

Stage 2 - Settlement Edge Assessment

Making judgements on sensitivity and housing capacity

How to use this document

This methodology is of great benefit in understanding the sensitivity and capacity of a settlement's edge. It builds upon your LLCA Stage 1 assessment where you have recorded character information as 'landscape types'¹. Once the process is complete this LLCA Stage 2 evidence base created by your local community, will be of use to Parish/Town Councils in

- understanding the sensitivity and capacity of your settlement's edge
- supporting policy within your NDP, where your NDP policies dictate the level and type of development growth for your settlement(s) with the Cornwall Local Plan providing the policy context
- assessing applications for new development

Although this assessment has been prepared to assess the capacity for housing as a development type, it is possible to apply the methodology to other types of development, such as light industry. The capacity of the landscape to accept change will depend upon the type of development proposed. A separate assessment should be undertaken for each type of development.

This LLCA Stage 2 methodology does not replace Landscape and Visual Impact Assessment² (LVIA). LVIA looks at the sensitivity of the landscape, and those who will perceive change created by the development, against the magnitude of change a specific type of development has the potential to create. It then draws conclusions regarding the significance of impact of the development in landscape and visual terms. An LVIA will still be important for assessing specific applications for development.

To ensure this assessment follows a methodical robust process, it is recommended that you are provided with specific training in the use of this document prior to the completion of the fieldwork assessment sheets. The LLCA Stage 1 and 2 guidance and accompanying field assessment sheets should not be copied or distributed to other NDP Steering Groups without the consent of Cornwall Council³.

This methodology creates a stand alone evidence base describing landscape capacity to accept change, it is not an assessment for land allocation. Decisions relating to land allocation must consider a number of factors, and only one of these is the landscape capacity to accept future change. LLCA Stage 2 provides an evidence base which can be used as an initial foundation in the process of site selection and land allocation.

LLCA Stage 2 - Settlement Assessment – Methodology

How a settlement sits within the landscape makes a significant contribution to its character and distinctiveness. LLCA Stage 2 makes judgements as to the sensitivity of

¹ This will also be the resource base for environmental mapping to illustrate protected areas and features which need to be acknowledged in this assessment

² Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

³ For further information contact EnvironmentService@cornwall.gov.uk

the character, as well as how people see and appreciate the landscape, and then combines this with the value placed upon character and viewers/views to determine the settlement's edge capacity to accept change before adverse effects are encountered and the local distinctive character is damaged or lost. Recommendations can also then be made on the potential opportunity for conservation and enhancement of the settlement's edge and its landscape setting, as well as mitigation measures should the development proceed.

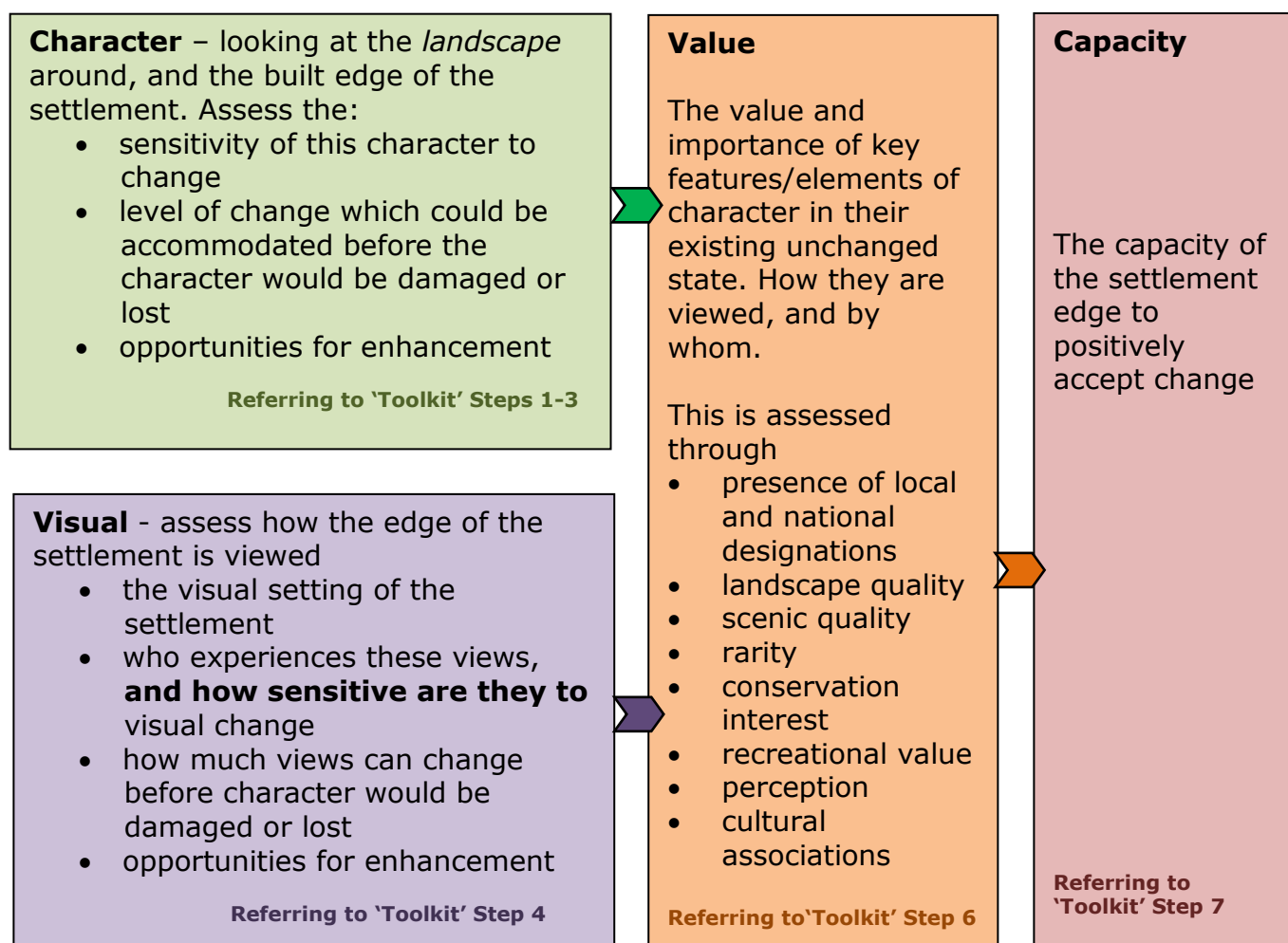
Due to the diversity of the Cornish landscape, this methodology does not rank or give weighting to any particular elements or features of character. Important landscape characteristics and elements of visual importance should be highlighted as part of the summary at the end of the assessment.

The methodology can be summarised as follows :

1. **Create land parcels** - divide the edge of the settlement and its landscape setting into separate land parcels
2. **Complete field assessment sheet** - for each land parcel complete an assessment sheet to describe,
 - **Character** - how sensitive elements/features present are to change which maybe created by settlement growth
 - **Visual** – how sensitive are the people who will experience a visual change, and are there particular views or vistas which would be affected
 - **Value** - of the character and views to the local community, visitors, Cornwall and nationally
3. **Determine capacity** - Combine the levels recorded for character and visual with the level recorded for value in the matrix provided to reach a judgement as to the capacity of each land parcel to accept growth
4. **Collate a summary description** - Having looked in detail at the sensitivity and value of the land parcel, create an overview of the character and visual sensitivity of the land parcel and what elements/features are considered to have value, highlighting key features to the land parcel and the wider settlement. Conclude an overall capacity based on the completion of the assessment of the land parcel.
5. **Record findings** – gather the assessment material into a report which and illustrate this with a colour coded map illustrating the capacity of each of the land parcels around the settlement's edge.

The settlement assessment process

This method for assessing landscape capacity (characterised below) is based on the 'Development Management Toolkit'⁴ which can provide further information and detail should you require when making assessments⁵. However this settlement assessment methodology simplifies the 'Steps' within the 'Toolkit' to make it more accessible to the local community for them to undertake their own landscape capacity assessment.



⁴ 'Judging Landscape Capacity – A Development Management Toolkit' adopted by Cornwall Council 2014.

⁵ Step 5 within the 'Development Management Toolkit' has been omitted from this methodology. Here the assessment of landscape and visual sensitivity with a value judgement run parallel to reach conclusions on landscape character visual and capacity to accept change

LLCA Stage 2 - Methodology in more detail

1. Create land parcels - divide the edge of the settlement and its landscape setting into separate land parcels

- 1.1 A section will be a wedge extending from the settlement edge out into the landscape. Each must contain a linear section of built settlement edge, as well as a proportion of the adjacent landscape. Land parcels should not be included which do not have a section of settlement edge within them.
- 1.2 You will need to decide upon the extent of the settlement edge to be included in each land parcel, however it is likely that this will reflect the different ages of the buildings or the nature of the topography.
- 1.3 How far the land parcel extends into the landscape needs to reflect the settlement's landscape setting, grouping land with similar characteristics. This delineation could follow the edges of your LLCA Stage 1 'landscape types', changes in the topography, a highway/hedge, or Public Right of Way.
- 1.4 The settlement edge assessment will not assess land covered by the following designations, these areas are to be discounted at the start from having any capacity to accept change
 - Site of Special Scientific Interest (SSSI)
 - Regionally Important Geological and Geomorphological Sites (RIGS)
 - Special Areas Of Conservation (SAC)
 - Special Protection Areas (SPA)
 - County Wildlife Sites (CWS)
 - Flood zones

2. Complete field assessment sheet - for each land parcel complete an assessment sheet to describe,

- **Character** - how sensitive are those elements/features which are present to change which maybe created by settlement growth
- **Visual** - how sensitive are the people who will experience a visual change, and are there particular views or vistas which would be affected
- **Value** - of the character and views to the local community, visitors, Cornwall and nationally

In general

- 2.1 It is recommended that you go out and complete the field assessment in groups of two or more to discuss areas of difficulty together as this will encourage critical discussion during the assessment of the landscape.
- 2.2 Make sure you answer the questions in each row and avoid the temptation to include details which are relevant to other questions.
- 2.3 When you decide upon a criteria (High to Low) for the sensitivity, make sure that the criteria chosen does not contradict the description you have written in column 2.

- 2.4 Consider the sensitivity of the element you are describing both in the context of the land parcel and the wider settlement edge
- 2.5 In recording a level of sensitivity for the character, bear in mind that not all elements and characteristics can have a High sensitivity. It will be important to ensure you have recorded a High sensitivity only for the most important characteristics.
- 2.6 **Character Sensitivity** – The strength of the character to withstand change. Whether the element/feature of the landscape or the area as a whole has the ability to accommodate change without undue consequences to the existing landscape.
- 2.7 Refer to pages 1-4 using column 3 and 4 to record the sensitivity and vulnerability of the features of character to change. The following guidance maybe of use
- In considering biodiversity, less managed areas will support a diverse range of species, these areas could be tussocky grassland, scrub (e.g. bramble, gorse, blackthorn etc encroachment), heathland or woodland. Hedges with and without trees are important for biodiversity, and the older they are, the richer in biodiversity they tend to be.
 - Are there any wet areas, e.g. marsh, bog, ponds or rivers? Linear features like rivers and hedges are especially important for biodiversity because they allow plants and animals to move within a landscape, acting as “green corridors”. Watercourses provide habitat for fish, otters and in small pockets, water voles.
Referring to protected species reptiles can be found in scrub and tussocky grassland; dormice can be found in hedges and woodland; bats forage in most Cornish landscapes and use features like hedges for commuting and feeding. Mature trees and buildings offer roosting potential for bats and nesting potential for birds like swallows, house sparrows and barn owls. Scrub and hedges provide nesting for breeding birds.
 - Older buildings are likely to be more sensitive to change than modern buildings, particularly those of traditional construction. Using HLC classification, and historic mapping it can be possible to date pre 1908, to 1930, to 1950 and post 1960.
 - A highway approaching a settlement creating a gateway feature will increase the sensitivity
 - Modern highway structures such as road signs, street lighting and yellow lines may decrease the sensitivity of the highway.
 - **Low character sensitivity** - *the characteristic is not key and whilst relevant is able to adapt to change*; makes little contribution to the local character of the area and/or is not likely to be lost or significantly damaged (vulnerable) through the introduction of housing. There is the potential for restoration and/or enhancement through future development.
 - **Moderate character sensitivity** – *a notable characteristic which may not always be able to adapt to change*; makes a good contribution to the local character and will suffer a degree of adverse change though development.

- **High character sensitivity** – *a key characteristic which will be adversely affected by change; this is typical of, and/or key to the area's character, and the proposed change is likely to be detrimental to this with little or no potential for a reduction of the effects through mitigation measures.*

2.8 **Visual Sensitivity** – who will experience the change and what is the nature of the job or activity which they are undertaking at the time. Framed views to key features/elements and uninterrupted extensive vistas may have increased sensitivity.

2.9 Refer to pages 5 and 6, and using column 3 and 4, record the sensitivity of the viewer and the views from publically accessible vantage point(s). The following guidance maybe of use.

- Ensure you look at the views and viewers from within the land parcel and also from the surrounding landscape looking back at the land parcel.
- If only part of the land parcel is visible, this should not automatically mean that the view is less sensitive.
- Specific viewpoints where people are known to stop to appreciate a view, such as places with a particular cultural landscape association, benches/seating placed for the enjoyment of the landscape may indicate a greater visual sensitivity.
- When you decide upon a criteria (High to Low) for the sensitivity, make sure that the criteria chosen does not contradict the description you have written in column 2.
- In recording a level of sensitivity for views and viewers, bear in mind that not all questions can be answered with a High sensitivity. It will be important to ensure you have recorded a High sensitivity for the most important views and the most sensitive viewers.
- **No view of the settlement edge** – this settlement edge would not be visible from any position within the surrounding landscape.
- **Low visual sensitivity** – is indicated by any one or a combination of the following: only visible from a very small number of places; is visible only to a small limited number of people; will be viewed by people considered to be of lower sensitivity to visual change (for example those travelling at speed in a car on an A road).
- **Moderate visual sensitivity** - is indicated by any one or a combination of the following: partially visible; viewers are more sensitive to the change in the view
- **High visual sensitivity** - is indicated by any one or a combination of the following: will be perceived by people considered to be of the highest sensitivity to visual change including walkers; viewer's who's attention or interest will be focussed on the landscape views; a significant number of people will experience this view; visitors to heritage assets or other attractions where the landscape surroundings are an important contributor to the experience will perceive this view; view forms part of an important vista/sightline to a man made or natural feature⁶; undeveloped land is considered to create a visual break defining the individuality of separate settlements.

