



**Landscape Character Assessment**  
For Proposed Area of Local Landscape and Heritage Value  
At Liskeard, Cornwall

September 2017

**Final Study**

**Prepared by:**  
Cornwall Environmental Consultants (CEC Ltd)

**For:**  
Liskeard Town Council



Ref: CEC2976








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## Document Control

The report was prepared and assessment undertaken by Lucy Wilson Richards CMLI, Senior Landscape Architect at CEC Ltd.

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1 <sup>st</sup> Draft	13.07.2017	Lucy Wilson Richards	Birgit Höntzsch	
				
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## Disclosure

The information, opinion and advice which we have prepared and provided has been prepared and provided in accordance with and reference to An Approach to Landscape Character Assessment 2014 and Guidelines for Landscape and Visual Impact Assessment 2013. We confirm that the opinions expressed are our true and professional bona fide opinions.

This report has been prepared for sole use by the client for the purpose as stated. It must not be used for purposes other than intended, and must not be copied, altered or revised by others without express permission by CEC Ltd.



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# 1. Introduction

## 1.1. Purpose of the study

CEC Ltd were commissioned in May 2017 by Liskeard Town Council (the client) to carry out a landscape appraisal of land between the southern boundary of the Caradon Hill Area of Great Landscape Value and the north of Liskeard to form a supporting evidence document for Policy OS10 of the Liskeard Neighbourhood Development Plan (NDP) due for submission to Cornwall Council for adoption in 2017. The study has been carried out in consultation with the NDP Steering Group; the brief for the study can be found in Appendix 2.

In the course of preparing the NDP it was identified that the land shown in Figure 1 is considered to be of equal merit to the AGLV and worthy of similar designation. The NDP proposes to designate it as an Area of Local Landscape and Historic Value (ALLHV), a local designation reflecting the landscape's condition and value on a par with the AGLV.

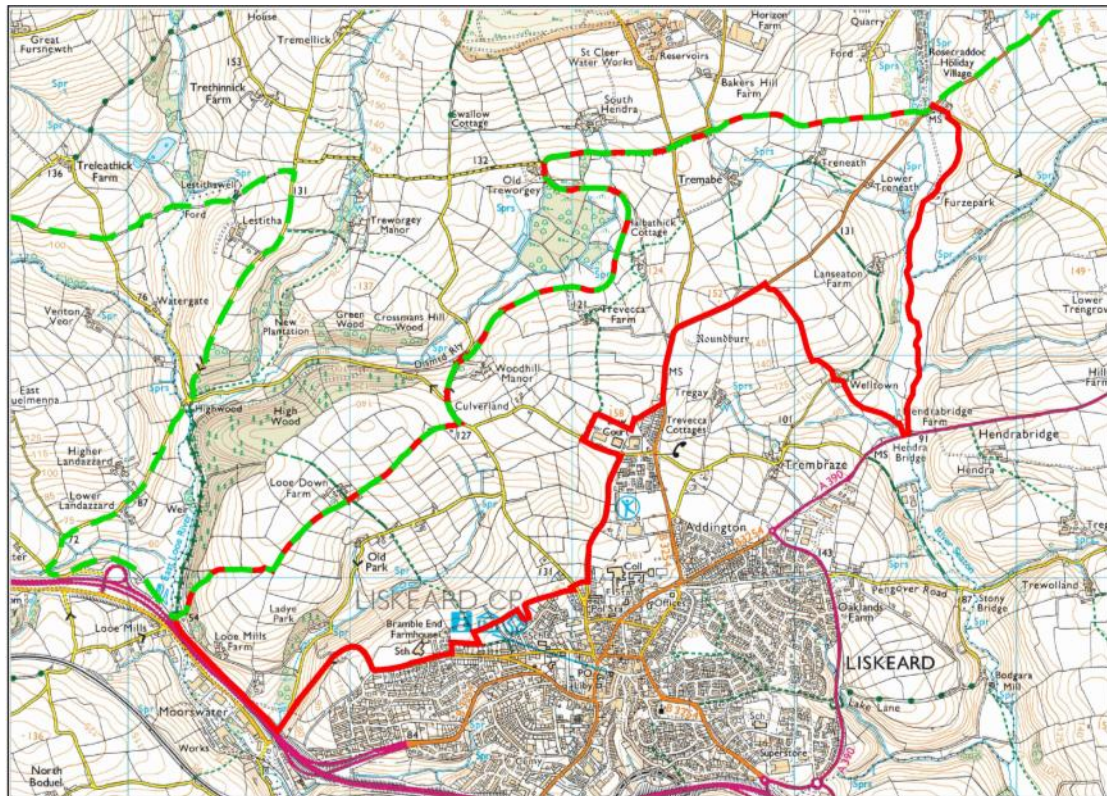


Figure 1: Proposed Area of Local Landscape and Historic Value (ALLHV) (extract from CEC2976-010, Appendix 3) also showing AGLV boundary in green

In order to support this proposal it is necessary to assess the landscape character of the area and its setting, evaluate its value and compare this with the designated area to identify common features. The appraisal also provides a summary of management recommendations intended to guide any future development proposals within the ALLHV in order to conserve its overall quality and the condition of its key assets.

## 1.2. Scope of the Assessment

This study is presented as a five part report as follows:

- **Policy Overview** – summarising relevant local planning policy to provide a context for the proposed designation.
- **Landscape Character** – summary of key points in national and local level landscape character assessments, local Historic Landscape Characterisation and localised landscape character within the proposed ALLHV and its setting including relationship to historic character and key views.
- **Landscape, Heritage and Amenity Valued Assets** – summary of key landscape, heritage and amenity designated and recorded assets within the proposed ALLHV and its setting.
- **ALLHV landscape and historic value** – condition and quality based evaluation of the proposed ALLHV area and comparison of this with the adjacent designated AGLV.
- **Management Recommendations** – intended to guide future development and maintenance of land within the proposed ALLHV and related to those in published landscape character and designated areas' management plans where applicable.

Heritage assets (Scheduled Monuments, Listed Buildings, Registered Parks & Gardens, Conservation Areas, Cornwall HER sites) have been considered in relation to their contemporary landscape setting and views for contemporary users, this does not constitute a Heritage Assessment. It is recognised that more detailed appraisal of specific heritage assets, features and their setting is required in order to ensure their appropriate conservation and promotion but that this element of work does not fall within the remit of this study.



### 1.3. Proposed ALLHV and Study Area

The proposed ALLHV boundary was identified by the NDP Steering Group and ratified during the study based on fieldwork. The area forms the majority of the rural area of Liskeard parish to the north of the existing built up area and so is important in the setting of the town within its landscape. The town sits on a hill rising between two river valleys - the Seaton and the East Looe rivers - and to the south of the southern slopes of Bodmin Moor. For the purposes of designation it follows clear and fixed landscape features within the NDP area though it should be noted that in places its landscape character continues beyond this line and in these cases it is recommended that a similar review is carried out.

In order to ensure that the proposed area's setting was fully understood and considered in the appraisal a wider study area was used which extends from the Liskeard ridge in the south to the ridge behind St Cleer in the north and from Merrymeet in the east to Moorswater in the west. As with the AONB and AGLV designations, treatment of land forming the setting of the proposed ALLHV, within Liskeard or other parishes, should take into consideration the potential effects of development and / or management activities on the character and quality of the designated area. Of particular sensitivity is land around the fringes of the urban area where development could or has recently eroded the definition between town and countryside for example along Old Road and around Addington.

### 1.4. Methodology

The methodology for the appraisal is based on industry standard guidance set out in An Approach to Landscape Character Assessment 2014<sup>i</sup>, the Guidelines for Landscape and Visual Impact Assessment<sup>ii</sup> and Cornwall Council's landscape character guidance<sup>iii</sup>.

The 2014 guidance states that "**Landscape character** may be defined as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse".

Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.

**Landscape value** is an accumulated factor based on landscape quality, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and cultural associations. The presence of designations is an indicator of recognised value but does not mean that an undesignated area does not have value.

