ‘unspoiled’ nature and visual quality of the landscape, open heathland, the green patchworks of fields and hedges seen from vantage points such as Kit Hill or Hingston Down and the medieval structure of the farmed countryside.

3.4 For RLU 24: Middle Tamar Valley (CA29) on wind energy it provides the following guidance of relevance to Stoke Climsland :

- **Although some areas comprise less steep farmland which could indicate a lower sensitivity to wind energy development, the narrow gorge-like landform of the southern stretches of the valley, the tranquil, unspoilt character of the river landscape, the large areas of woodland, and relatively high scenic quality (particularly in the southern part of the RLU) all heighten levels of sensitivity.**
- **New turbines would not be appropriate along the narrow river valleys in the south, the undeveloped banks of the River Tamar or within the area surrounding Kit Hill.**
- **None of the landscape is identified as suitable for Band C or D wind turbine developments due to its sensitivities.**
- Ensure that any new developments are similar in terms of siting, layout and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character¹.
- Avoid close juxtaposition of different turbine designs and heights within the same banding, aiming instead for a consistent design and height in any given area.
- The scattering of single Band A and/or Band B turbines across the RLU should be minimised to avoid significant cumulative impacts on landscape character.
- Avoid locating turbines in the most remote and tranquil locations.
- Ensure wind energy development does not dominate, or prevent the understanding and appreciation of historic landmarks such as the internationally important historic mills, mines and quays.
- Consider views from local viewpoints and popular routes such as the Tamar Valley Trail when considering the siting and design of wind energy development in the landscape – ensure it does not affect the tranquil experience along this route.
- Protect distinctive features including the steep river valley landscape and granite gorge, and the strong contrast with open heathland of Kit Hill to the west.
- Protect the features which contribute to the scenic quality of the Tamar Valley AONB, particularly the ‘unspoiled’ nature and visual quality of this classic English lowland river system, the network of ancient deeply incised lanes, and the prominence of the 19th

century mining remains – ensure choice of site and scale of development does not detract from these.

3.5 For RLU 24: Middle Tamar Valley (CA29) on solar energy it provides the following guidance of relevance to Stoke Climsland :

- **There may be opportunities to locate a small number of well sited Band A and smaller Band B developments within the more sheltered and folded land, ensuring that development does not occur on the undeveloped riverbanks of the River Tamar or within the AONB. The screening provided by high hedges and woodland should be utilised.**
- **Minor wooded valleys across the landscape could also provide well-screened locations for Band A solar PV developments, although these should be sited within farmland, not semi-natural habitat to retain the valleys’ naturalistic characteristics and habitat interest.**
- **The steep-sided slopes in the southern stretches of the RLU, flood plains, and tranquil areas should be avoided as sites for solar PV development.**
- The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. avoiding significant cumulative impacts on the RLU from multiple developments that would result in an overall change in landscape character).
- Ensure that solar PV developments form part of the mixed farmland and wooded mosaic – rather than becoming a dominating land use.
- Solar PV developments should be clearly separated so that, although each development may influence the perception of the landscape at close proximity, collectively they do not have a defining influence on the overall experience of the landscape or views along the river.
- Consider views from local viewpoints and popular routes such as the Tamar Valley Trail and Cotehele when considering the siting and design of solar PV development in the landscape - ensure it does not affect the tranquil experience along this route.
- Avoid locating solar PV development where it would be directly overlooked at close quarters, particularly side-on.
- Ensure the RLU retains a pastoral and wooded character and that cumulative development does not change this.
- Protect the features which contribute to the scenic quality of the Tamar Valley AONB, particularly the ‘unspoiled’ nature and visual quality of this classic English lowland river

3.6 For RLU 22 East Cornwall and Tamar Moorland Fringe (CA26) on wind energy it provides the following guidance of relevance to Stoke Climsland :

- **Occasional single turbines up to Band B could be considered within the wider landscape of the RLU.**
- **There may be some opportunities for small single Band A turbines in the south of the RLU but new developments should be avoided around Kit Hill.**
- The scattering of new Band A or B turbines should be minimised to avoid significant cumulative impacts on landscape character.
- Ensure that any new developments are similar in terms of siting, layout and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character¹.