⁶ Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

- 2.10 **Value** – the human response is partly what turns land into landscape. Landscape quality can also be linked to value. Consideration needs to be given to the element/feature and its landscape setting. Value is a more subjective and local knowledge will assist in making the judgement.
- 2.11 Refer to column 5 on pages 1-6 to record the value and importance of the character and views.
- 2.12 It should not be assumed that an absence of designations indicates a low character or visual value. Value is important at a community level also. Landscape quality can be linked to landscape value.
- 2.13 The following headings are used in Guidelines for Landscape and Visual Impact Assessment Edition 3⁷ to describe a range of factors which help in the identification of valued landscapes:
- **Landscape Quality** – well maintained, good condition
 - **Scenic quality** – appeals to the senses, visual quality described in guide books
 - **Rarity** – unique sense of place not commonly found for a feature within the landscape or a landscape type itself
 - **Representativeness** – particularly important in the context of the local area, or of Cornwall or at a National level
 - **Conservation interest** – local, natural, ecological, historical or cultural interest, having, interest as part of the wider landscape as well as having value in their own right
 - **Recreational value** – evidence that the landscape is regularly used where the experience of the landscape is important
 - **Perceptual aspects** – tranquil, wilderness, rugged, enclosed
 - **Associations** – landscapes and historic/natural features may be associated with particular people, writers, artists or events in history.
- 2.14 Value indicators have been provided in column 5, but they are not an exhaustive list, use your local knowledge to attach known community value where appropriate.
- 2.15 When you decide upon a criteria (High to Low) for value, make sure that the criteria chosen does not contradict the description you have written in column 2.
- 2.16 The presence of both statutory and non-statutory designations eg. local wildlife sites is one factor which will increase value, but this is not the only indicator of value. Remember to think about the value to the local community.
- 2.17 If only part of the land parcel is visible this should not automatically mean that the character or view is any less important or valuable
- **Low value** - is indicated by any one or a combination of the following: has no national or local designation, but none the less is valued by the local community; demonstrates landscape and visual characteristics which positively contribute to the area's sense of place.

⁷ Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

- **Moderate value** - is indicated by any one or a combination of the following: is a quality characteristic described within the 'Landscape Types'; 'land covered by local designation; some perceptual quality such as tranquillity; a characteristic or view considered to positively contribute to the local distinctiveness.
- **High value** - is indicated by any one or a combination of the following: land covered by an internationally or national designation; is a key characteristics described within the 'Landscape Types; presence of rare elements or features in the landscape; a rare example of particular elements or features of a landscape notable landscape associations with Cornish culture; vantage point(s) views or vistas of recognised value to the community and/or which may be described in guidebooks, on tourist maps or in literature.

3. Determine capacity - Combine the levels recorded for character and visual with the level recorded for value in the matrix provided to reach a judgement as to the capacity of each land parcel to accept growth

- 3.1 Use column 6 to record an informed judgement as to the capacity of the character or view which has been described.
- 3.2 'Landscape capacity' refers to the degree to which a particular land parcel is able to accommodate change without significant effects upon its character, or views/viewers.⁸
- 3.3 The results you have recorded for landscape and visual sensitivity, with landscape and visual value are combined in the matrix below to give five levels of capacity.

		VALUE Column 5		
		Low	Moderate	High
SENSITIVITY Character / Visual Columns 3 & 4	Low	H	HM	M
	Moderate	HM	M	ML
	High	M	LM	L

- 3.4 In the matrix above the significance attached to each of these values is reversed. This means a 'High' capacity indicates development maybe possible, and the opposite, a 'Low' capacity indicates development is not likely to be accommodated without harm.

⁸ The Countryside Agency & Scottish Natural Heritage (2004) Topic Paper 6 – Techniques and Criteria for Judging Landscape Capacity and Sensitivity.

3.5 As an example a

'high' landscape sensitivity – an ancient tree tunnel over a winding highway

'high' landscape value – this is the only tree tunnel of mature elm trees in the area, combine in the table below to give a

'low' rating for capacity to accept change

Meaning this element of the landscape is unlikely to accept change without harm or destruction of the character.

		VALUE Column 5		
		Low	Moderate	High
SENSITIVITY Character / Visual Columns 3 & 4	Low	H	HM	M
	Moderate	HM	M	ML
	High	M	LM	L

3.6 The following descriptions are the five levels of capacity which can be reached using the matrix

- **High capacity** – change can be accommodated; the character / views are able to accept change without adverse effects occurring. There is enhancement possibility where characteristics or views detract from the locally distinct character and sense of place
- **Moderate High capacity**
- **Moderate capacity** – some change can be accommodated; extensive negative change in landscape character and visual amenity/views
- **Moderate Low capacity**
- **Low capacity** – change would be harmful; the character / views will experience severe harm/destruction. Mitigation measures can not reduce or remedy the effects of development

4 Collate a summary description - Having looked in detail at the sensitivity and value of the land parcel, create an overview of the character and visual sensitivity of the land parcel and what elements/features are considered to have value, highlighting key features to the land parcel and the wider settlement. Conclude an overall capacity based on the completion of the assessment of the land parcel

- 4.1 Use the summary to clearly indicate the elements of character and views which come together to give the overall capacity of this section of the settlement edge to accommodate change.
- 4.2 As the methodology does not allow for ranking or weighting to be applied to any part of the assessment table, the summary will need to draw out and make clear elements/features of character, or views/viewers which are considered to be important or key to that land parcel.
- 4.3 Where sections of the settlement edge are degraded, or show a poor quality in design, there is opportunity in the summary to indicate potential enhancement measures which could restore, or create a local sense of place.

- 4.4 Photographs will be a useful resource in illustrating the character of each land parcel, and the elements which come together to create the locally distinct character. Images can create a visual record of key features. Remember to record where and when they were taken and the direction they faced.

5. Record findings – gather the assessment material into a report which is supported by a colour coded map illustrating the capacity of the settlement edge

- 5.1 It will be up to your group to decide how to present your assessment but the following format is provided as a guide which may be of use in setting the structure of your report.

- Background - Why a settlement edge assessment was needed, who was involved in the preparation, the link back to the LLCA Stage 1 assessment
- Explanation of the LLCA Stage 2 methodology, including this guidance if it is deemed appropriate
- A summary of the sensitivity, value and capacity of each of the land parcels assessed, with illustrative photographs
- A colour coded OS based map illustrating the land parcels and their respective capacity as determined by the assessment
 - High capacity – green
 - Moderate High capacity – brown
 - Moderate capacity – yellow
 - Moderate Low capacity – orange
 - Low capacity – red
- The relationship between the LLCA Stage 2 assessment and the Overarching Neighbourhood Development Plan
- Appendix 1 – the completed assessment tables for each land parcel
- Appendix 2 – further supporting photographs

Reference links

- Judging Landscape Capacity – A Development Management Toolkit' adopted by Cornwall Council 2014.
<http://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/judging-landscape-sensitivity-and-capacity-a-development-management-toolkit/>
This document was adopted by Cornwall Council in 2014 as a method of objectively assessing the capacity of a particular site to a specific development. This LLCA Stage 2 methodology has been adapted from the Development Management Toolkit.
- The Countryside Agency & Scottish Natural Heritage (2004) Topic Paper 6 – Techniques and Criteria for Judging landscape Capacity and Sensitivity
<http://www.snh.org.uk/ww0/sharinggoodpractice/CCI/cci/guidance/Topic/topic.htm#topic6> (This document informed the content of the 'Development Management Toolkit')
- Interactive geographical mapping information managed by Natural England
<http://www.magic.gov.uk/>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

SETTLEMENT EDGE SECTION NUMBER : 1		ASSESSOR: AF, PF, NH, AJ.		DATE OF ASSESSMENT: 20/10/15	
	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? <i>(refer to supporting notes)</i>	What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Topography and drainage What is the shape of the land? Is water present?	Gently sloping Seaward facing Well drained No water present	Key	Will not affect topography, but would be a prominent characteristic at the higher point of the area when viewed from adjacent vantage points (coastal path etc.) Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites AONB Record a level for importance/value High	 Record a level of capacity for change Low
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	There is semi natural habitat between the footpath and the field boundary. Cornish hedges along field boundaries. Good habitat for a wide range of species. No invasive species.	Key	Short hardy grasses and other coastal flora would be lost. Hedges sensitive to closely sited development. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include : Local Nature Reserve; semi natural habitats Cornish hedges of high ecological value. Some semi natural habitat. Record a level for importance/value High	 Record a level of capacity for change Low
Land cover and Land Use What is the land used for?	Arable and short term pasture.	Relevant	Not high quality land (grade 3) Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. AONB Record a level for importance/value High	Land use could accept development but outweighed by AONB designation. Record a level of capacity for change Moderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	Small scale fields bounded by Cornish hedges which are not particularly bio diverse.	Notable	Hedges would be sensitive to closely sited development which would damage the vegetation or affect its growth. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Ancient woodland;TPO; Anciently enclosed land. Small scale fields Record a level for importance/value Moderate	Any development likely to have adverse affect on field pattern. Record a level of capacity for change Moderate
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity	None		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low	Value indicators include : Listed Buildings; Schedule Monuments. Record a level for importance/value	Record a level of capacity for change Low
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	Narrow minor road into settlement bordered by high Cornish hedges. Gold standard coastal footpath runs from the edge of the settlement.	Key	Hedges in good state of repair and made of local stone. Biodiverse PROW part of SW coastal path and very well used. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: PROW; tourist routes : PROW (SW coastal path) High community use Narrow winding road with spectacular coastal views Record a level for importance/value High	Narrow highway could only support the lowest density of development Record a level of capacity for change Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Historic Features Are there features in the landscape? Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)	None		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns. Record a level for importance/ value	Record a level of capacity for change High
Distinctive features These maybe natural, historic or cultural. This section can further describe the elements of the character considered of key importance, as these are likely to be locally distinct features.	Medieval fields	Key	Sensitive to closely sited development Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include :Cultural associations; arts; performance; stories/legend Rural tranquillity Record a level for importance/ value Moderate	All but the lowest density of development could potentially affect this tranquillity Record a level of capacity for change Low/Moderate
Aesthetic and sensory Describe the level of tranquillity, How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	Tranquil. Slight traffic noise. Very low light pollution.	Key	Absence of light pollution important for local wildlife in Cornish hedges. Development would change it completely. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Tranquillity Remoteness ; Wildness; memories Rural tranquillity. Record a level for importance/value Moderate	All but the lowest density of development could potentially affect this tranquillity. Record a level of capacity for change Low Moderate
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	Land is well maintained. Similar to other areas around the settlement.	Notable	Well managed and in good condition. Absence of light pollution important for local wildlife in Cornish hedges. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Well maintained; rarity of landscape character or features Well maintained. Well used for walking and leisure Record a level for importance/value Moderate	Record a level of capacity for change Moderate

Edge of the settlement character

'What elements come together to make the character of the built edge'

How does the edge of the settlement meet the landscape?

- *Vegetated edge*: Is there vegetation present that partially obscures buildings, or an
- *Urbanised edge*: is it predominantly an urban and built up edge e.g. if a row of terraces make up an urban edge, this make create a well defined and urbanised edge, or a
- *Weakly defined edge*: are there any gaps in the development, is it fragmented?

Does the edge feel like it flows into the rural character or stops abruptly? Does this edge of the settlement sit well within the topography or does it feel like it is imposing itself/ dominating the landscape?

What is the nature of the boundary of the settlement?
Rear gardens with fences/walls?
Residential properties looking out to the landscape?
Industrial or other non-housing development type

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Nature of the buildings How old are they? What are the buildings along this edge used for eg? residential, commercial? What is the size and scale of the buildings? What building materials have been used in the construction? (refer to supporting notes)	The buildings are all residential. One dates from the 1930's. The others are pre 1908. They are all detached two storey houses of different proportions and styles. The buildings are stone or block built in a range of finishes from pebble dash to whitewashed stone to painted render with sash windows.	Notable	This is a clearly defined historic edge with the character being in the scale and design of the older buildings. The built edge is of moderate to high quality with the latter being of distinct local character. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Conservation Area; Listed Buildings; Schedule monument Outermost edge of Conservation Area Record a level for importance/value High	Record a level of capacity for change Moderate/Low
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	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? <i>(refer to supporting notes)</i>	What is the value and importance of this section of the settlement edge? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

<p>If there is a highway in this section what is the nature of the road(s) as it meets the edge of the settlement?</p> <p>Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?</p>	<p>No gateway feature No natural verges or pavements High Cornish hedges 2 modern signs</p>	<p>Key</p>	<p>Cornish hedges are good examples of the character of this edge of the settlement and cannot be replaced</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>High</p>	<p>Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs</p> <p>Dark skies</p> <p>Record a level for importance/value</p> <p>High</p>	<p>Record a level of capacity for change</p> <p>Low</p>
<p>Visibility of the settlement edge 'The way people see the settlement edge' Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p>	<p>Column 2 Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p>	<p>Column 3 Sensitivity Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i></p>	<p>Column 4 Sensitivity Is the view representative of an experience when passing along a route or is it from a specific vantage point? <i>(Specific viewpoints may indicate a greater visual sensitivity)</i> <i>(refer to supporting notes)</i></p>	<p>Column 5 Value What is the value and importance of the view? <i>(refer to supporting notes)</i></p>	<p>Column 6 Capacity Capacity to accept change <i>(refer to supporting notes)</i></p>

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Views from points of public access Note: You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the settlement edge be viewed from <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • Tourist attraction 	Due to topography edge is not visible from within the settlement. Can be viewed extensively from the PROW and from the highway approaching the settlement	The large number of users of the PROW have a high sensitivity to changes in the view. Can be viewed from many vantage points around Mount's Bay.	Those viewing the edge will be sensitive to change being outdoors for recreation and enjoyment of the landscape. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; scenic and landscape quality; recreational value PROW is part of SW coastal path Record a level of visual sensitivity High to Low High	Record a level of capacity for change Low
Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) Also consider highways which define the boundary of the land parcel. How do you approach the settlement on PROW or highway? Is there a sense of arrival? Is there any form of gateway feature as you approach the edge on the highway? Is road signage cluttering the approach?	The approaches on the highway and the PROW have extensive views of the settlement edge. There is no particular sense of arrival or gateway feature.	Users of the PROW and those approaching by car.	Extensive views afforded along the PROW and much of the highway. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: :Cultural associations; historic ad natural features Edge of Conservation Area Record a level of visual sensitivity High to Low High	Record a level of capacity for change Low

	Column 2	Column 3	Column 4	Column 5	Column 6
	Sensitivity	Sensitivity	Sensitivity	Value	Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>

Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	Edge is partially obscured by vegetation	Viewed by users of the PROW and the highway. The users of the PROW would be particularly sensitive to visual changes.	It is a view representative of an experience when passing along the route. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: local stone; traditional construction methods/materials Edge of Conservation Area Record a level for importance/value High	Record a level of capacity for change Low
Important views, sightlines and vistas Are there any views or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	From the settlement edge there are views to a World Heritage site and a panoramic view of Mount’s Bay. Bench on PROW is a good vantage point. Edge of settlement is highly visible from the landscape looking back into the settlement edge.	Viewed by users of the PROW and the highway who would be sensitive to visual changes.	These views would be representative of an experience when passing along the PROW Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps AONB Nationally important PROW Record a level for importance/value High	Record a level of capacity for change Low
Visual merging of development. Is there another settlement close by? Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	There is a break of more than 2 miles to the next settlement		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor Record a level for importance/value Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Character sensitivity		Visual sensitivity	Value judgement	Capacity
Summary	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth</p>	<p>This landscape is sensitive and vulnerable. The character of this settlement area is defined by the land / sea edge and the close relationship the topography and land-use has with land to the west. This close relationship is vulnerable to change, and the landscape character would be fundamentally affected were there to be any change. Further development would have some effect on topography and considerable effect on character. It would also alter the setting of the village by extending it in a thin strip along the coast.</p>	<p>The built edge of this land parcel is the edge of the Conservation Area, and serves to retain the village "core" effectively within the valley and harbour mouth within which the town is located. This edge would be sensitive to change. The tranquillity and low light pollution of this settlement edge would be lost if development took place. Any development westwards would undermine the relationship of the village core and harbour in the same way that existing development to the east has already done.</p>	<p>The settlement edge is not visible from within the village. However it is visible periodically when entering the settlement by road. Due to topography, this edge of settlement is highly visible from the PROW along the whole of its southwest edge, and from settlements around Mount's Bay. This edge has a high visual sensitivity.</p>	<p>This area of sloping farmland has great value as a recreational gateway to the village via the Coastal Footpath PROW. The old historic core forms the settlement edge, are in the Conservation Area and add value to the setting. This section also falls within the AONB, and non-designated adjacent land forms part of the AONB setting. There are panoramic views of Mount's Bay and the countryside. There is intervisibility between this area and land to the east of the village "core" which has a similar land /sea edge. Development here serves as an example of the failure to respect landscape character. The visual integrity of the old village core and harbour has been compromised due to housing development and the coastal protection structures created for its protection.</p>	<p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>The settlement edge is the boundary between a Conservation Area and an AONB. It also has a footpath of National importance with outstanding views.</p> <p>These factors alone would militate strongly against its development. Added to this is the fact that development in this section would alter the landscape character and the setting of Porthleven significantly.</p>

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SETTLEMENT EDGE SECTION NUMBER : 2		ASSESSOR - Bill Tearney		DATE OF ASSESSMENT: November 2015	
	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? <i>(refer to supporting notes)</i>	What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Topography and drainage What is the shape of the land? Is water present?	Edge of elevated plateau approaching ridgeline, intermediate sloping land into steep sloping land into valley bottom. Some sheer cliff present.	Key	Topography and character would be damaged by development in this section, it would be a prominent feature that dominates the landscape. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites Undeveloped ridge area is considered important, sloping land into valley bottom of significance. Record a level for importance/value High	Record a level of capacity for change Low
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	Cornish hedges are found along field boundaries, mature trees at lower levels on hedges. Small area of woodland and scrub on south east section of land parcel. All of above good habitat for small mammals, birds, reptiles, Bats and insects. Area of Japanese knotweed in north east of land parcel.	key Notable	These are old hedges and as such are species rich in flora and fauna. The hedges at lower level are densely populated with mature trees. Woodland and scrub at southern end of settlement edge. The woodland and hedges would be sensitive to closely sited development which would damage the vegetation or damage its growth. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include : Local Nature Reserve; semi natural habitats The woodland and Cornish hedges are considered of high ecological value. Record a level for importance/value High	The Cornish hedges are considered a key characteristic of this settlement edge. The woodland and scrub to the south is also a key characteristic. Record a level of capacity for change Low
Land cover and Land Use What is the land used for ?	Rotated mixture of arable and pasture with vegetated Cornish hedges.	Relevant	Grade 3 farmland and is not high quality farmland, this land cover is typical of the character of the LLCA type – rolling farmland. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Grade 3 farmland. Record a level for importance/value Low	Record a level of capacity for change Moderate High

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	Column 2	Column 3	Column 4	Column 5	Column 6
	Your description of the landscape character	Sensitivity Relationship with the character of landscape type? Is it relevant notable key?	Sensitivity How would development affect this characteristic? (refer to supporting notes)	Value What is the value and importance of the character of landscape (refer to supporting notes)	Capacity Capacity to accept change (refer to supporting notes)
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'					
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	Large fields on elevated plateau decreasing to small fields on lower ground all bounded by Cornish hedges supporting mature vegetation and diversity of flora and fauna. Mature trees on the hedge at lower levels. Woodland and scrub in south east section above cliff. Small pockets of woodland south of Methleigh Farm	Key Key	There are old hedges and as such are species rich in flora and fauna. These hedges would be sensitive to closely sited development which would damage the vegetation, or effect its growth. This is particularly prevalent on lower ground where the field patterns are small and historic. Any development near to the woodland would have an adverse effect on the flora and fauna. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Ancient woodland;TPO; Anciently enclosed land. The small scale of the fields on the lower land indicates anciently enclosed land. The small scale field patterns are a key characteristic of this LLCA type – rolling farmland. Record a level for importance/value High	Housing development will have a detrimental impact on the field pattern. Record a level of capacity for change Low
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity . (meaning as there are no buildings there is a lesser capacity)	One isolated Farm and associated farm buildings. Farmhouse is a former manor house mentioned in the Domesday book. The farmhouse and some of the farm buildings are built of granite and one modern wood sided barn.	A unique and historic building locally Key	This is the only built development in this section of the settlement edge. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include : Listed Buildings; Schedule Monuments. The farm building is an ancient Manor house and is listed and in good condition. Record a level for importance/value High	The setting of the farm would greatly change with any development. This is an ancient settlement that as survived intact and is remote from the urban area. Record a level of capacity for change Moderate Low
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	No roads, one bridleway which is a PROW bordered by high Cornish hedges and well screened.	Relevant	PROW which is a bridleway connects the coast with Treza valley. There are ancient granite gateposts at the entrance. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: PROW; tourist routes : The bridleway is an historic route and is well used by walkers. It is well maintained. Record a level for importance/value High	No roads through this section only a PROW would be difficult to access this section for development. Record a level of capacity for change Moderate Low

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	Column 2	Column 3	Column 4	Column 5	Column 6
	Your description of the landscape character	Sensitivity Relationship with the character of landscape type? Is it relevant notable key?	Sensitivity How would development affect this characteristic? (refer to supporting notes)	Value What is the value and importance of the character of landscape (refer to supporting notes)	Capacity Capacity to accept change (refer to supporting notes)
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'					
Historic Features Are there features in the landscape? Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)	Methleigh farm dating back to the doomsday book.	A unique and historic building locally Key	Any development near to this ancient and historic settlement would damage the uniqueness. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns. Listed building Record a level for importance/ value - High	This historic farm would be affected by development and would lose its solitary presence in the open countryside. Record a level of capacity for change Low
Distinctive features These maybe natural, historic or cultural. This section can further describe the elements of the character considered of key importance, as these are likely to be locally distinct features.	The western ridgeline and elevated plateau which runs the entire length of this section. The land dropping away very steeply with some sheer rock face.	Key	The western ridgeline and sheer rock face that drop away from it is the western backbone of the village and gives the village a rural backdrop. The urban development has always been separate to this steeply sloping land. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include :Cultural associations; arts; performance; stories/legend This is the only large rural area that runs the full length of the village and gives the village the feel of being part of the countryside. This area to the west of the village allows the urban area to seamlessly join the countryside. Record a level for importance/ value - High	The western ridgeline, elevated plateau and steeply sloping land incorporating sheer rock faces is a local landmark and focal point. It is highly valued by the community. Record a level of capacity for change Low
Aesthetic and sensory Describe the level of tranquillity, How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	No roads in this area and as such there is a peaceful tranquillity. Some noise from farm machinery. Wind noise more prevalent in winter without the full shelter of the deciduous trees. No street lights little light pollution.	Relevant	No roads in this area providing a safer tranquil habitat for wildlife and a tranquil and peaceful area. The lack of light pollution at night is important for local wildlife in the hedges Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Tranquillity Remoteness ; Wildness; memories Rural tranquillity and remoteness. Record a level for importance/value Moderate	Development could potentially affect this rural tranquillity and remoteness. Record a level of capacity for change Low moderate
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	This is well maintained farmland. The land use is similar to much of the edge of the settlement.	Typical Notable	This landscape is well managed and in good condition. The lack of light pollution at night is important for local wildlife in the Cornish hedges. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Well maintained; rarity of landscape character or features Well maintained some of the steepest land in the village. Record a level for importance/value Moderate	 Record a level of capacity for change Moderate

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	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? <i>(refer to supporting notes)</i>	What is the value and importance of this section of the settlement edge? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
<p>How does the edge of the settlement meet the landscape?</p> <ul style="list-style-type: none"> <i>Vegetated edge:</i> Is there vegetation present that partially obscures buildings, or an <i>Urbanised edge:</i> is it predominantly an urban and built up edge e.g. if a row of terraces make up an urban edge, this make create a well defined and urbanised edge, or a <i>Weakly defined edge:</i> are there any gaps in the development, is it fragmented? <p>Does the edge feel like it flows into the rural character or stops abruptly? Does this edge of the settlement sit well within the topography or does it feel like it is imposing itself/ dominating the landscape?</p>	<p>The settlement edge travels the full western edge of the settlement and is diverse.</p> <p>The southern end of the settlement edge is a mixture of terrace cottages, detached and semi-detached houses all stone built and of some age. There is also a sheer rock face behind some of the cottages others have gardens. The middle section of this settlement edge is a mixture of older properties and modern apartments and houses. There is a sheer cliff behind some again and back gardens behind others. There is also a commercial builders yard. At the northern end of the settlement edge the settlement edge is Cornish hedges with mature trees.</p>	<p>Key</p>	<p>At the southern end of this settlement edge the settlement edge is on high ground either behind the older properties in this section or above the sheer rock face. In the middle section there is again sheer rock faces and steep rising ground. The northern section is very rural.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>High</p>	<p>Value indicators include: Conservation Area; TPO; Listed Buildings; ridges and skylines</p> <p>The southern end of this settlement edge is part of the historic core of the settlement and is covered by a conservation area.</p> <p>Record a level for importance/value High to Low</p> <p>High</p>	<p>A sensitive changing character along the length of the settlement edge</p> <p>Record a level of capacity for change</p> <p>Low</p>

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	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
What is the nature of the boundary of the settlement? Rear gardens with fences/walls? Residential properties looking out to the landscape? Industrial or other non-housing development type	Some boundaries are a sheer rock faces, others are gardens and also Cornish hedges with mature trees.	Key	The mature trees on the hedges in the northern section of this settlement edge could not be replaced if damaged or destroyed. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Conservation Area; TPO; A large section of the southern end of the settlement edge is a conservation area. Record a level for importance/value High to Low High	The settlement edge which is part conservation area and part rural is of high value and has a low capacity to accept change Record a level of capacity for change Low
Nature of the buildings How old are they? What are the buildings along this edge used for eg. residential, commercial? What is the size and scale of the buildings? What building materials have been used in the construction? (refer to supporting notes)	Some of the buildings are 19 th century others early 20 th century and also some modern additions in the 21 st century. This edge is mostly residential with some holiday accommodation and also some commercial premises. The buildings are a mix of two storey terrace, semi detached, detached and apartment blocks. They are of differing sizes. The older properties have been built with local stone some are granite fronted. The modern buildings are block built some are rendered and some have stone facing. One large commercial building is of steel girder construction with block and stone built walls and part metal facing, part slate facing.	Key	This is an historically sensitive and defined edge which would be highly vulnerable to change. The character is in the diversity of residential properties along the settlement edge all with their individual character. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Conservation Area; Listed Buildings; Schedule monument This is the outermost edge of the conservation area. Record a level for importance/value High	Record a level of capacity for change Low

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	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
<p>If there is a highway in this section what is the nature of the road(s) as it meets the edge of the settlement? Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?</p>	N/A		<p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p>	<p><i>Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs</i></p> <p>Record a level for importance/value</p>	<p>Record a level of capacity for change</p> <p>Low</p>

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	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge' Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? <i>(Specific viewpoints may indicate a greater visual sensitivity)</i> <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Views from points of public access Note : You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the settlement edge be viewed from <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • Tourist attraction • Local Heritage Feature • Areas of Open Access Land 	The edge is visible from the majority of the village, by walkers, cyclists and motorists. Edge can be viewed extensively from the PROW'S on the eastern side of the villages and can be viewed from all open spaces and recreational areas. Visible from all two main roads and one minor road entering village. Because of the high western ridgeline the settlement edge cannot be seen looking back into the settlement.	Large numbers of users of PROW have a high sensitivity to changes in their view as do people walking around the village and enjoying outdoor pursuits.	This view can be experienced from all important viewpoints in the village. The viewers of the edge will be sensitive to change being outdoors for recreation and enjoyment of the landscape. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; scenic and landscape quality; recreational value This section is of great scenic value to the community and is the rural backdrop for the setting of the village. Record a level of visual sensitivity High to Low High	Record a level of capacity for change Low
Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) Also consider highways which define the boundary of the land parcel. How do you approach the settlement on PROW or highway? Is there a sense of arrival? Is there any form of gateway feature as you approach the edge on the highway. Is road signage cluttering the approach?	No direct routes into the settlement in this section, one PROW crosses this settlement edge.	Users of the PROW, people entering the settlement by road.	Entering the settlement by the main roads this settlement edge can be viewed. Extensive views are afforded along a PROW to the east of the settlement and these users are of high sensitivity. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include :Cultural associations; historic ad natural features On the edge of the AONB Record a level of visual sensitivity High to Low Moderate	Record a level of capacity for change Low moderate

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	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	The western ridgeline which runs the entire length of this settlement edge is the most prominent natural feature when viewed from the village. The ancient historic Methleigh farm also in this section and prominent when viewed from the village.	Users of the PROW'S and people walking throughout the village and people enjoying leisure and outdoor pursuits. Motorists and cyclists.	Extensive views are afforded along much of the PROW and also from recreational green spaces in the settlement, all these users are of a high sensitivity. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low – High	Value indicators include: local stone; traditional construction methods/materials Value in the historic nature of the edge and its character which defines the conservation area. Record a level for importance/value – High	Record a level of capacity for change Low
Important views, sightlines and vistas Are there any views, or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	There are views of a large part of the village from the settlement edge, also views of the open countryside to the east and north, partial views out to sea. All of the buildings on the settlement edge are visible from most of the village. The settlement edge is highly visible from the village.	Walkers, cyclists, motorists and people using the village for a variety of activities.	Extensive views are afforded along much of the PROW and also from recreational green spaces in the settlement, all these users are of a high sensitivity. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps The settlement edge in this section is partly in the conservation area. Looking back at the settlement edge Methleigh farm is visible. Record a level for importance/value High	Record a level of capacity for change Low
Visual merging of development Is there another settlement close by. Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	Next settlement is located over the ridge and does not presently have a visual connection with this settlement.	It is not possible to view both settlements together	It is not possible to view both settlements together and this is important to retaining the integrity of this settlement. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor Important to keep the settlements separate each has its own character and identity. Record a level for importance/value Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Character sensitivity		Visual sensitivity	Value judgement	Capacity
Summary	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth</p>	<p>Development would change the topography and character of the land since at the moment there is no modern development in the area. This prominent section separates the settlement from west Cornwall and shelters it from the prevailing winds. The dominance and vital importance of topography in this area cannot be overstated with regard to the provision of a backdrop of open countryside. It adds to the character of the settlement giving it a sense of containment. Vegetation groups, both tree and scrub, the setting and antiquity of Methleigh Farm, together with the much used public right of way produce a landscape character of great richness and importance</p>	<p>To the south of the settlement edge consists of older buildings of some character that are part of the conservation area and are sensitive to growth. The next section which contains some old and newer buildings are either under a sheer rock face or steep land and would be vulnerable to development. The sharing of a "green edge" with Area 3 (removed from the assessment of housing capacity due to flood zone status), adds greatly to the sense of approach to the town. Consequently, there is great vulnerability to change along this boundary, as well as adjacent to the historic core and in proximity to Methleigh Farm</p>	<p>The settlement edge is visible from most of the settlement and from higher land to the east and further up the valley. The settlement edge is visible from the two main roads entering the settlement, one runs along its entire length. The settlement edge is visible from the PROW on the eastern plateau. The greatest impact is the almost total visibility of the settlement edge from within the settlement and any development would detract from peoples enjoyment of outdoor activities in the settlement.</p>	<p>The views of this settlement edge from within the settlement are of great value to the residents and visitors alike. The views from most of the settlement would be all urban if this settlement edge was developed. The character would also change with all the buildings going away from the valley bottom to the east being old and in the conservation area and the new development going west from the valley bottom being new. This would give the impression of two completely different settlements either side of the valley bottom.</p>	<p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>Any development on this prominent high rising land to the west of the settlement would completely change the setting of the village, since at the moment there is no development in this area. The settlement edge can be viewed from almost the entire settlement by people enjoying outside activities. The area is tranquil and acts as a green backdrop to the settlement. It is also a barrier separating the countryside beyond. There are no roads or transport links to this section. Any road would have to go through the historic Methleigh farm.</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