The conclusions of the report are based on desk based analysis of planning policy, landscape character and valued assets, fieldwork and ongoing liaison with the NDP Steering Group, the process by which the conclusions were arrived at, including the local landscape characterisation is outlined below:

- ❑ Initial consultation with NDP group to define scope of study, key concerns to address and intended end use.
- ❑ Desk study of publically available information including published landscape character assessments and citations / descriptions and management plans for designated assets to identify key features within the study area and develop an understanding of the value of the landscape within the proposed ALLHV.
- ❑ Fieldwork to familiarise with the proposed ALLHV and surrounding area, record key views and identify areas of particular interest, variations in local landscape character and the relationship between the landscape of the proposed ALLHV, Liskeard urban area and the surrounding landscape.
- ❑ Telephone and email consultation with Nick Cahill (see Section 1.5) to discuss Historic Landscape Characterisation and the role of the Ducal Deer Park in the contemporary landscape character.
- ❑ Preparation of the draft report including LLCA (see Section 3.4), internal proofing within CEC and review by NDP group.
- ❑ Review meeting with NDP group to discuss findings, clarify LLCA boundaries and descriptions, and finalise management recommendations.
- ❑ Final edit and issue for submission to Cornwall Council by NDP.

### 1.5. Consultation

A considerable amount of consultation was carried out by the NDP Steering Group

as part of the NDP process and where relevant and useful this study draws on some of the information coming out of that process. The NDP Steering Group was involved from the outset in defining the brief, providing additional information, and reviewing the study before its final issue.

To inform this study CEC Ltd also liaised with Nick Cahill of Cornwall Council to clarify the purpose and detail of the countywide historic landscape characterisation project in relation to the landscape of the proposed ALLHV and the Ducal Deer Park as a heritage landscape as opposed to a collection of features. The NDP group had highlighted concerns regarding the classification of areas within the proposed ALLHV as Post-Medieval Farmland and Modern Enclosed Farmland as these HLC types were perceived as less valued and therefore more likely to be subject to development proposals. The group also highlighted a continuity issue with the landscape characterisation of the area published in the Caradon Hill Area Heritage Project (CHAHP) Historic Landscape Characterisation study<sup>iv</sup> which shows land within the proposed ALLHV as predominantly Medieval with a small area of Ornamental around Ladye Park in 1880 but by 2005 having an area of Modern Enclosed Land stretching between Old Park and Bramble End.

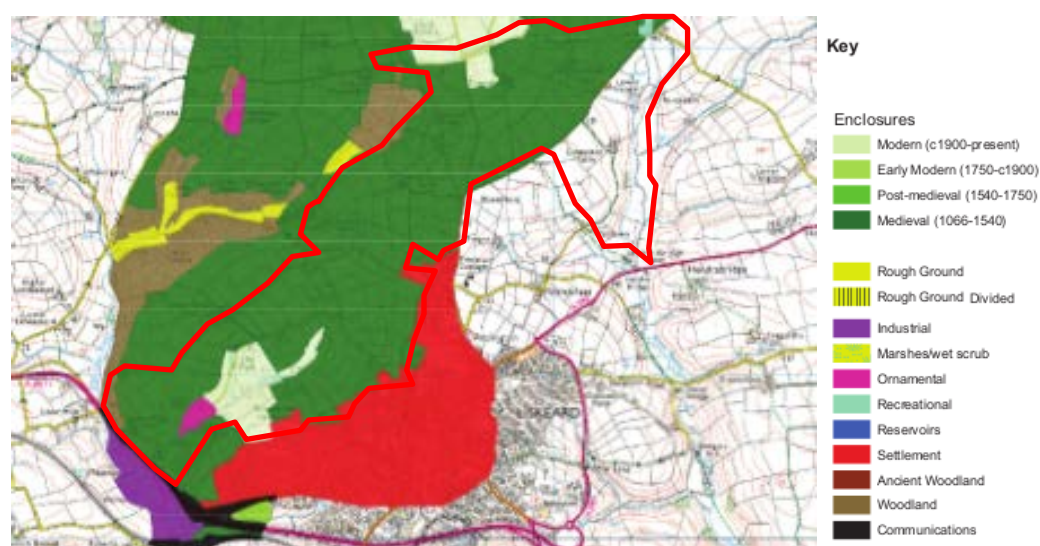


Figure 2: Zoomed extract from CHAHP Study Fig 1 illustrating 2005 HLC across proposed ALLHV (red line indicates approximate ALLHV boundary)

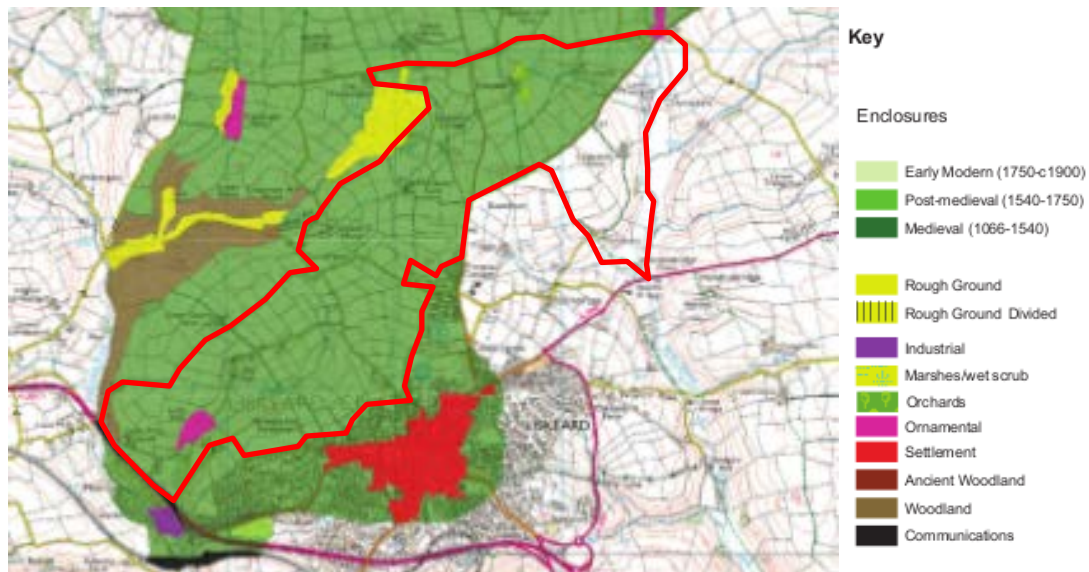


Figure 3: Zoomed extract from CHAHP Study Fig 2 illustrating 1880 HLC across proposed ALLHV (red line indicates approximate ALLHV boundary)

The consultation confirmed that whilst the online mapping information was the version referred to when considering planning applications the CHAHP study was more detailed and a piece of work which should be promoted for reference and that the long term aspiration was to carry out studies to a similar level of details across the county. It was also confirmed that the purpose of the HLC types was not to attribute differing levels of value to parcels of land but to provide a tool for understanding how historic land use and development has shaped contemporary landscape character and how an area's heritage assets read together at a landscape scale contributing to overall landscape value - for example the Ducal Deer Park and other features around Ladye Park and Old Park being read as a whole to present an important landscape of medieval origin with more recent boundary changes rather than a landscape which has more recently been enclosed. To this end the use of the Tithe Maps for the area (see Section 4) provide a useful illustration of landscape origins and evolution in the area.

### 1.6. Sources of Information

The following key sources of information were referred to, for a full list of all references refer to Appendix 5:

- [www.magic.gov.uk](http://www.magic.gov.uk) – national landscape designations and character areas
- [www.cornwall.gov.uk](http://www.cornwall.gov.uk) – local landscape designations and character

areas

- ❑ National Character Area descriptions, full National Character Area profiles can be found on the Government website<sup>v</sup>.
- ❑ Cornwall and Isles of Scilly Landscape Character Study<sup>vi</sup>
- ❑ Images of Tithe Maps provided by the NDP Group
- ❑ Cherished View and additional character / features photography courtesy of Neighbourhood Development Plan, Liskeard Town Council

## 2. Policy Overview

### 2.1. National Policy

The National Planning Policy Framework<sup>vii</sup> sets out the Government's planning policies for England and how these are expected to be applied at a local level. It does not contain policies but provides a set of 12 core planning principles and advocates a presumption towards sustainable development with local community involvement in spatial planning. Of the 12 core principles the following two are of direct relevance to the proposed ALLHV:

*Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; [NB there are no Green Belts in Cornwall, in this instance it is the setting of the principal towns which is of relevance].*

*Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

In accepting that development is required but in also promoting good quality design, integration of new development into the environment, healthy communities with access to high quality open spaces, and provision of ability to designate valued areas as Local Green Spaces the NPPF sets the framework on which the proposed ALLHV will be justified. Paragraph 154 outlines the key to the purpose and definition of the proposed designation:

*Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.*

The NPPF also provides the definitions and policy basis for a number of other features which contribute to landscape value, namely:



### Section 7 Requiring Good Design

This requires developments to enhance the overall quality of their location, respond to local landscape and historic character, and be visually attractive. The NPPF emphasises that policies not be excessively prescriptive but identify key features to be responded to in good design to achieve its integration into the environment.