- Avoid close juxtaposition of different turbine designs and heights within the same banding, aiming instead for a consistent design and height in any given area.
- Avoid locating turbines in the most remote and tranquil locations of the landscape, particularly the steep-sided wooded valleys.
- Consider views from local viewpoints and popular routes (e.g. Tamar Valley Discovery Trail) when considering the siting and design of wind energy development in the landscape – if development will be visible, aim for a balanced composition.
- Protect the many factors which contribute to the scenic quality of the Cornwall AONB, particularly the mall winding lanes on the edges of the moor.
- Protect the many factors which contribute to the scenic quality of the Tamar Valley AONB, particularly the ‘unspoiled’ nature and visual quality of this classic English lowland river system, the network of ancient deeply incised lanes, and the prominence of the 19th century mining remains.

3.7 For RLU 22 East Cornwall and Tamar Moorland Fringe (CA26) on solar energy it provides the following guidance of relevance to Stoke Climsland :

- **There are further opportunities to locate developments up to and including Band D within the more sheltered and folded land, particularly in the farmed landscape to the south of the RLU. Woodland and Cornish hedges should be utilised to provide screening.**
- **Minor wooded valleys across the landscape could also provide well-screened locations for Band A and B solar PV developments, although these should be sited within farmland, not semi-natural habitat to retain the valleys’ naturalistic characteristics and habitat interest.**
- The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. avoiding significant cumulative impacts on the RLU from multiple developments that would result in an overall change in landscape character).
- Developments should be clearly separated so that collectively they do not have a defining influence on the overall experience of the landscape.
- Multiple developments within the RLU should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response.
- Ensure that solar PV developments form part of the mixed farmed/woodland mosaic – rather than becoming a dominating land use.
- Avoid siting solar PV development on open upper slopes – instead locate in sheltered folds in the landscape where it will be less visible and have less of an influence on landscape character.
- Preserve the strong field patterns, particularly relating to medieval fields, by minimising the number of adjacent fields that are developed and setting solar PV panels back from the edges of fields.
- views from local viewpoints and popular routes (e.g. Tamar Valley Discovery Trail) when considering the siting and design of solar PV development in the landscape.
- Avoid locating solar PV development where it would be directly overlooked at close quarters, particularly from the side or back (where the rows of panels would be discernible).
- Protect the factors which contribute to the scenic quality of the Tamar Valley AONB, particularly the ‘unspoiled’ nature and visual quality of this classic English lowland river

system, the green patchworks of fields and hedges seen from vantage points such as Kit Hill or Hingston Down, the medieval structure of the farmed countryside, and the legacy of a once thriving market gardening industry.

FIGURE 22: RENEWABLE ENERGY DEVELOPMENT SIZE BANDS		
BAND	WIND	SOLAR PV
BAND A	(18-25m)	(≤5ha)
BAND B	(26-60m)	(>5 to 10ha)
BAND C	(61-99m)	(>10 to 15ha)
BAND D	(100-150m)	(>15 to 30ha)

FIGURE 23: CORNISH RENEWABLE ENERGY LANDSCAPE SENSITIVITY ASSESSMENT RECOMMENDATIONS 2020 FOR LANDSCAPE CHARACTER AREAS IN STOKE CLIMSLAND PARISH		
Landscape Character Area	Wind	Solar
RLU 25 Kit Hill (CA30)	No turbines.	No solar developments. Limited opportunity to locate Band A developments on sheltered/hidden slopes within the farmed landscape and the current quarry site.
RLU 24: Middle Tamar Valley (CA29)	No turbines.	No solar development on steep-sided slopes, flood plains, tranquil areas, the undeveloped riverbanks of the River Tamar or within the AONB Band A only in minor wooded valleys Elsewhere limited number of Band A and smaller Band B developments.
RLU 22 East Cornwall and Tamar Moorland Fringe (CA26)	Occasional single turbines up to Band B and for small single Band A turbines in the south of the RLU but new developments should be avoided around Kit Hill.	Developments up to and including Band D within the more sheltered and folded land Band A and B solar PV developments in minor wooded valleys