SETTLEMENT EDGE SECTION NUMBER : 4		ASSESSOR AF, PF, NH, AJ		DATE OF ASSESSMENT: 15/11/2015	
	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? <i>(refer to supporting notes)</i>	What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Topography and drainage What is the shape of the land? Is water present?	Moderately sloping land on the lower slopes of a valley.	Relevant	Development would not alter this characteristic. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites No important value indicators. Record a level for importance/value Low	Development would not affect topography. Record a level of capacity for change High
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	Tree lined Cornish hedges. Some semi natural habitat on western boundary. Small stand of trees NW corner. Roadside verges. Good habitat for a wide range of wildlife. No invasive species.	Notable	The hedges, mature trees and semi natural habitat could not be replaced. The land is similar to other areas around the settlement edge. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include : Local Nature Reserve; semi natural habitats The Cornish hedges are of high ecological value. Record a level for importance/value Moderate	The hedges would be affected by development. Record a level of capacity for change Moderate
Land cover and Land Use What is the land used for?	Rotation of arable and pasture.	Notable	The land is Grade 2 and similar in quality to other farmland around the settlement. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Grade 2 agricultural land. Record a level for importance/value Moderate	 Record a level of capacity for change Moderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	Medium size fields bounded by Cornish hedges which support mature trees and vegetation. Diverse flora and fauna.	Notable	The hedges would be sensitive to higher density development. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Ancient woodland;TPO; Anciently enclosed land. No particular value indicators Record a level for importance/value Low	Record a level of capacity for change Moderate/High
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity (meaning as there are no buildings there is a lesser capacity)	None		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include : Listed Buildings; Schedule Monuments. Record a level for importance/value Not applicable	Record a level of capacity for change Low
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	Narrow minor road on edge of settlement bordered by high Cornish hedges. No road markings. No PROW	Notable	Well maintained stone faced Cornish hedges. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include: PROW; tourist routes : None Record a level for importance/value Not applicable	The narrow highway could only accept low density development. Record a level of capacity for change Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Historic Features Are there features in the landscape? Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)	None		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i> Record a level for importance/ value Not applicable	Record a level of capacity for change High
Distinctive features These maybe natural, historic or cultural. This section can further describe the elements of the character considered of key importance, as these are likely to be locally distinct features.	Small patch of trees in the NW corner. Wide boundary hedge along western boundary.	Notable	Trees and hedges are mature and would be affected by development. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include :Cultural associations; arts; performance; stories/legend None Record a level for importance/ value Low	Record a level of capacity for change Moderate/High
Aesthetic and sensory Describe the level of tranquillity, How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	Traffic noise on western edge. Light pollution from street lights on southern edge.	Relevant	Development would not affect these factors. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness; memories</i> None Record a level for importance/value Low	Record a level of capacity for change High
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	Well managed farmland.	Notable	Development would alter the character Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Well maintained; rarity of landscape character or features Well maintained. Sense of being in a rural area. Record a level for importance/value Moderate	Record a level of capacity for change Moderate

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SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
If there is a highway in this section what is the nature of the road(s) as it meets the edge of the settlement? Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?	Minor road with pavement on one side and high Cornish edge on other side. No road markings. Modern signage. No gateway feature or welcome point.	Notable	Developed on one side of road. Cornish hedge on other side. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs None Record a level for importance/value Low	Record a level of capacity for change Moderate/High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge' Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? <i>(Specific viewpoints may indicate a greater visual sensitivity)</i> <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Views from points of public access Note: You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the settlement edge be viewed from <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • Tourist attraction • local heritage feature • areas of open access land? 	Not visible from within the settlement. Visible from the main Penzance Helston road but not from the approach road into the village from that direction. Visible from the minor road from Rinsey into the settlement. Visible from the PROW from Rinsey.	Those using the A394 travelling from Breage towards Helston have a brief view of the area set against a significant extent of the hillside on which the settlement is located. The allotments adjacent to the A394 on this bend view the site, in particular the upper part. Users of the short section of footpath linking Tolponds Road to the bridleway leading to Little Antron will look down on this area	This is specific from a (800m away) vantage point on the A394 for a limited distance. Viewers would be sensitive to change on the upper part of the area, but significantly less so for the lower two fields. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value Landscape quality would be affected. The settlement would appear more dominant in the landscape if development occurred at higher levels. Record a level of visual sensitivity High to Low Moderate	Record a level of capacity for change Moderate
Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) Also consider highways which define the boundary of the land parcel. How do you approach the settlement on PROW or highway? Is there a sense of arrival? Is there any form of gateway feature as you approach the edge on the highway? Is road signage cluttering the approach?	View of settlement edge on approach roads. No gateway feature.	The viewers would be those approaching by car and users of the PROW.	It is a view experienced when passing along a route. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include :Cultural associations; historic ad natural features None Record a level of visual sensitivity High to Low Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	Bungalow on south side stands out. Vegetation obscures bottom of settlement edge.	Those approaching by car and using the PROW	Both Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: local stone; traditional construction methods/materials None Record a level for importance/value Low	Record a level of capacity for change Moderate/High
Important views, sightlines and vistas Are there any views or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	View of Tregonning Hill from within the area. Clear line of sight INTO the area from the curve on A394 as described above. Upper part of the site considerably more visible than the lower two fields. No sea views. Views of open countryside.	Those travelling east on the A394 for a brief distance, those driving along Tolponds Road and those that use the short section of footpath above the site.	Both Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps None Record a level for importance/value Low	Record a level of capacity for change Moderate/High
Visual merging of development. Is there another settlement close by? Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	Nearest settlement over 2 miles away.	It is not possible to view both settlements together.	Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor Green corridor Record a level for importance/value Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Character sensitivity		Visual sensitivity	Value judgement	Capacity
Summary	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth</p>	<p>The upper part of this area is sensitive and vulnerable, but the lower two fields significantly less so. Development would have an effect on the character. However, the even slope of the land is typical of the topography upon which much of this side of Porthleven is built, and as such any development would alter the setting of the village only to a limited degree. The mature tree line between area 3 and 4 provides an effective screen and is characteristic of vegetation through this valley.</p>	<p>Built edge is not sensitive or vulnerable to growth. New development could enhance the built edge through a reduction in the dramatic linear "cut-off" of the existing northern edge of the settlement and an increase in the existing vegetation cover locally. There would be more traffic and footfall through the existing settlement.</p>	<p>The settlement edge is not visible from within the village. The upper part of the settlement edge is visible from the A394 above the allotments when travelling from Breage to Helston over a short distance, as is a considerable part of the settlement from this location. The upper part of the area is glimpsed from some gaps in the hedgerow along the elevated Rinsey road to the west above Area 2, and from the PROW track which passes through Methleigh Farm. Visual sensitivity increases with elevation, which indicates the desirability to increase vegetation cover along hedgerows / field boundaries.</p>	<p>This is typical of the farming landscape around the settlement. There are mature trees on the hedges and a small stand of mature trees in the NW corner, but most importantly a strong line of screening trees along the western boundary. This abuts a locally designated semi natural habitat area within the flood zone settlement Area 3. The buildings on the edge of the settlement have no historic value apart from possibly one pre 1908 cottage. The "sharp edge" of the town in this location does not relate to landscape criteria in any way, and thus appears very arbitrary and imposed. There is no recreational value.</p>	<p>THERE IS MODERATE / HIGH CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>Although this settlement edge has capacity for growth, it should not be developed until land which has a less negative effect on the visible settlement edge and setting of the village has been used. IN PARTICULAR DEVELOPMENT IN THIS AREA SHOULD INITIALLY OCCUR ONLY IN THE LOWER TWO FIELDS DUE TO INCREASING VISUAL SENSITIVITY WITH HEIGHT.</p> <p>In addition a landscape which reflects the pattern of existing land-use, and builds on vegetation already characteristic of the location should be a feature of any development.</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

SETTLEMENT EDGE SECTION NUMBER : 5		ASSESSOR Paula Johns, Alan Harper, Laura Sinclair		DATE OF ASSESSMENT: November 2015	
	Column 2	Column 3	Column 4	Column 5	Column 6
	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Sensitivity Relationship with the character of landscape type? Is it relevant notable key?	Sensitivity How would development affect this characteristic? <i>(refer to supporting notes)</i>	Value What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity Capacity to accept change <i>(refer to supporting notes)</i>
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'					
Topography and drainage What is the shape of the land? Is water present?	The land is just below the high level plateau which forms the ridge line sitting between the 52m to 62m contours. The land slopes gently towards the N.W. and to the S.W.	Key	It would break the skyline of the plateau as viewed from the S.W. Looking inwards (see also later on within visibility section for more detail). Ancient or at least old Cornish hedges could be lost affecting the visual character. Record a level of sensitivity to change from High to Low Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Moderate Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites Any further "erosion" of the skyline would be considered by some Porthleveners' and the team preparing this assessment to have a negative aspect. Record a level for importance/value High	The <u>topography</u> in this area is THE key factor and for the reasons stated change would indeed be harmful. Record a level of capacity for change Low
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	Cornish hedges to the fields and road boundary. Some mature trees to the N.W. of the school although some if not all may just be on the school property but nevertheless support wildlife in the immediate vicinity.	Key	Cornish hedges rich in flora and fauna may be lost forever Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include : Local Nature Reserve; semi natural habitats Cornish hedges are accepted as being of high ecological value Record a level for importance/value Moderate	Record a level of capacity for change Moderate
Land cover and Land Use What is the land used for ?	The land is classed as Grade 2 agricultural and is suitable for both arable and grazing purposes.	Key	Loss of natural landscape and well managed farmland. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Whilst this land is NOT within the Cornwall AONB area 8 it is important to the local character and current usage. Record a level for importance/value Moderate	Record a level of capacity for change Moderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	This somewhat lineal strip covers small sized fields and sections of medium/larger fields bounded by Cornish hedges and a few isolated mature trees at the school boundary all of which are supporting wildlife.	Key	It could adversely affect the hedges and the flora/fauna they support, which would be sensitive to any closely sited settlement. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Ancient woodland;TPO; Anciently enclosed land. Natural farmland, old Cornish hedges etc. Record a level for importance/value Moderate	Any settlement expansion could impact on the landscape and the field pattern. Record a level of capacity for change Moderate
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity	No actual structures within this area.	Not Relevant	Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include : Listed Buildings; Schedule Monuments. Record a level for importance/value Not applicable	Record a level of capacity for change Low
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	Within the area there is only a 75m continuation of a wide unsurfaced <u>private farm track</u> of 150m length adjacent to the school. The latter being bounded by school and housing estate fencing. (See later 'Edge of Settlement' Highways also)	Not Relevant	The track within the area is of no great significance except to the farmer as indeed is the track leading to it. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include: PROW; tourist routes : Record a level for importance/value Not applicable	Record a level of capacity for change Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Historic Features Are there features in the landscape? Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)	There appears to be no such Features recorded?	Not relevant	Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns. Record a level for importance/ value Not applicable	Record a level of capacity for change High
Distinctive features These maybe natural, historic or cultural. This section can further describe the elements of the character considered of key importance, as these are likely to be locally distinct features.	Managed farmland bounded by Cornish hedges as before mentioned together with a few mature trees that may be on adjacent property but these are the only trees in the vicinity and are therefore an intrinsic component in bringing the landscape together.	Key	Loss of farmland and of Cornish hedges etc. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include :Cultural associations; arts; performance; stories/legend As stated in cols. 2 & 4 Record a level for importance/ value Moderate	Record a level of capacity for change Moderate
Aesthetic and sensory Describe the level of tranquillity, How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	The area is very tranquil even during school/work hours, except for drop-off and pick up times. Light pollution <u>within</u> the area is quite good as the settlement edges are partially obscured and are set at a lower level.	Notable	The tranquillity would not be retained if development occurred. The current level of light pollution is not detrimental to wildlife. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Tranquillity Remoteness ; Wildness; memories Rural tranquillity at present prevails within the area. Record a level for importance/value Moderate	Record a level of capacity for change Moderate
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	This is well managed farmland with managed Cornish Hedges. The perimeter boundary of this land parcel abuts or is adjacent to similar land use at most of its edges.	Key	Well managed landscape and usage coupled with quite low levels of light pollution. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Well maintained; rarity of landscape character or features Well maintained typical Cornish landscape at this height above sea level Record a level for importance/value Moderate	Record a level of capacity for change Moderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? <i>(refer to supporting notes)</i>	What is the value and importance of this section of the settlement edge? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
How does the edge of the settlement meet the landscape? <ul style="list-style-type: none"> <i>Vegetated edge:</i> Is there vegetation present that partially obscures buildings, or an <i>Urbanised edge:</i> is it predominantly an urban and built up edge e.g. if a row of terraces make up an urban edge, this make create a well-defined and urbanised edge, or a <i>Weakly defined edge:</i> are there any gaps in the development, is it fragmented? Does the edge feel like it flows into the rural character or stops abruptly? Does this edge of the settlement sit well within the topography or does it feel like it is imposing itself/ dominating the landscape?	<p>The settlement edge is of an urbanised nature with partially vegetated edges including the school.</p> <p>The two storey housing (referred to above), adjacent to the school, is the first indication of domestic dwellings "attaching/imposing" itself on this parcel of landscape.</p>	Notable	<p>The edge of the settlement flows into the rural landscape character and sits well in the topography.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Moderate</p>	<p>Value indicators include: Conservation Area; TPO; Listed Buildings; ridges and skylines</p> <p>Landscape character just below the ridgeline is of significant importance.</p> <p>Record a level for importance/value High to Low</p> <p>Moderate</p>	<p>Record a level of capacity for change</p> <p>Moderate</p>
What is the nature of the boundary of the settlement? <p>Rear gardens with fences/walls? Residential properties looking out to the landscape? Industrial or other non-housing development type</p>	<p>Rear Gardens with timber fences.</p> <p>School property with blue painted/coated light security metal fencing.</p> <p>Residential property on SW side of Torleven Rd.</p>	Relevant	<p>Five residential properties have rear views over this rural landscape boundary but as noted above further expansion would have a low detrimental effect to the boundary.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Moderate</p>	<p>Value indicators include: Conservation Area; TPO;</p> <p>See notes above.</p> <p>Record a level for importance/value High to Low</p> <p>Moderate</p>	<p>Record a level of capacity for change</p> <p>Moderate</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