### Section 11 Conserving and enhancing the natural environment

Paragraph 123 sets out that planning policies should *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*

Paragraph 125 addresses the need to limit light pollution impacts in order to protect local amenity, intrinsically dark landscapes and nature conservation.

### Section 12 Conserving and enhancing the historic environment

Paragraph 132 sets out how planning policy should consider potential development impacts on Designated Heritage Assets or their setting affording greater weight to more important assets and stating that as they are irreplaceable any harm to or loss of a heritage asset should be clearly and convincingly justified. In the case of Grade II Listed features this harm should be exceptional and in the case of Grade II\* and I Listed Features, Scheduled Monuments and World Heritage Sites wholly exceptional. Section 12 of the NPPF deals with the protection of designated heritage assets in more detail noting amongst other points that the relative significance of features and their contribution to the whole of the Designated Heritage Asset should be taken into account in the development control process.

## 2.2. Local Policy

### 2.2.1. Cornwall Local Plan

The Cornwall Local Plan was adopted on 22<sup>nd</sup> November 2016 with the proposed ALLHV falling within the Liskeard and Looe Community Network Area.

Within the Strategic Policies document<sup>viii</sup> of the plan Objective 10 (page 12) relates directly to landscape planning and assessment covering landscape character, protection of open spaces and design quality. A number of Policies

also refer to landscape planning and character issues. Policy 23 provides the context for AGLV designations within the premise of protecting local character and the natural environment including dark skies, whilst Policy 24 covers the protection of historic character and assets.

The Liskeard and Looe CNA section states that Liskeard's *setting on its hilltop overlooking wide tranches of landscape is an important characteristic.*

The Local Plan states that development will be managed by the NDP policy and decisions relating to the location of development will be made based on background work carried out to inform the Town Framework. Any land parcels in or adjacent to the proposed ALLHV, if taken forward as potential development sites, could have an effect on the landscape character and value of the designated area and its setting. The proposed designation will therefore need to provide a clear indication of how any proposed development proposed should be integrated into the environment in such a manner as does not undermine its value.

Also forming part of the Local Plan is the Cornwall World Heritage Site SPD<sup>ix</sup> which defines the features which contribute to the value of the WHS and how it should be treated within the local planning system. A key point within the SPD found in Table 6.4 is that:

*The surroundings in which a heritage asset is experienced is a fundamental part of its character and significance. The setting allows the asset to be understood in its contemporary and, often, its historical context through its relationships with other buildings, landscape features and cultural associations. These are the key elements for authenticity in this context.*

*The setting of an asset relates to its current surroundings, rather than how the landscape would have looked when it was built. Change can often be accommodated, and can even have a positive effect, but this always needs to retain the visual, functional and cultural relationships that contribute to the asset's significance.*

#### 2.2.2. Liskeard Neighbourhood Development Plan (Draft)

The consultation draft of the Liskeard NDP<sup>x</sup> identifies the setting of Liskeard as being predominantly the land which is identified in its Policy OSL10 as the

proposed Area of Local Landscape and Heritage Value:

*The area between the development limit and the Caradon AGLV, (CL8 & 9 saved policies), is designated as an area of local landscape and heritage value with a view to future redesignation as an extension to the area of great landscape value. Within this area any permitted development should recognise and respect the landscape character, pattern and scale of settlement, and reflect the traditional building styles, materials and design of the local area. Proposals to create greater recreational linkages in the form of permissive paths connecting to the existing network of paths and bridleways, signage and interpretive material will be supported.*

Policy OSL10 is designed to work alongside OSL8 which seeks to protect the Routes and settings of Caradon Trail, Liskeard Caradon Railway World Heritage Site and Looe Valley Cycle Trail and OSL9 Dark Sky which seeks to control development that could result in increased light pollution. OSL9 relates to the Bodmin Moor International Dark Sky Landscape (Section 4.1). The NDP provides the reasoning behind Policy OSL10, its key point to be reviewed and supported in this study is that the important landscapes within the proposed ALLHV “are highly valued locally for their contribution to character and the distinctiveness of Liskeard and should be retained, respected and enhanced. They are considered to be of equal and in places superior quality to the already designated Area of Great Landscape Value north from Treworkey to St Cleer and also forms an important part of the distinctive setting of Liskeard.”

#### 2.2.1. Adjacent Neighbourhood Development Plans

St Cleer Parish lies to the north of Liskeard Parish, its southern boundary abutting that of the proposed ALLHV along Tremabe Lane and forming its boundary along the stream west of Furzepark. Its NDP was submitted to Cornwall Council in 2015 but withdrawn for amendments. At the time of this study a new NDP was being prepared.

Dobwalls and Trewidland Parish lies to the west and south west of Liskeard and includes land around Moorswater which has a character connection with that at the south western end of the proposed ALLHV. At the time of this study its NDP is in early stages of preparation with the focus on initial community consultation.

Menheniot Parish lies to the east and south of Liskeard abutting the proposed

ALLHV along its eastern boundary between Hendrabridge and Lanseaton Farm. At the time of this study its NDP was also in the early stages following initial community consultation.



Figure 4: Extract from Cornwall Council online mapping showing neighbouring Parish boundaries in relation to the proposed ALLHV

Given that landscape character and consequently value does not adhere to administrative boundaries it is recommended that the parishes' NDP Groups to liaise if the proposed ALLHV designation is to be continued as appropriate to include all relevant land across their areas.

#### 2.2.2. Former Caradon Local Plan

The Caradon Hill AGLV was initially designated in the Caradon Local Plan with the policies relating to it, CL8 Areas of County Importance which identifies it and CL9 Areas of Great Landscape Value which sets out the approach to development with the AGLV being saved in the Cornwall Local Plan following the move to a unitary authority. Policy CL9 states:

*Proposed development in the Areas of Great Landscape Value identified on the Proposals Map will not be permitted if it would materially harm the character of the particular area and if it does not closely reflect the*

*traditional building styles and local materials, or the characteristic pattern of settlement, in the particular area.*

Though there is no explanatory text within the plan as to the key features or characteristics of value of the Caradon Hill AGLV or the rationale behind its boundary definition a brief reference to the area in an appraisal of landscape sensitivity to wind and solar energy<sup>xi</sup> states it is *valued for the dominance of Caradon Hill, relicts of the mining industry, and the wooded valleys*. The latter two features are of direct relevance to the landscape of the proposed ALLHV.

### 3. Landscape Character

This section presents a summary of the national and local character areas followed by a localised character assessment of the landscape within the proposed ALLHV and its setting to enable an understanding of how it reflects the key features within the national and local areas and how the landscape within the proposed ALLHV compares to that of the adjacent AGLV.

Figures illustrating this information can be found in Appendix 3 and are based on data available publically via the sources in Section 1.6. Localised character areas (as described in section 3.3) are based on field observations and intended to indicate areas of broadly similar character.

#### 3.1. National Landscape Character

National Character Area (NCA) 152 Cornish Killas is a large area covering much of Cornwall including the whole of the Parish and proposed ALLHV. Its key characteristics are drawn down and detailed in the local character assessment, hence not repeated here. Where relevant to the long-term ALLHV management, opportunities within the NCA analysis are outlined in Section 6.

#### 3.2. Local Landscape Character

Cornwall's landscape character is identified and described in the Cornwall and Isles of Scilly Landscape Character Study as a series of Character Areas (CA).

The proposed ALLHV is covered by CA22 South East Cornwall Plateau to the east and CA23 Looe Valley Rivers to the west. Within the wider study area the setting of the proposed designation is covered by CA24 Seaton River Valley to the east and CA32 Bodmin Moor to the north.