<p>Nature of the buildings How old are they? What are the buildings along this edge used for eg. Residential, commercial? What is the size and scale of the buildings? What building materials have been used in the construction? (refer to supporting notes)</p>	<p>The length of settlement at the N.W. end of Torleven Rd. comprises 8no.circa 1970's detached bungalows with garages/drives, and varying frontage widths. The settlement of 2 storey buildings (Trevisker Drive etc.) adjacent to the school were built in phases during 2008 and 2010, the edge of which abuts this land parcel consists of 5 no 2 storey semi-detached properties of similar design but also varying boundary widths. Residential plus school grounds At the settlement School complex. Construction details:- Bungalows – Block walls, rendered and painted; some pebbledash or stone feature panels, gentle slope to ridged roofs which are generally tiled. Detached or link detached garages generally flat roofed. 2 Storey Trevisker Drive – Concrete Panels, some rendered and painted others cast to imitate a boarded or planked finish. Roofs - some at higher level on site are steeply pitched with dormers and Velux roof lights providing extra living space. Design of roofs which are ridged covers both hipped & gable ends and are both stepped on elevation and staggered on plan.</p>	<p>Relevant</p>	<p>The buildings in Col.2 form the historic border (albeit in differing periods) to the settlement edge.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Low</p>	<p>Value indicators include: Conservation Area; Listed Buildings; Schedule monument</p> <p>Both areas of settlement are of "later" construction style but nevertheless still form the edge.</p> <p>Record a level for importance/value</p> <p>Low</p>	<p>Record a level of capacity for change</p> <p>High</p>
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SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
<p>If there is a highway in this section what is the nature of the road(s) as it meets the edge of the settlement?</p> <p>Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?</p>	<p>Torleven Road abuts the S.W. boundary, whilst Tolponds road abuts the N.W. boundary.</p> <p>Natural verges and Cornish hedges with kerbed pavement to far side along Torleven Rd.</p> <p>4 lighting cols. To Torleven Rd on pavement side.</p> <p>3 telegraph poles to ditto but on grassed verge/Cornish hedge side.</p> <p>No road markings adjacent to area 6 (although they begin nearer to school).</p> <p>Tolponds Rd section has natural verges to both sides and therefore no pavements etc</p>	Key	<p>Cornish hedges at the end of this area where abutting road are a feature to be retained.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Moderate</p>	<p>Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs</p> <p>Cornish Hedges</p> <p>Record a level for importance/value</p> <p>Low</p>	<p>Record a level of capacity for change</p> <p>Moderate High</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge' Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? <i>(Specific viewpoints may indicate a greater visual sensitivity)</i> <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Views from points of public access Note : You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the settlement edge be viewed from <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • Tourist attraction • Local Heritage features • Areas of open access land 	Views of area 6 from close by public areas is virtually non-existent. This is due to high embankments, Cornish hedges, intervisibilty of residential and school premises. However, there are views obtainable from the bridleway across the valley to the SW that leads up to and beyond Methleigh Farm (mentioned in the Domesday Book) to adjoin the road from Rinsey to Porthleven. From here there are several gateways where high level views can be obtained. There are no views into this area from any recreational areas either at high level near the Shrubberies or any of the facilities along Methleigh Bottom.	These views opposite in Col 2 can be seen by bridleway users (walkers, cyclists, horse riders, and visitors to the farm. However, public usage for this view is probably low and it is unlikely that visiting tourists would know of its existence.	See comments in Cols 2 & 3 Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value Record a level of visual sensitivity High to Low Moderate	Record a level of capacity for change Moderate
Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) Also consider highways which define the boundary of the land parcel. How do you approach the settlement on PROW or highway? Is there a sense of arrival? Is there any form of gateway feature as you approach the edge on the highway. Is road signage cluttering the approach?	No Direct Access into the settlement from within this land parcel.		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include :Cultural associations; historic ad natural features Record a level of visual sensitivity High to Low Moderate	Record a level of capacity for change Maderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	The school complex is visually prominent by its very size, purpose and layout. The school is partially obscured by mature trees, whilst the bungalows and ground floors of Trevisker Drive are obscured by Cornish hedges and timber fences respectively	Farmworkers and those using the lane on the plateau level above.	Specific vantage points Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: local stone; traditional construction methods/materials Record a level for importance/value Moderate	Record a level of capacity for change High/Moderate
Important views, sightlines and vistas Are there any views, or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	From the Torleven & Tolponds Roads end of this area there are WSW views outward across the valley to "ancient" Methleigh Farm and the farmland rising to the ridgeline towards Rinsey. Continuing in a clockwise rotation Tregonning Hill, Breage Church and Tower, and the landscape towards the Carleen direction comes into view. At the very Eastern end bordering area 6A and above Trevisker Drive there are currently views <u>over</u> Porthleven's settlement and harbour area to the sea beyond. However the harbour itself is not visible.	As above notes.	Views out across the settlement periphery to the S, SW, W & NW of the area as noted in col 2. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps Views towards Methleigh (Ancient) farm. Record a level for importance/value Moderate	Record a level of capacity for change Moderate
Visual merging of development. Is there another settlement close by. Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	No settlements <u>nearby</u> .		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor Record a level for importance/value Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Summary	Character sensitivity		Visual sensitivity	Value judgement	Capacity
	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth</p>	<p>The landscape is situated at high level just below the ridge line. The land is farmland, well managed in all respects and is used for both arable & livestock. It is partially bounded by and contains established Cornish hedges; the remaining edges flow seamlessly into similar adjacent land. The defining characteristic of this open green area is its elevated nature, forming as it does with its north-eastern edge, the transition from intermediate sloping to elevated plateau and ridgeline character type. When viewed from some locations to the SW, the upper edge, which is sometime screened by the conifers along the school boundary is viewed as skyline. Having said that it's not in an AONB, and has no real recreational associations. As stated previously it is viewed from broadly the SW only from specific locations, at a higher level than the majority of the village and this dictates as to those who have the opportunity to benefit from this experience.</p>	<p>As stated previously in more detail only very minimal amounts of the local residential settlement actually abuts this area, represented by fairly recent housing to both the north and south-east of the school site. The settlement edge is principally the tree-lined school boundary.</p>	<p>Expansion of the settlement into this area could mean the ridge line being broken. Thus this area is deemed to be very sensitive to settlement growth. As previously stated, the area is viewed principally from the south-west, and only from specific locations at a higher level than the majority of the village. This limits the numbers of viewers. Visual sensitivity increases as you move up the slope closer to the ridge which surrounds the village. It will be important to ensure that any development does not break the skyline thereby having an adverse visual impact on the surrounding rural landscape.</p>	<p>The view of this area from Methleigh farm would be almost urbanised if this settlement edge expanded with the ridgeline being potentially broken from certain locations to the south-west. Such expansion would impact greatly on the character of the existing school grounds which flow seamlessly into the open countryside which gives the school pupils a regular appreciation of a rural environment. The value of this land parcel is to retain an undeveloped fringe around the settlement.</p>	<p>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>For reasons as stated in the adjacent columns expansion would be detrimental to both the character and the amenity of this area should development break the skyline when viewed from any location to the south-west.</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

SETTLEMENT EDGE SECTION NUMBER : 6		ASSESSOR D&J Wall, B Powell		DATE OF ASSESSMENT: November 2015	
	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? <i>(refer to supporting notes)</i>	What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Topography and drainage What is the shape of the land? Is water present?	Large arable fields which slope down to village edge from, ridge line. This area encompasses the lower part of the fields adjacent to village edge. There is no apparent water present		The topography of this lower area would not be appreciably affected, nor would it's character Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS site Record a level for importance/value Low	The Topography is an important factor in the character of the area but it is able to accept some change without being too detrimental. Record a level of capacity for change High
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	Cornish hedges are found along field and road boundaries and provide some habitat for birds, insects and small mammals; this is probably reduced due to size of the fields. There are no obvious invasive species		These hedges are possibly fairly old, but the field sizes have been greatly enlarged over the years, the remaining original hedges do support some wildlife but are not critically sensitive. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include : Local Nature Reserve; semi natural habitats Cornish hedges are considered apart of Cornish character and are ecologically important Record a level for importance/value Moderate	The Cornish hedges are considered a key element of settlement edge and also the LLCA type of sloping Farmland Record a level of capacity for change High/Moderate
Land cover and Land Use What is the land used for?	Mainly Arable Crops , large fields with vegetated Cornish Hedges		This is grade 3 farmland, typical of the surrounding area. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Grade 3 Farmland with no other designations Record a level for importance/value Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3	Column 4	Column 5	Column 6
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Sensitivity Relationship with the character of landscape type? Is it relevant notable key?	Sensitivity How would development affect this characteristic? (refer to supporting notes)	Value What is the value and importance of the character of landscape (refer to supporting notes)	Capacity Capacity to accept change (refer to supporting notes)
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	Large Fields with heavily vegetated Cornish hedges , no significant trees		The fields have been re-sized over the years, yet the Cornish hedgerows are probably very old and do probably support some wildlife and would have a limited impact on close development as most hedges would remain. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Ancient woodland; TPO; Anciently enclosed land. No obvious value indicators , but nice landscape Record a level for importance/value Low	Record a level of capacity for change High
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity (meaning as there are no buildings there is a lesser capacity)	The only buildings in this area are the Houses along lower settlement edge		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include : Listed Buildings; Schedule Monuments. No Value indicators. Although houses at settlement edge were one of the first post war(WW2) housing projects. Record a level for importance/value Not applicable	Record a level of capacity for change Low
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	Main road into village from Helston B3304 runs along S edge of area and a small minor road runs Northward along settlement edge ,this provides access to houses that line it and other housing to N/W		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include: PROW; tourist routes : Record a level for importance/value Not applicable	Record a level of capacity for change Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Historic Features Are there features in the landscape? Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)	No Historic features , but is gateway to village and the Main road(B3304)is lined with high vegetated Cornish Hedges		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns. It is doubted if Field patterns are original. Record a level for importance/ value Not applicable	Record a level of capacity for change High
Distinctive features These maybe natural, historic or cultural. This section can further describe the elements of the character considered of key importance, as these are likely to be locally distinct features.	Large fields are attractive in changing seasons and crops		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include :Cultural associations; arts; performance; stories/legend NO obvious Value indicators Record a level for importance/ value Low	Record a level of capacity for change HIGH
Aesthetic and sensory Describe the level of tranquillity, How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	Relatively quiet, except for traffic, mainly on Main road B3304. Fields behind settlement edge change with seasons and crops. There is light pollution but it is fairly low away from the houses		Attractive landscape Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Tranquillity Remoteness ; Wildness; memories Relatively tranquil area on village edge Record a level for importance/value Moderate	Record a level of capacity for change Moderate
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	This is well maintained arable farmland. The land use is similar to much of settlement edge		The landscape is well managed and in good condition, low light pollution and attractive vista from higher ground on East side of village Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Well maintained; rarity of landscape character or features Well maintained and typical of local landscape. Record a level for importance/value LOW	Record a level of capacity for change HIGH/Moderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
How does the edge of the settlement meet the landscape? <ul style="list-style-type: none"> <i>Vegetated edge:</i> Is there vegetation present that partially obscures buildings, or an <i>Urbanised edge:</i> is it predominantly an urban and built up edge e.g. if a row of terraces make up an urban edge, this make create a well defined and urbanised edge, or a <i>Weakly defined edge:</i> are there any gaps in the development, is it fragmented? <p>Does the edge feel like it flows into the rural character or stops abruptly? Does this edge of the settlement sit well within the topography or does it feel like it is imposing itself/ dominating the landscape?</p>	<p>This area has an Urbanised edge, the fields run down to the back gardens of a long terrace of post war houses. There is a Cornish hedge and we believe a drainage ditch which alleviates water runoff, this makes up a well defined urbanised edge. The settlement edge sits well within the topography and does not dominate the landscape.</p>		<p>Development would not significantly damage the character of the settlement edge if done sympathetically, bearing in mind the 1950 style houses already there.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Low</p>	<p>Value indicators include: Conservation Area; TPO; Listed Buildings; ridges and skylines</p> <p>no value indicators ,but attractive field views</p> <p>Record a level for importance/value High to Low</p> <p>MODERATE</p>	<p>An area which on paper would be suitable to some development</p> <p>Record a level of capacity for change</p> <p>High/Moderate</p>
What is the nature of the boundary of the settlement? Rear gardens with fences/walls? Residential properties looking out to the landscape? Industrial or other non-housing development type	<p>Reasonably sized rear gardens bounded by Cornish hedge and drainage ditch. The properties have field views from the rear of their properties, purely a residential area</p>		<p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Low</p>	<p>Value indicators include: Conservation Area; TPO; no obvious value indicators</p> <p>Record a level for importance/value High to Low</p> <p>Low</p>	<p>The boundary has a HIGH capacity to accept development.</p> <p>Record a level of capacity for change</p> <p>High</p>
Nature of the buildings How old are they? What are the buildings along this edge used for eg. residential, commercial? What is the size and scale of the buildings? What building materials have been used in the construction? (refer to supporting notes)	<p>The buildings along this edge are post war 1946> and are first large scale post war development to take place in Porthleven. All are residential. The buildings are semi detached and terraced, two storey houses of similar design and size with standard pitched roofs. Typical of era. Concrete block construction, plastered and painted in pastel colours, mainly, cream, or similar pastel shades. Concrete tile standard pitched roofs.</p>		<p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Low</p>	<p>Value indicators include: Conservation Area; Listed Buildings; Schedule monument</p> <p>No value indicators, but part of Porthleven post war history.</p> <p>Record a level for importance/value</p> <p>Low</p>	<p>Record a level of capacity for change</p> <p>High</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
<p>If there is a highway in this section what is the nature of the road(s) as it meets the edge of the settlement?</p> <p>Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?</p>	<p>The main highway is adjacent on the east side of this area B3304. and runs from Helston through village. A busy service estate road runs N-S along the front of houses and links main road B3304 to the W side of village and later developments. At this road junction the Welcome to Porthleven Sign is situated on a grass verge. The street lights start here and within 50yards pavements commence.</p> <p>The estate road has wide grass verges, some of which have been reduced to give extra parking. A minimum of official signage.</p>		<p>Should not have a high impact on character of area , although traffic volume and management would have to be taken into account</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Low</p>	<p>Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs</p> <p>No obvious value indicators</p> <p>Record a level for importance/value</p> <p>Low</p>	<p>Has capacity for moderate development without being too detrimental to area character. Traffic volumes may be consideration</p> <p>Record a level of capacity for change</p> <p>High</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge' Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Views from points of public access Note : You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the settlement edge be viewed from <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • Tourist attraction • local heritage feature • areas of open access land? 	There is no right of way behind houses at settlement edge. The best view of the area is from the higher ground to the south side of the valley which gives good views of the village edge and adjacent fields There are limited views of fields from main road through one or two field entrances. There is virtually no view from estate access road as houses obstruct view .	The main observer would be residents on the upper levels on South east side of village. Most visitors and people entering Porthleven by the main road B3304 would not see anything due to relatively high Cornish hedges and gradient.	As noted previously no extensive view from main road B3304 or from estate road . Only extensive view of this area is from Old entrance road on SE side of village which possibly may be classed with a degree of sensitivity. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value The actual area has no Value indicators Record a level of visual sensitivity High to Low Low	Record a level of capacity for change High/Moderate
Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) Also consider highways which define the boundary of the land parcel. How do you approach the settlement on PROW or highway? Is there a sense of arrival? Is there any form of gateway feature as you approach the edge on the highway. Is road signage cluttering the approach?	The settlement edge is approached by the main Helston road B3304 passing the area concerned to the North. A granite sign marks the entry to the village.		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include :Cultural associations; historic ad natural features No obvious value indicators Record a level of visual sensitivity High to Low Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	The settlement edge is fairly well defined and obscured from the main road for the greater part by Cornish hedges and gradient down into village. There are no prominent buildings from this elevation.	People entering village from Helston road, mainly by bus or car as road has no verges or pavements and is busy.	This is a representative view. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: local stone; traditional construction methods/materials No obvious value indicators But has some scenic value Record a level for importance/value Moderate	Record a level of capacity for change HIGH /Moderate
Important views, sightlines and vistas Are there any views or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	From settlement edge looking outward the views from street level are largely obscured by houses on settlement edge. Views into settlement are of residential houses. The trees which mask the school are a prominent feature as are large modern Farm buildings on the skyline outside settlement edge No important vantage points within settlement. Only prominent settlement edge is new development adjacent to school		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps No value indicators , but nice landscape views Record a level for importance/value moderate	Record a level of capacity for change moderate
Visual merging of development Is there another settlement close by. Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	No other settlement nearby .Development on this edge could be accommodated by extending existing modern development adjacent to school, as this would not look out of place.		Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor Nice rolling fields and farmland Record a level for importance/value LOW	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Character sensitivity		Visual sensitivity	Value judgement	Capacity
Summary	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth</p>	<p>This settlement edge does have some landscape and scenic quality and is characteristic of farm land in the area. There are no known conservation issues and it has no recreational uses or cultural associations. It is perceived as attractive rural countryside. The topography is typical of the sloping character of this side of Porthleven. No particular biodiversity or field pattern value.</p>	<p>If this area were considered for development, it would be a natural extension to village edge and possibly be the least sensitive area for expansion. The only possible problem is vehicular access but that would apply to most areas in the village. Recent age of settlement provides no particular character quality to the settlement edge.</p>	<p>Providing ridge line is respected, this area should not be too sensitive to change and as stated before would be a natural area for expansion. The space between Wellington Road to the south and the school site in the north forms a natural visual "infill".</p>	<p>The views are pleasant and tranquil but only really visually extensive from the higher ground to the south-west. For most of the village view would be limited.</p>	<p>THERE IS HIGH CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>Could accept some growth without seriously affecting character of the Village subject to appropriate layout of housing types and the inclusion of landscaping to avoid any possible change to the skyline. Probably the best area for expanding settlement edge.</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