##### 3.2.1. CA22 South East Cornwall Plateau

Covering the majority of the proposed ALLHV which falls within its northern extents CA22 is a large open sloping plateau area between the various river valleys running south from Bodmin Moor to the coastline of Looe Bay with a small scale working pastoral character inland around the proposed ALLHV.

In contrast to the valleys, tree cover across the plateau is sparse, largely confined to low field hedges, around farmyards or entrances and in small patches of



woodland on lower ground, elsewhere fields are enclosed by post and rail fences. Woodland cover is noted as increasing around designed landscapes such as Bocconnoc Deer Park and Mount Edgcumbe as it does to the west of the proposed ALLHV around the Ducal Deer Park evident in place names such as High Wood, Woodhill Manor and Old Orchard or containing the Cornish 'cos' or 'kel'. Where it is found woodland is generally broadleaved with the network of Cornish hedges forming an important link to semi-natural habitats in the valleys.

Fields across the area are mostly medium scale with sinuous boundaries formed by Cornish hedges enclosing improved pasture and rough grazing with occasional arable productions. There are areas of more recently enclosed land across higher ground to the north west of the CA. Elsewhere including in the proposed ALLHV the classification is almost entirely medieval farmland.

Lanes are narrow and enclosed, following ridges and dipping across valley streams with stone bridges and mill buildings located at crossing points.

Liskeard is the largest settlement in CA22. Elsewhere the pattern is one of isolated farms and large modern houses becoming heavier along transport corridors. Older properties are characteristically stone and slate.

CA22 is rich in historical remains with numerous barrows and prehistoric features on higher ground (mostly outside the proposed ALLHV) such as Roundbury, the medieval castle town of Liskeard and mining remains. A feature noted as occurring elsewhere in the CA at Bocconnoc and Mount Edgcumbe is the Deer Park with associated designed landscape – such as at Old Park to the south west of the proposed ALLHV.

Intensive management and agricultural pressures (close cut hedges and removal of trees) have led to degradation of landscape condition in some parts of the area and are noted as a key pressure on landscape character. Urban expansion around Liskeard and poorly designed new rural housing also has a negative impact. Distinctive features of the area retained within the proposed ALLHV are the Cornish hedges and connections to Bodmin Moor which 'looms' to the north.

### 3.2.2. CA23 Looe Valley Rivers

The proposed ALLHV includes a section of CA23 relating to land around the tributaries (including the stream along the Old Park valley in the south west of the ALLHV) and headwaters of the East Looe River which rise to the north of the

area at Lower Treworick approximately 1km west of St Cleer.

The valleys are deep and narrow with dense woodland creating a sheltered and enclosed environment around pockets of pastoral farmland bound by linear woodlands formed by hedges with numerous mature trees. Much of the woodland is broadleaved, with some conifer plantation within areas of Ancient Woodland. The field pattern is mainly medieval.

The A38 cuts through the area forming the south western boundary of the proposed ALLHV, with the main Penzance – London railway running close to the west across Moorswater Viaduct. Steep and narrow winding lanes bound by high slate Cornish hedges covered in woody vegetation connect hamlets on valley floors. Elsewhere settlement is sparse consisting mainly of small farms traditionally constructed of stone and slate. The area is noted as having comparatively few Public Rights of Way (ProW).

Just to the south west of the ALLHV the river is canalised around Moorswater which relates to the area's historic land use as a processing area for minerals mined on Bodmin Moor and transported via the Liskeard and Caradon Railway to the canal and on to the area's main port at East Looe. The line of the former railway is now part of a multi-use trail through the proposed ALLHV, and the branch railway to the south of Liskeard.

CA23 is in generally good condition. Loss of oak woodland to conifer plantations is noted as impacting on appearance and biodiversity with the potential impacts of urban development around Liskeard and the main transport corridors mitigated by landform and extent of woodland. Distinctive features of the area within the proposed ALLHV or its setting include Moorswater viaduct and relics of the lead mines, and well wooded valleys.

Planning and management guidelines which would apply within the ALLHV include woodland management and appropriate new planting, appropriate riverine management and development guidelines for residential development around Liskeard.

### 3.2.3. CA24 Seaton River Valley and CA32 Bodmin Moor

CA24 and CA32 provide the context for the proposed ALLHV to the east and north respectively.

The River Seaton rises at Minions and flows south forming the boundary of the proposed ALLHV between Rosecraddock and Hendrabridge. Its valley is steep sided and twisting fed by short tributaries such as the stream from Treneath in the north eastern corner of the proposed ALLHV and around Hendrabridge with an unusual small floodplain along the ALLHV boundary. Valley slopes are covered in Ancient Woodland creating an intimate and remote character and extending along field boundaries to create ecological links. Fields are small to medium improved pasture, of medieval origin with the irregular pattern enhanced by the tall hedges. Lanes are small and enclosed by tall densely wooded Cornish hedges connecting scattered farms of stone and slate. Generally the area's condition is good though it is under pressure from the expansion of Liskeard and conversion of broadleaved woodland to plantation.

Bodmin Moor is a large area covering the highest ground in Cornwall and as such forms a striking backdrop to the north of the proposed ALLHV. Most of it is exposed, unenclosed and unsettled though all has evidence of human activity dating back to the prehistoric. Its southern slopes around Draynes, Minions and Caradon Hill which are so prominent in views across and north from the proposed ALLHV feature a small scale medieval field pattern increasing in size across more recently enclosed higher ground with limited tree cover. Much of the area is regarded as wild, designated as an Area of Outstanding Natural Beauty (Section 4.1) and is also designated as a Dark Skies Landscape the buffer for which is offset from the AONB boundary by 2 miles and covers most of the proposed ALLHV. Remains of mining activity are a dominant feature across Caradon Hill which is included in the World Heritage Site (Section 4.3).

#### 3.2.4. Land Description Units (LDUs)

LDUs are the most local level of detail within the Cornwall Landscape Study defined by common physical characteristics. Those within the proposed ALLHV and its immediate surroundings are summarised in Table 1. The landscape they describe is a predominantly rural one characterised by small farms and clustered settlements, valley sides covered with ancient woodland and ridges by settled pastures with the Liskeard urban area along the ridge to the south.

LDU ID	Location	Physiology	Ecology & Geology	Settlement	Land Cover
227	Within CA23 South west from A38 north east along East Looe tributary towards Venslooe Hill	Hard rock slopes and ridges	Shallow brown soils on hard rock	Clustered with small farms	Ancient wooded
218	Within CA22 North and centre of area from LDU227 north east to Lanseaton Farm	Hard rock plateau	Shallow brown soils on hard rock	Clustered with small farms	Settled pastures
092	Within CA24 North east of area from Lanseaton Farm to Rosecraddoc	Hard rock slopes and ridges	Shallow brown soils on hard rock	Clustered with small farms	Ancient wooded
222Urban	South covering Liskeard	Hard rock plateau	Shallow brown soils on hard rock	Urban	Urban

Table 1: LDUs within ALLHV

### 3.3. Historic Landscape Characterisation

Historic Landscape Characterisation within Cornwall is a fixed dataset prepared as a County wide project in 1994 as part of the Landscape Character Assessment published in 1996. Its aim was to provide a landscape context for the interpretation of historic remains which would aid their interpretation. The project's online information<sup>xiii</sup> states that a "*basic premise of HLC is that the whole of Britain is one continuous but multifarious historic landscape*" resulting from the effects over time of land use on natural conditions. Key to understanding the application of HLC is that a particular landscape type does not imply greater or lesser inherent value to an area; it is a descriptive tool in the same vein as landscape character. It is intended that the HLC Study will be reviewed in the future to reflect changes since its publication such as the coverage of Modern Enclosed Land within the study area and clarify any areas which it is felt are ambiguous or open to interpretation. The classifications referred to in this study are those which are publically available through Cornwall Council online mapping as illustrated in the extract below and Figure CEC2976-031.

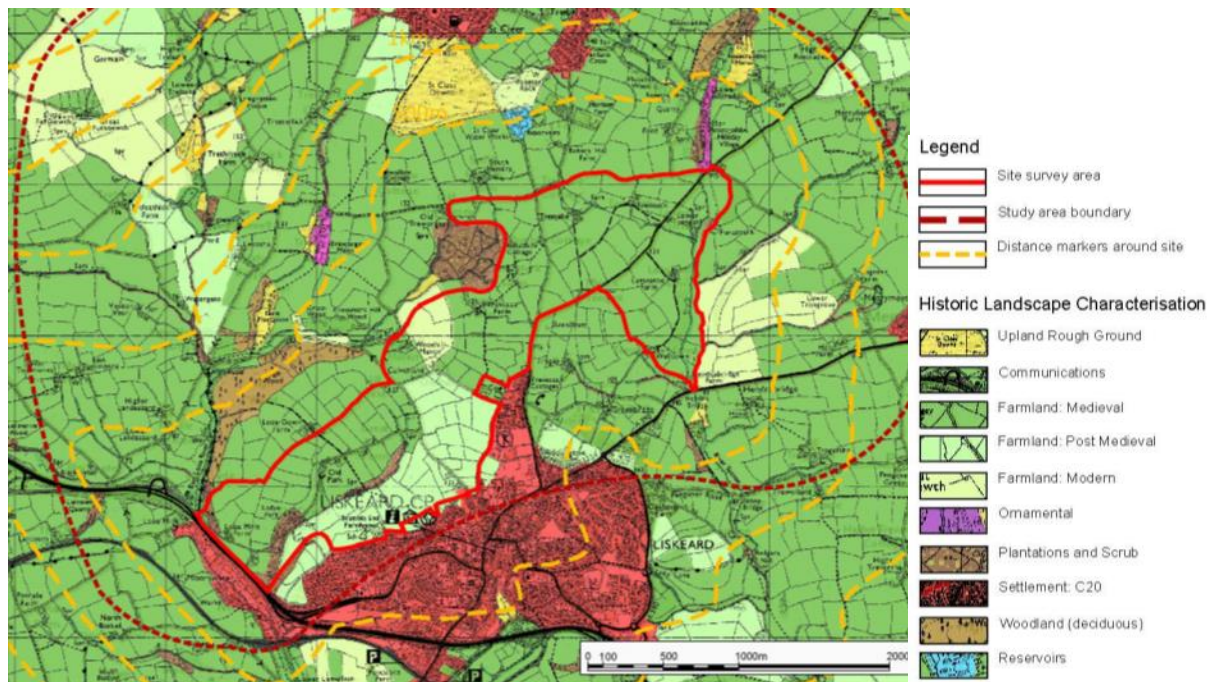


Figure 5: HLC Classifications within the ALLHV and immediate setting (extract from CEC2976-031, Appendix 3)

The majority of the proposed ALLHV and its surroundings are classified as Farmland: Medieval, Cornwall's *agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure and of medieval or prehistoric origin.*

A small area to the north across fields to the east of Woodhill Manor is classified as Modern Enclosed Land described as *mainly Anciently Enclosed Land or Post-Medieval Enclosed Land whose field systems have been substantially altered by large-scale hedge removal in the 20th century. It also includes, however, 20th century intakes from rough ground, woodland and marsh.* In the context of the study area it is apparent that this variation in field pattern can be assumed to be the result of 20<sup>th</sup> century removal of medieval hedges and other field boundaries (based on old mapping and fieldwork) and as such the landscape has older roots.

Continuing south from the Modern Enclosed Land along Venslooe Hill towards Liskeard and west towards Moorswater, forming the southern slopes of Old Park Valley is an area classified as Post-medieval Enclosed Land. This is described in

the HLC study as *land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons. Generally in relatively high, exposed or poorly-drained parts of the county.*

Also within the proposed ALLHV are areas of Plantations and Scrub running along Old Park Valley and including the designed parkland woodland along the stream and around Ladye Park. The HLC describes the category as *blocks of mainly conifer plantations, comprising those on uplands planted to produce timber, replantings of ancient woodlands which had been intensively harvested and those created as elements of designed ornamental landscapes* the latter two land uses being applicable to the areas within the proposed ALLHV.

Also covering part of the study area and providing a more detailed examination of historic landscape characterisation in a local context is the CHAHP Historic Landscape Characterisation study prepared in 2005. Points within the study that relate to the landscape of the proposed ALLHV include:

- ❑ Place names with the Tre prefix – Treworgy, Trevecca etc. – indicate working small estates of the early medieval period based on previous settlements and often later forming parishes.
- ❑ Establishment of Liskeard as a small town serving the agricultural and tinning industries during the later medieval period with a small castle (lost) and large deer park around Old Park holding 200 deer which continued in use for over 200 years.
- ❑ Increased industrial activity in the early modern period with the expansion of Caradon Mine, construction of the Liskeard and Caradon Railway and its tributary tramways and establishment of associated industries including granite quarrying. As industrialists grew wealthier the construction of large houses with ornamental gardens and parks such as Rosecraddock becomes a feature. At the same time farming was modernised with sea sand shipped in via the Liskeard Looe Canal and lime produced to spread on fields, the mid-19th century Great Rebuild of farm buildings and increased specialisation all affecting the overall character of the landscape.

### 3.4. ALLHV Landscape Character Assessment

The landscape within the proposed ALLHV is generally representative of that



outlined in the Cornwall Study though the nature of the deep narrow wooded valleys and rolling plateau divide it further into smaller units. The boundaries of those units are largely defined by landform, watercourses and vegetation as opposed to roads or other man made features, and extend beyond its boundaries into the AGLV to the north, around Moorswater to the west and towards Merrymeet in the east.

For the purpose of better understanding the character of land within the proposed ALLHV and its setting a series of localised landscape character areas (LLCA) were identified and are described below with a summary of characteristics in Table 2. Their boundaries were initially identified during desk study using the LDU boundaries and then clarified through field observations and consultation with the NDP Steering Group. Generally it was considered their extents should relate both to physical landscape features such as ridgelines, field boundaries or roads as well as how they are perceived as areas by the local community. The final boundaries therefore have some reference to LDU boundaries where appropriate but overall are defined using the local landscape context and interpretation of it. It should also be noted that the majority are transitional in nature rather than following clearly demarcated lines on the ground. The LLCAs are described below and are illustrated on Figure CEC2976/032 in Appendix 3.

**It is evident from review of available information and fieldwork that the character of the proposed ALLHV is of equal merit to that of the AGLV and in many places extends across designation boundaries, as outlined further in the descriptions below.**

#### 3.4.1. Ladye Park / Old Park Valley

This LLCA centres on a local valley including Old Park and Ladye Park and is located in the south west of the proposed ALLHV extending west towards the A38, south towards the urban edge of Liskeard, east towards Venslooe Hill and north towards the ridge along Looe Downs, beginning to transition from Old Park Road northwards.



Figure 6: Looking west along the valley from Coldstyle Road / Wrey Avenue illustrating overall character of LLCA Ladye Park / Old Park Valley (Additional View 1)

The landform around Old Park is a narrow and steeply sloping verdant valley along a stream which rises to the east of the area near Coldstyle Road and flows south west with pools at Old Park, Ladye Park and Moorswater Lodge to join the East Looe River at Moorswater. There is mature woodland and tree cover throughout, in the form of individual parkland trees dotting fields, small copses along the upper valley shoulders and scrub wet woods along valley floor watercourses. Many of the hedgerows surrounding the small fields and lanes such as at Old Road as it descends to Moorswater are more akin to the linear woodlands noted as characteristic of CA23 Looe River Valleys (Section 3.2), creating a strong sense of enclosure from within the valley and a physical connection to the wider landscape when viewing the area from outside and from its higher edges.

To the south around Moorswater Lodge and Ladye Park this woodland has a more designed, ornamental character which contrasts both with the more naturalistic hedges and woodlands as well as the plantation woodland within High Wood to the north.

The predominant field pattern within the valley is small scale with a few more irregularly shaped fields to the south which reflect the area's medieval enclosure as still evident on the 1840s Tithe Map (Section 4.3.2, Figure 11) and small

rectangular fields to the north created through later hedgerow removal rather than more recent enclosure. Land use appears to be a mix of pasture and parkland.



Figure 7: View across Ladye Valley from Old Road towards Old Park showing the folding verdant nature of the valley at its southern end (Cherished View 2)

The A38 running along the area's south western boundary is a detracting feature at close proximity, elsewhere the lanes are narrow and densely hedged being disguised in views of the area as woodland strips.

The northern edge of the Liskeard urban area lying along a ridge forms the southern edge of the valley both physically and in character. Elsewhere buildings are limited and all have a historic value as well as forming landmarks in the landscape. The bright white render and visually distinct formal roofline of Moorswater Lodge to the south west contrast with the greens and coppers of the surrounding planting. In the centre of the valley the very upright and angular form of Old Park sits on an exposed promontory within the valley surrounded by farm buildings and associated dwellings.