SETTLEMENT EDGE SECTION NUMBER : AREA 7		ASSESSOR D Wall's Group		DATE OF ASSESSMENT: November 2015	
	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? <i>(refer to supporting notes)</i>	What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Topography and drainage What is the shape of the land? Is water present?	Open farmland with views across village to Tregonning Hill & Mounts Bay to the sea. Moderate to Large Cornish hedge lined fields which have a moderate slope down to the settlement edge. Top S.E edge of area is bounded by Old Helston to Porthleven road and runs along ridge line. The only water present is a drainage ditch which runs alongside the road. The Northern edge is bounded by B3304 ,Helston/Porthleven road	NOTABLE	The topography would be damaged also it's character if development were allowed to encroach on upper level of this area anywhere near the ridge line Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites Farm Land acts as natural soak-away protecting settlement from possible flooding. Undeveloped prominent ridge line of some importance. Record a level for importance/value MODERATE	Has the capacity to accept some change if kept well below the sensitive ridge line. Record a level of capacity for change MODERATE
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	Cornish hedges are found along field boundaries and the road verges; these are covered with vegetation and small trees and bushes. These are ideal conditions for small birds and invertebrates. No obvious invasive species are present.	Relevant	These are old Cornish hedgerows which would be sensitive to habitation in close proximity, especially wildlife Note: Combine column 3 and 4 to record a level of sensitivity from High to Low LOW	Value indicators include : Local Nature Reserve; semi natural habitats Cornish vegetated hedgerows which support local wildlife and fauna, in an AONB managed by N.T Record a level for importance/value MODERATE	Record a level of capacity for change HIGH/MODERATE
Land cover and Land Use What is the land used for?	Arable farmland, with rotated crop types ,cauliflower, potatoes and daffodils, surrounded by vegetated Cornish hedges	RELEVANT	This is grade 3 farmland which is predominant in large areas of West Cornwall. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low LOW	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. AONB, Nature Conservation Area, Class 3 Agricultural land. One popular route for walkers and to Penrose Walks Record a level for importance/value HIGH	Record a level of capacity for change MODERATE

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	Medium sized, Cornish hedge lined fields, with mature vegetation and some small trees growing on them	RELEVANT	These are old hedgerows which support diverse wildlife. They are heavily vegetated and have a few bushes and small trees growing on them. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: Ancient woodland;TPO; Anciently enclosed land. Ancient farmland in an AONB area managed by the N.T and close to an area of great scientific value Record a level for importance/value MODERATE	Record a level of capacity for change MODERATE
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity (meaning as there are no buildings there is a lesser capacity)	Only one isolated farm (Sunset Farm) situated in the middle of this area. It. is believed to be built of local stone and has several farm buildings in close proximity which have been converted for accommodation and other uses. The farm was built before 1848	NOTABLE	Any development would detract from visual setting of Sunset Farm which is a small group of buildings in a large field Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	value indicators include : Listed Buildings; Schedule Monuments. Sunset Farm is a well maintained building ,which dates from pre 1848 Record a level for importance/value MODERATE	Record a level of capacity for change MODERATE
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	A "B" road B3304 runs along North area of site and is the main route into Porthleven from Helston, and an unclassified narrow winding road runs along East side of site and is mainly used by traffic accessing East side of village from Helston. A disused and overgrown footpath runs through Sunset farm which used to link both roads	Relevant	Cornish hedgerows appear well maintained with a rugged appearance being covered with vegetation, supporting wildlife and flora. Development would affect the small unclassified village road greatly as it is fairly narrow. The main B3304 road would be much less affected as it is the main road into Porthleven and already carries most traffic Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: PROW; tourist routes: An AONB area and a popular route for walkers and vehicular traffic to and from Penrose walks. It is also well used by members of the community. Record a level for importance/value MODERATE	Record a level of capacity for change MODERATE

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Historic Features Are there features in the landscape? Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)	Old route into Porthleven , possibly original route into the village from Helston	Notable	Cannot be re-located or widened without destroying it's character Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns. AONB,NT and possibly old historic route into village Record a level for importance/ value MODERATE	Record a level of capacity for change MODERATE
Distinctive features These maybe natural, historic or cultural. This section can further describe the elements of the character considered of key importance, as these are likely to be locally distinct features.	Old Historic route into Porthleven ,with great views to the North/West	NOTABLE	This feature should be retained as it cannot be replaced. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: Cultural associations; arts; performance; stories/legend An area that has not changed significantly in many years, other than traffic patterns. Record a level for importance/ value LOW	Record a level of capacity for change HIGH/MODERATE
Aesthetic and sensory Describe the level of tranquillity, How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	A quiet and tranquil site apart from intermittent traffic noise, and occasional aircraft noise from RNAS Culdrose. Seasonal changes to hedge rows and the fields, depending upon season and crop being grown. No street lights so light pollution fairly low. Old Porthleven road runs along one side of site and the main B3304 runs along the other	RELEVANT	Low light pollution as no street lights on either road. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	value indicators include: Tranquillity Remoteness ; Wildness; memories Exposed, skyline position unchanged for many years Record a level for importance/value MODERATE	Record a level of capacity for change LOW/MODERATE
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	Well maintained farmland with natural Cornish hedges. Perhaps the hedges bordering the road could be trimmed more sympathetically	Relevant	Landscape well managed and in good condition. Low light pollution. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: Well maintained; rarity of landscape character or features Well maintained, good views. Possibly one of the oldest routes from Helston to Porthleven Record a level for importance/value MODERATE	Record a level of capacity for change MODERATE

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? <i>(refer to supporting notes)</i>	What is the value and importance of this section of the settlement edge? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
How does the edge of the settlement meet the landscape? <ul style="list-style-type: none"> <i>Vegetated edge:</i> Is there vegetation present that partially obscures buildings, or an <i>Urbanised edge:</i> is it predominantly an urban and built up edge e.g. if a row of terraces make up an urban edge, this make create a well defined and urbanised edge, or a <i>Weakly defined edge:</i> are there any gaps in the development, is it fragmented? Does the edge feel like it flows into the rural character or stops abruptly? Does this edge of the settlement sit well within the topography or does it feel like it is imposing itself/ dominating the landscape?	Settlement has urbanised edge with an estate road with an estate road with bungalows and houses which defines the urban edge, this is shielded for the most part by a high Cornish hedge, so activity in the field is only evident by machinery noise. The edge of the settlement sits well within the topography and does not impose itself on the natural farmland	REVALENT	Post 1960's bungalows and terraced houses, bounded by a high Cornish hedgerow define lower settlement edge. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: Conservation Area; TPO; Listed Buildings; ridges and skylines Natural edge to settlement which is surrounded by fields and designated AONB. Record a level for importance/value High to Low MODERATE	Record a level of capacity for change MODERATE
What is the nature of the boundary of the settlement? Rear gardens with fences/walls? Residential properties looking out to the landscape? Industrial or other non-housing development type	Boundary of settlement is partly a high Cornish vegetated hedge which hides the bungalows from view. Houses adjacent look out over fields due to their height.	Relevant	The Cornish hedgerow and few mature trees could not be replaced or moved without altering character of this boundary. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: Conservation Area; TPO; The area which abuts the settlement edge is AONB and National Trust. Record a level for importance/value High to Low HIGH	Record a level of capacity for change LOW/MODERATE
Nature of the buildings How old are they? What are the buildings along this edge used for e.g. residential, commercial? What is the size and scale of the buildings? What building materials have been used in the construction? (refer to supporting notes)	Most of buildings are post 1960 and are residential comprising a mixture of 2/3 bedroom bungalows of similar design ,most detached also modern terraced two story houses and two blocks of flats. All bungalows and houses have small front & rear gardens or yard areas. The flats have grass areas and a small play area.	Relevant	Note: Combine column 3 and 4 to record a level of sensitivity from High to Low LOW	Value indicators include: Conservation Area; Listed Buildings; Schedule monument Conventional 1960 style buildings. Inner edge of AONB Record a level for importance/value MODERATE	Record a level of capacity for change HIGH/MODERATE

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
If there is a highway in this section what is the nature of the road(s) as it meets the edge of the settlement? Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?	The small unclassified road runs along top of this area bordered on both sides by Cornish hedges with vegetation and some small trees on top. For its greater length there are no verges or pavements, no yellow lines or road markings or signs, other than at the junction of this road and the main road which is close to Penrose walks. Further along this road in the opposite direction is the sign officially marking PORTHLEVEN The B3304 borders the N/E edge of area 8, this is also edged by a fairly high Cornish vegetated hedge which shelters the land from the busy Helston B3304 road	NOTABLE	A typical old Cornish lane, Cornish hedgerows are typical of the local character and mark edge of settlement and should not be disturbed or removed as they will detrimentally change the character of the area Note: Combine column 3 and 4 to record a level of sensitivity from High to Low MODERATE	Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs Unspoilt, little light pollution Record a level for importance/value MODERATE	Record a level of capacity for change MODERATE

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge' Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Views from points of public access Note: You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the settlement edge be viewed from <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • Tourist attraction • Local heritage feature • Areas of open access land? 	This area may be viewed from the "Old" Porthleven road, on the ridge level down across the Village. It may also be viewed from the other side of the Village from near the school, although this may be obscured slightly by nearby houses	The main viewer will be anyone who uses the "Old" Porthleven road, which is used by residents and visitors taking a country walk or visiting Penrose Estate. It would not impact on residents on the other side of Village due to houses obscuring most of the view. However it would be visible from the high ground to N & N/W. E.g. B3304 from Breage	The panoramic view is on a section of the "Old" road where the hedge is low; approaching Porthleven road sign .Other glimpses are from gateways and other gaps. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value The area is an AONB site under the N.T Record a level of visual sensitivity High to Low HIGH	Record a level of capacity for change MODERATE/LOW
Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) Also consider highways which define the boundary of the land parcel. How do you approach the settlement on PROW or highway? Is there a sense of arrival? Is there any form of gateway feature as you approach the edge on the highway. Is road sign-age cluttering the approach?	Old Porthleven road passes this site and is used by residents and visitors alike accessing East side of village and visiting LOE BAR or New Penrose Walks. A little way along this road is official village entry sign. There is little signage clutter.	Walkers and motorist's entering or leaving this side of Porthleven	Far reaching views are afforded along much of this road, where hedges are low. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include :Cultural associations; historic ad natural features Record a level of visual sensitivity High to Low MODERATE	Record a level of capacity for change MODERATE

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	Distant views of a large part of the Village. Only building in near proximity is Sunset Farm. The settlement edge is obscured along some of the Old road due to high Cornish hedgerows. The view from the N/E on the B3304 is obscured when walking (Dangerous) or in a car , due to high Cornish hedge and road gradient dropping down into village	Mainly walkers and observant motorist's	From most of Eastern side of area 8 there are views over Porthleven village and countryside beyond as far as Tregonning Hill and glimpses of the sea beyond Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: local stone; traditional construction methods/materials AONB and Nature conservation (N.T) Record a level for importance/value MODERATE	Record a level of capacity for change LOW/MODERATE
important views, sightlines and vistas Are there any views, or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	When entering village on "Old" Porthleven Road Wide panoramic views covering a large part of village, open farmland, Breage and its prominent church, Tregonning Hill, distant views of Mounts Bay and the sea	All walkers and observant drivers will experience this view	Panoramic views from this vantage point are of great sensitivity Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps Scenic and landscape quality are why this area is designated an AONB, NT Record a level for importance/value HIGH	Record a level of capacity for change MODERATE/LOW
Visual merging of development Is there another settlement close by. Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	Only other settlement is Breage away in the distance and only it's Church is prominent. It is too far away to have any visual overpowering effect	Breage is barely visible and has no visual effect	Breage does not intrude on Porthleven in any physical way or affect its integrity Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor There is a swathe of green fields between the two settlements and it does not encroach on the singularity of Porthleven in any way. Record a level for importance/value Low	Record a level of capacity for change HIGH