Figure 8: Looking east from railway footbridge towards Old Park / Ladye Valley showing the A38, Moorswater Lodge within its designed woodland planting and Old Park (section of Key View 1)

Generally Old Park Valley is a both visually and aurally tranquil landscape with its historic character still evident and integral. It has a number of complete current features including medieval field pattern, woodland and hedgerow cover, a filigree lane network, buildings and ornamental planting to the south west as well as the references to historic landscape in place names such as those ending in 'park' being Cornish for field.

Sense of enclosure is strong due to the extent of tree cover and tight landform with few long distance views beyond the valley from within it. There are good scenic views along the valley from Coldstyle Road at Lux Park, from within the valley on Old Park road and across it from the footpath 615/5/1 near Bramble Lane End and from Looe Down Farm lane.

Its character is generally in good condition with fields and hedges not appearing to be under pressure from more modern agricultural practices. The expansion of the Liskeard urban area with new development to the rear of the Primary School around Culverland Road and at Wrey Avenue to the east detracts visually on the southern horizon and erodes the intactness of character along the area's southern edge. Urban land uses such as vehicle repair and storage are also creeping into

what is essentially a scenic rural landscape.

### 3.4.2. Looe Downs to Looe Mills

Looe Downs to Looe Mills is a predominantly a plateau landscape covering the higher ground to the north of Old Park Valley around Looe Down Farm and is located along the south western corner of the proposed ALLHV extending over into the AGLV, the southern boundary of which runs along the 125m contour, access lane to Looe Down Farm and field boundaries down to Looe Mills Farm. The LLCA is a narrow area sandwiched between LLCA High Wood Valley and LLCA Ladye Park / Old Park Valley, ending at the A38 in the south and around Culverland in the north.



Figure 9: Looe Downs plateau from the west illustrating the larger scale fields and locally exposed nature of the landform (section of Key View 2)

The area's landform is gently rolling with a more noticeable slope to the west down past Looe Mills Farm to the Moorswater section of the East Looe Valley. It is covered with a mix of arable and pasture fields that are smaller scale as land begins to slope towards Old Park Valley and small to medium scale to the north and west all with fairly regular rectangular boundaries. The historic character is medieval farmland and it is likely that the regular field pattern is again a result of

hedge removal rather than the later period of enclosure found on higher rougher ground to the north around Bodmin Moor. Field boundaries are well treed with hedges providing strong physical and visual connection to the surrounding valleys.

Buildings are few and entirely associated with and clustered around the farms, either older stone and slate houses or more modern barns and occasional mid-century cottages. The one unclassified lane across the area runs south west from Culverland to Looe Down Farm and on to cross the East Looe River at Looe Mills. It is marked by a series of hedgerow trees though these are not as dense as elsewhere in the area, emphasising the localised high round landform.

The area has a degree of tranquillity and exposure though to a lesser degree than plateaux on higher ground further north across the lower slopes of Bodmin Moor and around St Cleer and aural tranquillity is reduced by the proximity of the A38. It appears in good condition with few pressures from modern agricultural practices other than the need for larger more functional barns, or the urbanising residential and light industrial development around north Liskeard and particularly at Moorswater.

#### 3.4.3. High Wood Valley – Old Treworkey to Moorswater

High Wood Valley is largely within the AGLV and forms a main upper tributary of the larger East Looe River Valley. A section of it running south west from Old Treworkey past Halbathick, Trevecca and Woodhill Manor and down to Moorswater falls within the proposed ALLHV. It is read in the landscape against the higher ground of LLCA Looe Downs to Looe Mills to the south and farmed slopes around Trevecca and Tremabe to the north.

The valley's landform is steep and narrow, characteristic of that across CA23, with a slightly wider floor than Old Park Valley to the south. The large area of plantation forming High Wood cloaks its southern slopes towards its western end and is a prominent feature in the wider landscape including in views from the AONB to the north. Its northern slopes are covered in smaller areas of broadleaved woodland including New Plantation (classified as Ancient Woodland), Green Wood, Crossman's Wood and Halbathick Wood to the north (TPO and County Wildlife Site). Tree cover along the valley floor and lower slopes is dense with well treed hedges and wet woodland and marshes adjoining watercourses



continuing up to higher ground at Old Treworgey. Field pattern is irregular with small to medium scale units being actively farmed as a mix of pasture, grass crop and arable.



Figure 10: LLCA High Wood Valley from the west illustrating the steep sided landform and dense vegetation cover snaking into the distance and the easily defined boundary with LLCA Looe Downs to the south (section of Key View 1)

Buildings within the area are concentrated around the old farms and estates including Lower and Higher Landazzard, Woodhill Manor and Old Treworgey. Lanes between them are narrow and winding taking the easiest route across the valley slopes and bound by tall treed hedges with few views out other than those glimpsed through gateways. The Caradon Trail runs through the area along back lanes and tracks in the vicinity of the former Liskeard and Caradon Mineral Railway WHS (See Section 4.3.2).

Though rural and tranquil, having a sense of enclosure around its wooded areas, the landform of High Wood Valley is more open than Old Park Valley to the south resulting in a stronger sensory connection to the wider landscape including the higher ground to both north towards Bodmin Moor and St Cleer and south west towards land rising behind the industrialised areas of Moorswater. It is in good condition with an intact character that is not contained with the boundaries of the AGLV but rolls over into the proposed ALLHV and wraps around it to include the

industrialised area around Moorswater.

#### 3.4.4. Trevecca to Lanseaton Farmed Rolling Plateau

This area covers much of the north eastern part of the proposed ALLHV around Halbathick, Trevecca, Tremabe and Lanseaton, north west towards Keast's Wood and Old Treworgey, north towards land sloping up to St Cleer Downs (within the AGLV), east towards the River Seaton floodplain and over the area around Roundbury and Trembraze south towards the urban fringe of Liskeard and the A390.



Figure 11: Trengrove looking west towards Lanseaton Farm illustrating the more open landform and medium scale regular field pattern (Key View 3)

Landform is one of rolling higher ground which in places is hard to define as separate from the various folds and small valleys running around it. Though there are no mapped woodlands the area still has a wooded character in places owing to the volume of mature hedges and trees and incidental wooded areas along lower ground. Fields are generally medium scale and irregularly shaped bound by mature hedges and in use as a mix of arable and pasture. The transport network around the area is more varied than elsewhere in the proposed ALLHV including narrow winding lanes bound by tall hedges as well as the wider and

more open St Cleer Road and the B3254.

Buildings within the area are mostly farmhouses or farm related though there are a greater number of other properties particularly along roads and the northern edge of Liskeard. The traditional style is stone with slate roofs with a number of more recent houses with a varied degree of connection to the local character, including the new development around Tregay. Trevecca Cottages form a formal terrace along the ridge on the St Cleer Road.



Figure 12: Looking south from Baker's Hill towards Liskeard illustrating the relationship between busy urban edge and rolling farmland (Additional View 2)

Though it still has a strongly rural character the larger roads and visual connection to the Liskeard urban area create aural and visual clutter, combining to an extent that makes this the least tranquil part of the proposed ALLHV. Development spreading out from the Liskeard area is eroding the area's rural pastoral condition as is the lack of response to the local character in much of the recent building design, form, colour and material.

### 3.4.5. River Seaton Floodplain – Rosecraddoc to Hendra

The River Seaton runs south from its source at Minions (AGLV) passing through to the far east of the proposed ALLHV area along the heavily wooded valley around Rosecraddoc to Hendrabridge and across the A390 to include the area to the south around Hendra and across the Parish boundary to the east rising up towards Trengrove. A section of the western side of this valley extends into the landscape of the eastern end of the proposed ALLHV.

For much of its length the valley is narrow and winding with steep sided tributaries including the Tremar Stream which joins at Rosecraddoc and the Treneath Stream which joins by Furzepark which has a more farmed parkland character. The section within the proposed ALLHV is unusual and noted in the description for CA23 (Section 3.2) for its small shallow floodplain running between Rosecraddoc in the north and Hendrabridge in the south. It is a distinct and identifiable feature in the landscape which contrasts to its surroundings by virtue of its topography and also the lack of tree cover. Elsewhere the valley slopes have a dense tree cover along hedges connecting to the wider area and woodlands. Fields are larger along the floodplain and medium scale as land rises all with an irregular pattern with the primary land use appearing to be pastoral.