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

Natural Environment

	Character sensitivity		Visual sensitivity	Value judgement	Capacity
Summary	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth</p>	<p>The area is an AONB site with gently sloping topography and has some expansive and dramatic scenic views. It borders on one side an old historic route into the village of Porthleven. It is used by walkers, and visitors and residents accessing the "Village" and New Penrose Walks. It is perceived as a tranquil pleasant area. The farm group of buildings (Sunset) is typical of isolated farm settlements and its setting is only partially compromised by existing development.</p>	<p>This area Borders on the south-eastern edge on an Old historic route into Porthleven. This road is almost on the ridgeline and any development on higher level of this site would be very detrimental .The lower area of site would have less visual effect and would not disturb "Old" road.</p> <p>The current settlement edge has no particular design merit.</p>	<p>Development approaching ridge line would be visible from across the village and possibly as far as Breage. The higher parts of this area are particularly vulnerable in this regard.</p> <p>Visual separation of Sunset farm is an important factor in this location.</p>	<p>This is a well loved area with residents and visitors with great views across the village to the sea.</p> <p>Within the AONB and leads to the Coastal Footpath walks and Penrose estate.</p>	<p>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>Development on lower area might be possible if it is logistically suitable , but any building on the upper slopes and intruding onto the skyline ridgeline (which is very close) would destroy the character of the area completely.</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

SETTLEMENT EDGE SECTION NUMBER : 8		ASSESSOR: Paula Johns, Alan Harper, Laura Sinclair		DATE OF ASSESSMENT: 26/11/2015	
	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? <i>(refer to supporting notes)</i>	What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Topography and drainage What is the shape of the land? Is water present?	Prominent skyline position. Highest point of the village to 66m contour line. Gentle sloping land to top end of the land parcel, becoming moderately sloping to the southerly end of the land parcel. No water present.	Relevant	It would damage the topography and character of the area and would be a prominent feature of the settlement dominating the skyline and landscape. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites Critical to setting and character of settlement. Record a level for importance/value High	Record a level of capacity for change Low
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	To the south end of the land parcel is an unmanaged area of land. This would be supportive of a variety of wildlife. Cornish hedges (possibly Iron Age) divide the land parcel again being supportive of wildlife. There are no known invasive species.	Notable	It would affect the wildlife of the area, especially in the unmanaged land. Cornish hedges would be lost in pattern of small fields to the lower section of the land parcel. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include : Local Nature Reserve; semi natural habitats AONB Scrubland area Cornish hedges Record a level for importance/value High	Record a level of capacity for change Moderate/low
Land cover and Land Use What is the land used for?	Farmland used for crops to the north of the land parcel. Grass grown for silage to the southern end in the small fields.	Key	The character and setting would be lost. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. AONB. Historic estate adjacent (once part of the estate) Record a level for importance/value HIGH	Record a level of capacity for change Low
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	Small, medium and large field. Cornish hedges.	Key	The size and shape of the fields would be affected meaning loss of Cornish hedges. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Ancient woodland;TPO; Anciently enclosed land. Anciently enclosed land (Iron Age) Record a level for importance/value High	Record a level of capacity for change Moderate/Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity	There are no individual buildings within the land parcel.	Not relevant	No effect Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include: Listed Buildings; Schedule Monuments. Record a level for importance/value Not applicable	Record a level of capacity for change Low
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	There is not a road within the land parcel, but Coopers Lane and the road leading from Penrose into the settlement abuts the land parcel. The road leading from Penrose corner is the original road into the settlement. It is the road where cyclists and walkers are directed to enter the settlement. Both roads are 1-2 car widths wide; Coopers Lane being narrower and having the right angled corner to the NE. There is what appears to be a new public right of way at the bottom of the largest field within the land parcel opening a route from The Shrubberies to Coopers Lane.	Key	The characteristic of the road is significant to the area, being narrow and having blind corners. This is the route to parking areas and pedestrian access to the coastal footpath and National Trust estate. There are no pavements and no verges in the narrowest parts of the road. The amenity of the area due to increased usage of the road by vehicles, pedestrians, cyclists etc. would be affected. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: PROW; tourist routes: PROW Important tourist route to the coastal path and NT estate, car parks and the SSSI. Record a level for importance/value HIGH	Record a level of capacity for change LOW

Landscape character

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SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Aesthetic and sensory Describe the level of tranquillity. How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	<p>There is little light pollution and this changes little with the seasons.</p> <p>There is a high level of tranquillity.</p>	Notable	<p>Light pollution would increase whilst the tranquillity of the area would be lost. It would sit on the skyline of this prominent area which is one of the main natural amenity areas in the locality.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>High</p>	<p>Value indicators include: Tranquillity; Remoteness ; Wildness; memories</p> <p>Tranquillity and low light pollution. Prominent site on skyline</p> <p>Record a level for importance/value</p> <p>High</p>	<p>Record a level of capacity for change</p> <p>LOW</p>
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	<p>The area is Grade 3 farmland. The upper field (the larger one in the land parcel) being used to grow crops.</p> <p>The lower, smaller fields are well managed and used for silage. One field – the position of a large mine shaft – is scrubland.</p>	Notable	<p>The character would be affected by the loss of rare landscape being the highest point and an ancient site preserved by being well managed farmland.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Moderate</p>	<p>Value indicators include: Well maintained; rarity of landscape character or features</p> <p>All are well maintained except for the field which is scrubland.</p> <p>Record a level for importance/value</p> <p>MODERATE</p>	<p>Record a level of capacity for change</p> <p>MODERATE</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? <i>(refer to supporting notes)</i>	What is the value and importance of this section of the settlement edge? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
How does the edge of the settlement meet the landscape? <ul style="list-style-type: none"> <i>Vegetated edge:</i> Is there vegetation present that partially obscures buildings, or an <i>Urbanised edge:</i> is it predominantly an urban and built up edge e.g. if a row of terraces make up an urban edge, this make create a well defined and urbanised edge, or a <i>Weakly defined edge:</i> are there any gaps in the development, is it fragmented? Does the edge feel like it flows into the rural character or stops abruptly? Does this edge of the settlement sit well within the topography or does it feel like it is imposing itself/ dominating the landscape?	The settlement edge is urbanised on two sides, the south and west. The settlement edge of The Shrubberies is separated by a Cornish hedge but it is a very urban edge as it only makes up the edge of the rear gardens abutting the land parcel. To the southern edge of the area, the settlement is at a much lower level and does not impinge on this area, sitting well within the topography.	Key	As the land is the highest point in the settlement, the effect would be great. The character to the north/north east of the land parcel, adjacent to the road leading into the settlement, would be significantly altered. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Conservation Area; TPO; Listed Buildings; ridges and skylines Any development would break the ridgeline and skyline. Record a level for importance/value High to Low HIGH	Capacity to accept change Record a level of capacity for change LOW
What is the nature of the boundary of the settlement? Rear gardens with fences/walls? Residential properties looking out to the landscape? Industrial or other non-housing development type	Rear gardens with fences/walls. Residential properties looking out to landscape/sea.	Key	The whole settlement would lose the benefit of the amenity of this area being the last area of the natural landscape beyond the existing settlement edge. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Conservation Area; TPO; AONB The prominent landscape in the settlement Record a level for importance/value High to Low High	Record a level of capacity for change Low
Nature of the buildings How old are they? What are the buildings along this edge used for eg. residential, commercial? What is the size and scale of the buildings? What building materials have been used in the construction? (refer to supporting notes)	The buildings are all relatively new with Sunnybank being built in the 1990's and The Shrubberies being built in 2015. Sunnybank is timber framed, rendered and painted. The Shrubberies are blockwork with render. The buildings to the south on Sunnybank are detached of two storey construction. The houses on The Shrubberies to the west vary, with most being of 2 storey construction with some roof spaces being utilised for extra rooms with windows.	Notable	As all the buildings of the settlement edge in this area have been built in the recent past, there would be little effect on the settlement's character with regards to the nature of the buildings of the settlement edge. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Conservation Area; Listed Buildings; Schedule monument Record a level for importance/value LOW	Record a level of capacity for change HIGH

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
<p>If there is a highway in this section, what is the nature of the road(s) as it meets the edge of the settlement?</p> <p>Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?</p>	<p>There is no highway within the land parcel; however, there are two roads adjacent to it. The road leading from Penrose corner is the original road into the settlement. It is the road where cyclists and walkers are directed to enter the settlement. Both roads are 1-2 car widths wide, bounded by Cornish hedges, no pavements and no verges in the narrowest parts being single car width. Coopers Lane is narrower and has the right angled corner to the NE. There is what appears to be a new public right of way at the bottom of the largest field within the land parcel opening a route from The Shrubberies to Coopers Lane.</p>	<p>Key</p>	<p>It would impact greatly and mean the loss of the skyline, vista and setting.</p> <p>Note: Combine column 3 and 4 to record a level of sensitivity from High to Low</p> <p>Not applicable</p>	<p>Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs</p> <p>Ancient road with hedges</p> <p>Record a level for importance/value</p> <p>Not applicable</p>	<p>Record a level of capacity for change</p> <p>High</p>

Visibility of the settlement edge

'The way people see the settlement edge'
Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape

Note: You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way.

- within the settlement
- a highway approaching the settlement
- a PROW
- Tourist attraction
- local heritage feature
- areas of open access land?

Also, consider highways which define the boundary of the land parcel.

How do you approach the settlement on PROW or highway? Is there a sense of arrival?

Is there any form of gateway feature as you approach the edge on the highway. Is road signage cluttering the approach?

<p>Your description of how the settlement edge is seen</p>	
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Record your descriptive information for each heading

**Who is the viewer?
How many people
will have this view
and how sensitive
are they to visual
changes?**

(refer to supporting notes)

The settlement edge can be seen from within the settlement, excluding the low lying harbour area and Methleigh Bottoms. It can be seen from a number of public viewpoints within the settlement, most notably from the west looking east on the coastal path and the public rights of way over National Trust land from the east. You can see the settlement edge from the coast road in the west due to The Shrubberies dominating the landscape.

The view from the highway approaching the settlement edge provides a good view of the settlement edge.

Parts of the settlement edge can be viewed from areas of open access land such as Horseshoe playing field and from the public right of way through Methleigh Farm.

Tourist and local people who avail themselves of the benefits of this area would be greatly sensitive to change.

Is the view representative of an experience when passing along a route or is it from a from a specific vantage point?

(Specific viewpoints may indicate a greater visual sensitivity)
(refer to supporting notes)

Experience when passing along a number of routes as described in column 2.	
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Note: Combine column 3 and 4 to record a level of sensitivity from High to Low

High

No effect

Note: Combine column 3 and 4 to record a level of sensitivity from High to Low

High

What is the value and importance of the view?
(refer to supporting notes)

Value indicators include:
AONB; scenic and landscape
quality; recreational value

AONB
Recreational value
Scenic and landscape quality

Record a level of visual sensitivity High to Low

HIGH

	Capacity to accept change (refer to supporting notes)
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Record a level of capacity for change

LOW

Record a level of capacity for change

LOW

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	The buildings that can be seen on the west settlement edge are visually prominent due to their size, scale and mass. This is seen from both within the land parcel and from the outside looking in. The buildings on the southern edge are only visible from the very lower end of this land parcel as they sit at a much lower level. There is no vegetation obscuring this area.	Walkers, cyclists, drivers on the highway approaching the settlement, including tourists; farm workers and other recreational users.	Experience when passing along a route. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: local stone; traditional construction methods/materials Record a level for importance/value LOW	Record a level of capacity for change HIGH
Important views, sightlines and vistas Are there any views or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge, which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	The views from within the land parcel looking out are far reaching and important. From Predannack Point around Mounts Bay to the Lands End peninsula; and to the east the views reach from Tregonning Hill around to Sithney and beyond to the north west of Helston. From the SSSI to the east of the land parcel you can see the chimney stacks of The Shrubberies.	Walkers, cyclists, drivers on the highway approaching the settlement, including tourists; farm workers and other recreational users.	Experience when passing along a route. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps AONB Recreational value PROW Scenic Record a level for importance/value HIGH	Record a level of capacity for change LOW
Visual merging of development Is there another settlement close by. Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	There is no settlement close by.	Not relevant	No effect Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor Record a level for importance/value LOW	Record a level of capacity for change HIGH

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Character sensitivity		Visual sensitivity	Value judgement	Capacity
Summary	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth</p>	<p>The landscape is prominent within the settlement with it being the highest point. The land slopes gently to the south. There is some unmanaged land to the south of the land parcel which contributes to the biodiversity of the landscape. The same is true of the Cornish hedges which surround the landscape. The presence of the right angled corner on Coopers Lane is believed to indicate an Iron Age settlement which is of historic importance.</p> <p>(https://www.cornwall.gov.uk/environment-and-planning/cornwall-archaeological-unit/cau-current-projects/).</p>	<p>The built edge of the settlement is made up of relatively new buildings (built 1990's and 2015). The boundaries are rear gardens with walls and hedges. The buildings of The Shrubberies are dominating in size when looked at from both within the landscape and from the outside looking in. There is a sharp edge to the settlement boundary which contradicts the topography and ignores pattern of the landscape. There is no highway within the landscape.</p>	<p>The settlement edge can be seen from within the settlement with the exception of the low lying harbour area and Methleigh Bottoms including the recreational area. From the far end of the pier part of the settlement edge can be seen.</p> <p>The land parcel can be seen from the high level National Trust path and the coastal path from the Rinsey direction towards the settlement. This would be considered an important vista to walkers along the path. There is also a small section of the landscape that can be seen from Methleigh Farm and vice versa. Buildings at the western settlement edge dominate the landscape from all parts of the settlement. The existing settlement edge of the Shrubberies breaks the skyline in an intrusive manner. Further development beyond and above the current settlement edge would be a severe visual intrusion within the AONB and detrimental to the setting of the town.</p> <p>The views from the landscape are panoramic and far reaching. The view from the coastal path into the landscape is of a high quality. There is a mine shaft in one of the fields that is of historical importance (<i>The Early History of Porthleven, S.N. Pascoe</i>).</p>	<p>The character of the landscape area is important within the settlement. It represents an area of great historical importance, it is within an AONB and a SSSI lies adjacent to the land parcel. It is also adjacent to a National Trust estate. The views are also considered to be of great importance as it is one of the only parts of the settlement that offers almost 270° views both out to sea and into the surrounding landscape. This, in turn, means that the land parcel can be viewed from far and wide. Such visual sensitivity and prominence is the defining feature of the area. The tranquillity of the landscape is of high importance and would change significantly if the landscape were to alter.</p>	<p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>The low capacity is due to a combination of the high level of historical importance of the area and the visual sensitivity and prominence which is a defining feature of the area. It offers an important sense of approach to recreational users, being within an AONB, adjacent to a SSSI and a National Trust estate.</p>