There are few buildings in the valley, all are related to old farms and there are no roads along it, the B3254 and A390 crossing it at Rosecraddoc and Hendrabridge respectively.

Character within the area is in good condition with features intact despite the proximity to the Liskeard urban area and having two of the areas main roads running through it. Though it is not enclosed in the same sense as some of the steeper wooded valleys in the area the floodplain nature of its landform creates an internal focus which also serves to reduce the detracting effects of development pressure seen elsewhere in the proposed ALLHV particularly within the adjacent LLCA of Trevecca to Lanseaton Farmed Rolling Plateau.

Table 2: LLCA summary of characteristics

<b>LLCA</b>	<b>Topography</b>	<b>Vegetation</b>	<b>Land Cover and Land Use</b>	<b>Settlement Pattern</b>	<b>Transport and Infrastructure</b>	<b>Heritage Features</b>	<b>Aesthetic</b>	<b>Condition</b>
Ladye Park / Old Park Valley	Narrow steep valley, folds in landscape to east, slightly wider to west	Dense tree cover along hedges and in wooded areas with ornamental planting around Moorswater Lodge	Mostly small scale irregular fields in pastoral use, some larger to east around Old Park due to hedgerow removal	Old farms and houses around them. Old Park and Moorswater are distinct architectural features in landscape.	Narrow winding lanes with dense hedges, A38 and road bridge to south	Numerous including Ladye Park, Ducal Deer Park and Old Park. Medieval landscape with strong time depth.	Tranquil, enclosed and timeless. Some connection to Liskeard urban edge from higher ground and views north towards AGLV / AONB	Good intact with clear connection to historic landscape. Pressures from development to south along urban edge.
Looe Downs to Looe Mills	Predominantly rolling plateau with steep slope to west down towards Looe Mills	Treed hedges connecting to woodlands in adjacent areas.	Medium scale more regular fields on higher ground	Buildings associated with historic farms	One lane accessing farms, no other elements	Older farm buildings, no specific sites	Tranquil and open, connections to wider area with long views west and north.	Good, some pressure from need to modernise farms.



LLCA	Topography	Vegetation	Land Cover and Land Use	Settlement Pattern	Transport and Infrastructure	Heritage Features	Aesthetic	Condition
High Wood Valley	Steep and narrow characteristic of CA23, wider floor than Old Park Valley.	Heavily wooded, plantation on southern slopes, large areas of broadleaved (some TPO) and well treed hedges.	Irregular small to medium fields in mix of pasture, grass crop and arable.	Buildings concentrated around the old farms and estates	Narrow winding lanes with high hedges. A38 crosses southern end of area, Moorswater industrial area to south.	Numerous historic settlements, Liskeard and Caradon Railway WHS, numerous features around Moorswater.	Enclosed at lower elevations and within woods, higher open ground has strong sensory connection to wider area including north to St Cleer and Bodmin	Good intact despite modern road network and industry.
Trevecca to Lanseaton Farmed Rolling Plateau	Rolling higher ground with little definition from surrounding valleys	No mapped woodlands but heavily treed hedges and wooded areas	Medium scale irregular shaped arable / grazing fields	Scattered farms and associated buildings. Old and newer houses along roads and closer to Liskeard edge	A390, B3254 and numerous smaller roads	Trevecca Cottages, historic farms, Roundbury	More open with stronger connection to wider area. Liskeard fringe a feature with recent development eroding rural character.	Good with some degradation as development extends urban area to west.



<b>LLCA</b>	<b>Topography</b>	<b>Vegetation</b>	<b>Land Cover and Land Use</b>	<b>Settlement Pattern</b>	<b>Transport and Infrastructure</b>	<b>Heritage Features</b>	<b>Aesthetic</b>	<b>Condition</b>
River Seaton Floodplain	Narrow and winding with floodplain between Rosecraddoc and Hendrabridge	Dense tree cover along hedges connecting to woodland areas	Larger along floodplain, all irregular. Mostly grazing / grass crop.	Scattered farms and associated buildings.	B3254 and A390 cross valley, no roads along it	Historic farms buildings, quarry, stone bridges.	Internal focus created by floodplain landform	Good

### 3.5. Key Views

As part of the NDP consultation process a series of Cherished Views were identified by the local community, listed below and marked on CEC2976-050.

- ❑ Coldstyle Road west towards Moorswater
- ❑ Coldstyle Road NW along Old Park Valley to Bodmin Moor
- ❑ Old Park Walk north across Old Park Valley to High Wood, Bodmin Moor and Caradon Hill beyond
- ❑ Old Road north east along Old Park Valley to High Wood
- ❑ Treworgey Estate north east to the house and grounds
- ❑ Looe Down Road south across Old Park Valley to the Liskeard ridge

All of these Cherished Views share a common characteristic in that they are across, or focussed on key features of, historic landscapes which remain predominantly rural in character with active agricultural use. Those from Coldstyle Road and Old Park Walk also both feature the wilder high ground of Bodmin Moor (AONB) forming the horizon and having a marked contrast in land cover and character to the more wooded farming scene across middle and foreground.

During the process of fieldwork for this study a number of other key views were identified in which the land within the proposed ALLHV forms a principal feature within the wider landscape. These include:

- ❑ Roberts Farm lane pedestrian footbridge over the mainline railway looking north east across Moorswater to Old Park and Caradon Hill (public footpath 607/20/1)
- ❑ North Boduel lane gateway looking east across Moorswater and Looe Downs along High Wood Valley to Caradon Hill
- ❑ Coldstyle Road / Culverland Road junction looking south west along Old Park Valley towards farmland around Boduel
- ❑ Trengrove Lane south west across the River Seaton Valley towards Trembraze and the eastern fringes of Liskeard

- King Doniert's Stone south across St Cleer and High Wood to the Liskeard ridge and beyond to Blacketon Rings

Again the overriding character of these views is a richly treed (and in places wooded) active farming landscape peppered with historic features with elements of modern infrastructure and development, but mostly not to an extent which detracts (unless outlined previously).

**In neither the NDP Cherished Views or those identified during fieldwork were there marked changes in condition or quality of the landscape from which the viewer would be able to identify land within and outwith the AGLV.**

## 4. Landscape, Heritage and Amenity Valued Assets

As noted in Section 1.4 value is not something solely identified by virtue of designation, though it is a useful starting point. Neither is the perceived value of a landscape usually the product of one distinct feature rather it is normally the combination of its scenic quality, relationship to communal heritage, and the degree to which this can be experienced and interpreted by those who use it. This section provides a summary of the designated assets within and around the proposed ALLHV which indicate the officially recognised value of it and its setting as well as those which aren't designated but which are recorded. These are grouped by geographical location in order of designated hierarchy where this helps to minimise repetition.

### 4.1. Cornwall AONB: Bodmin Moor

The Cornwall Area of Outstanding Natural Beauty: Bodmin Moor area lies approximately 2.3km north of the proposed ALLHV and forms the backdrop to it in long distance views from the Liskeard ridge. The AONB area also contains Golitha Falls National Nature Reserve and Draynes Wood SSSI as well as numerous Scheduled Monuments and other heritage features. Its boundary runs across high ground following for some distance the road between Redgate and Common Moor from which long distance views south towards the coast are experienced through hedge breaks and from vantage points such as King Doniert's Stone. In these views the urban area of Liskeard is visible along its ridge against the setting of Old Park Valley and High Wood Valley with little distinction in character or condition between the two.

Key features of the AONB<sup>xiii</sup> relating to its area closest to the proposed ALLHV and also seen in its landscape and that of the AGLV include the more sheltered wooded valleys around its edge which continue south through the landscape and visually prominent (intrusive in the AONB) conifer plantations as found along High Wood.

Recent light readings show that the quality of the night sky over Bodmin Moor is amongst the best in the world and in July 2017 it was officially designated as a Dark Sky Reserve<sup>xiv</sup>, the core reserve area being that of the AONB with a 2 mile buffer within which good lighting practice will be actively encouraged which extends to cover the majority of the northern part of the proposed ALLHV and

north of Old Park to its south. Aims of the designation which affect the quality or condition of the landscape include the reduction in light spill from existing sources and within new development proposals and the provision of a more natural environment for both nocturnal and diurnal wildlife.