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

SETTLEMENT EDGE SECTION NUMBER : 9		ASSESSOR		DATE OF ASSESSMENT: November 2015	
	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character <i>Record your descriptive information for each heading</i>	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? <i>(refer to supporting notes)</i>	What is the value and importance of the character of landscape <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Topography and drainage What is the shape of the land? Is water present?	This parcel of land is made up of three distinct sections. To the west and between Loe Bar road and the beach is an old net drying field that gently slopes down to the cliff. The middle section is undulating mine waste with a mixture of steep and intermediate sloping land. The section to the east is made up of steep land with a very steep rock outcrop. No water present.	Key	The rolling topography and character would be altered by development. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include : Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites The wild unspoilt coastal topography is considered important. Record a level for importance/value High	The topography is an important factor in this area and has very little ability to accept development. Record a level of capacity for change Low
Biodiversity Are there any areas of less managed habitat? Are there any hedges? Are there any wet areas Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes)	The section to the west is an undisturbed field of long coastal grass and a Cornish hedge and step cliff. Ideal habitat for small mammals, reptiles, birds and insects. The middle section has been allowed to grow wild with dense cover of vegetation a haven for a variety of wildlife. To the east some Cornish hedges which is a good habitat for wildlife. Also a rocky outcrop that is remote and not accessible to people is an undisturbed, tranquil area for wildlife. Japanese knotweed in middle section	Key Notable	There are large areas of scrub in this section which are a haven for wildlife. This habitat would be ruined by any development. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include : Local Nature Reserve; semi natural habitats The scrub land is of high ecological value. Record a level for importance/value High	The wild scrub land is considered a key characteristic of this settlement edge Record a level of capacity for change Low
Land cover and Land Use What is the land used for?	To the west is a grass field once used for net drying now left to nature. The middle section is old mining waste and is a wild untouched area, contains a small car park. To the east is a large field used for pasture and a rocky outcrop. Some allotments to the northern edge of this section.	Relevant Relevant Key	This is not high quality farmland, it is a mixture of natural cliff top wild grass field, scrub and one grade 3 field. Cliff top field used previously for net drying now left to nature rest of section other than one field used for leisure activities. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: AONB; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. All of this section is in the AONB. The middle section other than the allotments to the north is a site of special scientific interest The land to the east belongs to the National trust. Record a level for importance/value High	The area of special scientific interest could not accept development and this is reinforced by the whole area being AONB Record a level of capacity for change Moderate Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Field and woodland pattern What size are the fields What are the hedges made of? What is the character of the hedge? Where is the woodland located?	One large field partially bounded by Cornish hedges supporting mature vegetation and diversity of flora and fauna species. There is no woodland but a lot of scrub in the middle section and on the rocky outcrop to the east.	Relevant	There are old hedges and as such are species rich in flora and fauna. These hedges would be sensitive to closely sited development which would damage the vegetation, or effect its growth. Development on the areas of scrub would have an adverse effect on the wildlife. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Ancient woodland;TPO; Anciently enclosed land. The old net drying field is from another era making it historic . The scrub land is mostly on old mining waste from historic mining in the area. Record a level for importance/value High	Building development would not impact on the field pattern. Record a level of capacity for change Low
Individual buildings beyond the settlement edge which are within the land parcel. Age and type of buildings and their relationship with the landscape What are the distinctive elements of the buildings? Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity (meaning as there are no buildings there is a lesser capacity)	No buildings in this section	Key	Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Not applicable	Value indicators include : Listed Buildings; Schedule Monuments. Record a level for importance/value Not applicable	Record a level of capacity for change Low
Transport pattern What is the character of the road(s)? Is the road wide, narrow, straight, winding? Describe any public right(s) of way Note : if there are no roads in this land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)	Two small minor roads enter into this settlement edge and terminate at the eastern end. They are narrow and fairly straight. There are PROW'S to the south and north of this section both maintained by the National Trust.	Key Key	Both PROW'S are well managed and maintained. The PROW to the north enters the settlement edge through a wooden gate. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: PROW; tourist routes : The footpath to the south is part of the south west coast path. Record a level for importance/value High	This settlement edge is serviced by two minor roads that terminate in this section and they would not be capable of carrying any increased traffic that development would bring. Record a level of capacity for change Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Landscape character 'What elements come together to create the character of the landscape abutting the built edge'	Your description of the landscape character	Relationship with the character of landscape type? Is it relevant notable key?	How would development affect this characteristic? (refer to supporting notes)	What is the value and importance of the character of landscape (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Historic Features Are there features in the landscape? Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)	Net drying area the last surviving example of this land use in the settlement. Large area of mining waste the result of ancient mining in the area.	Relevant	Net making was a large industry in the settlement and this field is the last remnants of that historic era. The mine waste is a historic feature when there was a thriving lead mining activity in the settlement the last mining activity taking place in 1876. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns. Record a level for importance/ value High	Record a level of capacity for change Low
Distinctive features These maybe natural, historic or cultural. This section can further describe the elements of the character considered of key importance, as these are likely to be locally distinct features.	Net drying area the last surviving example of this land use in the settlement. Large area of mining waste the result of ancient mining in the area.	Key Key	Net making was a large industry in the settlement and this field is the last remnants of that historic era. The mine waste is a distinctive feature when there was a thriving lead mining activity in the settlement the last mining activity taking place in 1876. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include :Cultural associations; arts; performance; stories/legend Both these areas are of local historic importance giving local people a connection to the past Record a level for importance/ value Moderate	Both of these areas are a local landmark and are highly valued by the local community. Record a level of capacity for change Moderate
Aesthetic and sensory Describe the level of tranquillity, How is the landscape experienced, will this change through the seasons? What is the level of light pollution at night?	There are no through roads or buildings in this area and as such there are a quite peaceful tranquillity. There are no street lights and so skies are dark at night.	Key	The lack of light pollution at night and the tranquillity is important to the wildlife in the scrub and hedges. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Tranquillity Remoteness ; Wildness; memories Mostly a wild unkempt area allowed to revert to nature. Very tranquil. Record a level for importance/value High	The wild areas in this section are a rarity surrounding this settlement and form a natural transition into open countryside. Record a level of capacity for change Low
Condition In what state/appearance are the characteristics of the area? How is the area managed? Are there areas where improvements could be made to enhance the character of the area? This can be assessed in the context of the landscape around the whole settlement	This section other than one field is not well maintained it has been allowed to revert to nature.	Notable	The one field in this section is well managed the rest of this section is left to nature Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: Well maintained; rarity of landscape character or features Record a level for importance/value Moderate	Not a section that requires management Record a level of capacity for change Moderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Edge of the settlement character 'What elements come together to make the character of the built edge'	Your description of the landscape character	Relationship with the character of the settlement edge Is it relevant notable key?	How would development adjacent to this edge affect the settlement's character? (refer to supporting notes)	What is High the value and importance of this section of the settlement edge? (refer to supporting notes)	Capacity to accept change (refer to supporting notes)
Nature of the buildings How old are they? What are the buildings along this edge used for e.g. residential, commercial? What is the size and scale of the buildings? What building materials have been used in the construction? (refer to supporting notes)	The buildings along the settlement edge are a mixture of ages built from the 1930's up to the last 5 years. They are used for residential and holiday lets. A two story terrace of modern houses, low pitched roofs. Modern and 1930's bungalows in own plots low pitched roofs, older smaller two storey cottages. Old farmhouse and farm buildings converted to residential use. Most properties have small gardens. Bungalows and modern terrace block built with tiled roofs. The cottages are built with local stone with slate roofs.	Key	A mixture of historic and more modern buildings all diverse in design and character. This is a high quality built edge of distinct local character any development would have an adverse effect. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: Conservation Area; Listed Buildings; Schedule monument All of this area is AONB and the land adjacent to the settlement edge is a site of Special Scientific Interest. Record a level for importance/value High	Record a level of capacity for change Low
If there is a highway in this section what is the nature of the road(s) as it meets the edge of the settlement? Is there a gateway feature/welcome point? Are there natural verges, pavements? Are there detracting yellow lines, and road markings? Are there street lights? Is there modern highway signage?	Two minor roads; one that terminates at the settlement edge and the other crosses the area. No pavements or street lights.	Notable	Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Moderate	Value indicators include: tree tunnel; TPO; dark skies; original cast iron signs Record a level for importance/value Moderate	Record a level of capacity for change Moderate

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge' Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? <i>(Specific viewpoints may indicate a greater visual sensitivity)</i> <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Views from points of public access Note : You may need to describe of this section of the settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the settlement edge be viewed from <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • Tourist attraction • Local heritage feature • Areas of open access land? 	There is no highway approaching the settlement only minor roads that terminate at the settlement edge. Due to topography edge is only visible from the landscape looking back and not from within the settlement. Edge can be viewed extensively from the PROW on the higher ground and the lower coast path PROW as far back as the next settlement. This settlement edge can be viewed from parts of Penrose estate a prominent park that is under the guardianship of the National Trust.	Large numbers of users of the PROW have a high sensitivity to changes in their view. The edge is visible from the beach and coast path and both are a popular attraction.	The viewers of the edge will be sensitive to change being outdoors for recreation and enjoyment of the landscape Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; scenic and landscape quality; recreational value All of this section is AONB and the land adjacent to the edge is a site of special scientific interest. The two PROW'S are extensively used both giving access to Penrose estate and one being part of the south west coast path. Record a level of visual sensitivity High to Low High	Record a level of capacity for change Low
Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) Also consider highways which define the boundary of the land parcel. How do you approach the settlement on PROW or highway? Is there a sense of arrival? Is there any form of gateway feature as you approach the edge on the highway. Is road signage cluttering the approach?	The settlement edge is approached by two PROW'S from the east. Both PROW'S merge into the minor roads in this section and therefore end.	Users of the PROW.	Extensive views are afforded along much of the PROW'S, and these users are of a high sensitivity. Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include :Cultural associations; historic ad natural features Both the PROW are important being widely used to access Penrose estate and more importantly one is part of the renowned south west coast path. Record a level of visual sensitivity High to Low High	Record a level of capacity for change Low

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Column 2	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge 'The way people see the settlement edge'	Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i>	Who is the viewer? How many people will have this view and how sensitive are they to visual changes? <i>(refer to supporting notes)</i>	Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? <i>(refer to supporting notes)</i>	What is the value and importance of the view? <i>(refer to supporting notes)</i>	Capacity to accept change <i>(refer to supporting notes)</i>
Visual appearance and scale Are any of the buildings or groups of buildings visually prominent? (This maybe by the nature of their age, size, mass, design, and/or construction material.) Is the edge of the settlement obscured or partially obscured by vegetation?	There are no prominent structures along the edge in this section although the iconic clock tower and pier can be seen from both of the PROW.	Users of the PROW	Extensive views are afforded along much of the PROW'S and these users are of high sensitivity Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: local stone; traditional construction methods/materials First view of the settlement when entering the settlement including the iconic clock tower and pier. Record a level for importance/value High	Record a level of capacity for change Low
Important views, sightlines and vistas Are there any views, or sight lines to natural or manmade features (including views out to sea) either looking from the settlement edge into the landscape, or from the landscape looking back to the settlement edge? Is there a particular building on the settlement edge which is important and visible from the wider landscape? Are there important/notable vantage points? (cliff path, hilltop, historic site) Is the edge of the settlement highly visible?	Part of the settlement becomes visible when approaching on the PROW from the east giving a sense of arrival. Panoramic views ranging from the Lizard to the far west of Mounts bay from the PROW'S. All of this section has uninterrupted views of Mounts Bay. The prominent western ridgeline and elevated plateau to the west of the settlement is visible along with the countryside beyond	Users of the PROW	Extensive views are afforded along much of the PROW'S and these users are of high sensitivity Note: Combine column 3 and 4 to record a level of sensitivity from High to Low High	Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features mentioned in guide books, tourist maps All of this section is AONB And the area adjacent to the settlement edge is a site of special scientific interest. The PROW along the south of this section is part of the southwest coast path. Record a level for importance/value High	Record a level of capacity for change Low
Visual merging of development Is there another settlement close by. Would further development on this edge create visual merging of two separate areas of development? How far is the edge of the next settlement? Can you see the edge of another settlement? How is the other settlement perceived, does it dominate, appear to encroach from here?	The next settlement is 4 miles away and separated by an inland lake and sand bar. Both settlements can only partially be visible at the same point.	Users of the PROW	Extensive views are afforded along much of the PROW'S and these users are of high sensitivity Note: Combine column 3 and 4 to record a level of sensitivity from High to Low Low	Value indicators include: Green spaces; natural corridor Record a level for importance/value Low	Record a level of capacity for change High

SETTLEMENT ASSESSMENT - LOCAL LANDSCAPE CHARACTER ASSESSMENT - NEIGHBOURHOOD PLANNING

	Character sensitivity		Visual sensitivity	Value judgement	Capacity
Summary	Landscape character sensitivity and vulnerability to settlement growth	Built edge of settlement sensitivity and vulnerability to settlement growth	Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth	Value and importance of the character and views	Capacity of settlement edge to accept housing growth
<p>Review all of the detail recorded this section</p> <p>Create a summary of the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where. This summary should detail both characteristics which are key and elements which detract and have scope for enhancement/improvement.</p> <p>Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>In the final column make a judgement based on the previous columns of the capacity of this section of the settlement edge to accept growth.</p>	<p>This area other than one field has been allowed to revert to nature and would be vulnerable to any settlement growth. There is no other land on the settlement edge with similar character and topography and this would be damaged by development. This area is unique being important to nature and also of great historic importance. It also separates the urban area from the countryside visually with very few properties visible looking into this settlement edge. The topography is complex, as is the character, being unusually varied for such a relatively small area.</p>	<p>The built edge consists of random properties some cottages, some bungalows and a small modern terrace. There is a very low density of development on the settlement edge and it blends into the landscape giving a sense of arrival at the settlement. Increased traffic in this area would cause congestion with no through road available. The tranquil atmosphere would disappear and light pollution would increase.</p>	<p>The settlement edge is not visible from within the settlement and does not detract from the setting of the village from within. There is a very obvious visual sense of arrival when approaching from the southeast along the Coastal Footpath. The town opens up to view gradually and at a pace very suited to the walkers that arrive from this direction. The settlement edge is visible from open countryside to the east of the settlement and from the Lizard peninsula.</p>	<p>The three distinct areas in this section all contribute to the character of the area and are all typical of other parts of Cornwall where land slopes down to the cliffs. The area is designated AONB and part is SSSI. There is evidence of historic activity in this case mining and the making of fishing nets inter mingled with farmland. The views from the south west coast path are extensive and walkers and people who use the beach have a high sensitivity. The gradual sense of arrival at the outskirts of the settlement and the sudden appearance of the Town clock and pier all add to the character and visual impact of the settlement edge.</p>	<p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT ASSESSMENT AREA.</p> <p>This section is an AONB and the area adjacent to the settlement edge is a site of special scientific interest. Also old net drying field of historic interest to local people. The south west coast path travels through this section. All of the above combine to give this area low capacity for growth, these qualities or designations alone would signify a low capacity for growth. The transport links to this side of the settlement are inadequate for any increased traffic flow.</p>



Plan No.1 Identification of Settlement Edge Land Parcels