#### 4.2. Caradon Hill Area of Great Landscape Value

Caradon Hill AGLV extends from the AONB boundary to its north south from Caradon Hill itself around St Cleer up to the B3254 around Rosecraddoc, Tremabe Lane up to Old Treworgey and then following the former Liskeard and Caradon Railway (see Section 4.3) to Woodhill Manor before running south a short way along Culverland Road to pick up Looe Down Road to its southern extent at Moorswater before returning north along High Wood Valley to Treworgey Manor. It is abutted to west by the Mid Fowey AGLV around Four Gables and to the east by the Lynher Valley AGLV around Downgate and Upton Cross, the areas effectively forming a buffer to the AONB. The Caradon Hill AGLV also contains the Crow's Nest SSSI, St Cleer Conservation Area and numerous heritage designations.

The focus of the AGLV is the landscape of Caradon Hill itself, valued for its heathland and extent of mining remains. Though the Cornwall Local Plan does not identify the defining features of the area the CHAHP Historic Landscape Characterisation Study<sup>xv</sup> provides a detailed study of the area's historic features, character and value. The boundary of the study extends to include the majority of the southern part of the proposed ALLHV and its northern part north of the B3254. Within the southern part of the proposed ALLHV, around Old Park Valley the landscape is classed as medieval with an area of Modern Enclosure: 20<sup>th</sup> Century and Ornamental around Ladye Park (more likely to be related to later hedge removal than late enclosure, see Section 3.4.1). The areas of the AGLV adjacent to the remainder of the ALLHV are also predominantly medieval farmland with a small area of Ornamental and Recreational landscape around Rosecraddoc, Ornamental around Treworgey Manor, Plantation and Rough Ground around High Wood Valley and Modern Enclosed around South Hendra rising up to St Cleer Downs.

The CHAHP study identifies the following defining landscape features and issues for the HLC within and immediately adjacent to the proposed ALLHV:

❑ Medieval Farmland

○ Defining features:

- Curvilinear and sinuous field boundaries and patterns with either medieval or prehistoric origins, their present forms are the products of several hundreds of years of refurbishment and repair. In many cases there seem to have been episodes of stripping down and rebuilding with a tendency towards boundary loss.
- Across lowland areas hedgerow trees include large numbers of mature oak and ash trees
- Relatively sheltered land, not too steep and not too poorly drained.
- Networks of winding lanes and roads, often deeply cut.
- Farming settlements whose layouts are typically irregular, often clearly shrunken from hamlets; some are still hamlets. Churchtowns and a few larger villages are scattered through the Type which also contains most of the county's ancient towns including Liskeard.
- Local vernacular of farmhouses and farm buildings, stone and cob, with mainly slate roofs and little thatch.
- value as an apparently 'timeless' heartland...usually working land, mainly appreciated from the road or footpath.

○ Classed as being of *very great importance* due to its coherence, time depth, contribution to landscape character and potential for further research.

○ Pressures for change include road schemes, residential and other development particularly around existing settlements, boundary hedge removal, maintenance of historic farm buildings and conversion to alternative uses.

❑ Ornamental (Rosecraddock and Treworrey)

○ Defining features



- Deliberately and carefully manipulated landscapes, parklands and gardens surrounding large country houses, the majority of surviving features of which are normally of 18th and 19th century origin within manors of Medieval origin at Rosecraddock (1086) and Treworrey (1280).
- Later medieval Cornish estates had deer parks e.g. Liskeard Old Park...but most of these were disparked or decayed by the mid-16th century and some were then reorganised into the medieval field systems. These parks are no longer dominant features of the present landscape (although they do tend to retain extensive woodlands, and their later fields also tend to be large and block-shaped).
- Principal forces for change include gales and the lack of resources to maintain designed landscapes as originally intended.
- Farmland: 20th century
  - Defining features:
    - Landscapes of medieval origin whose field systems have been substantially altered by large-scale hedge/boundary removal in the 20th century.
    - Fields are often very large, but usually with sinuous sides as selected ancient hedges are retained.
    - Settlements and most of the other historic components of that established within earlier field systems usually retain many features of Medieval enclosures
  - Pressures for change focus on continued hedge removal and conversion of buildings.

#### 4.3. World Heritage Site (WHS) Caradon Mining District Liskeard & Caradon Railway<sup>xvi</sup>

The Cornwall and West Devon Mining Landscapes World Heritage Site extends across 20,000 hectares concentrated in 10 areas across Cornwall and West Devon (unlike single area WHS such as the Jurassic Coast or Taj Mahal) and is described on its website as *shaped during a period of intense industrial activity, is*

*testimony to one of the greatest periods of economic, technological and social development Britain has ever known* as well as for the part the mining industry and its technological developments played in fuelling the wider Industrial Revolution within the UK and globally. Within each WHS area are multiple sites relating to its mining history including the mines themselves, processing plants, trade centres, harbours, large houses and estates, villages, towns, and transport routes between them, all contributing to the overall value. Critical to the protection of the area's value and its interpretation is the conservation of all features in the area in order for it to be read as a landscape.

The Caradon Mining District area of the WHS covers a large area around Caradon Hill and along the often overlooked mineral railway (Liskeard and Caradon Railway) which connected the mines across the hill to the processing plant at Moorswater and on via the canalised East Looe River (converted to railway in the late 1850s) to the port of Looe. The railway falls within the 'Mine transport infrastructure' attribute category.

This part of the WHS overlaps land within the AONB, AGLV and runs alongside the boundary of the proposed ALLHV between Old Treworrey and Woodhill Manor. The route of the Railway, as well as the features along it, is an important historical asset with the potential for greater amenity use as it connects into various trails and Rights of Way crossing the AGLV and proposed ALLHV connecting Liskeard to St Cleer and Caradon Hill beyond.

The Cornwall WHS SPD<sup>xvii</sup> provides guidance on how the site should be considered within planning policy and in the decision making process in order to protect the features that are considered integral to its value whilst recognising that the site is a living landscape. Planning advice on the WHS website<sup>xviii</sup> states that when being considered in relation to proposed development it is the potential effects of that development on an attribute's 'Outstanding Universal Value' including setting (character and visual context) that must be assessed either through Heritage or Landscape and Visual Impact Assessment along with consideration of potential mitigation measures. In the context of the former railway route this is likely to relate mostly to the protection and conservation of the character of the woodland and farmland it passes through, the heritage assets around Moorswater which form a tangible link to the area's past and sensitive access provision along or connecting to it. It will include the setting of its bridges and remnant

infrastructure such as level crossings.

#### 4.3.1. Access and Recreation Designations

There are relatively few Public Rights of Way (PRoW) across the proposed ALLHV, those that exist provide good links to the wider area and include:

- ❑ Path 615/20/1 from Looe Mills Cottage running north between the former Liskeard and Caradon Railway to the east and East Looe River to the west to High Wood.
- ❑ Path 615/6/ running south east from High Wood across fields to Looe Down Farm and on across Old Park Valley to Old Road, Liskeard at Bramble End.
- ❑ Path 615/10 running north from Culverland Road at the old Magistrates Courts across fields to Trevecca Farm and on to Halbathick Cottage.
- ❑ Path 615/13 running north from the B3254 at St Crantoc to Tremabe and Path 615/13/3 which breaks off it to run east to Treneath.
- ❑ Path 615/15/1 which runs south from the B3254 past Lanseaton Farm to Welltown and meets the A390 at Hendrabridge with Path 615/14/1 running north from Welltown back to the B3254 at Mount Pleasant.

Paths running north from Old Treworgey connect the proposed ALLHV to the area of Open Access Land across St Cleer Downs and on to the southern fringes of Bodmin Moor around Golitha and Draynes.

The Caradon Trail (multi-use) runs mainly along lanes through the area connecting Liskeard north via Venslooe Hill to Treworgey Manor and again on to St Cleer and Caradon Hill, or west to the Moorswater area of the East Looe Valley.

As part of the promotion of Liskeard as a walking destination a number of (undesignated) local interest trails have been prepared as circular walks from the town centre. These focus mainly on the more recognisably historic landscape around Old Park Valley with route 1 linking the town to High Wood via Venslooe Hill and Moorswater and Route 2 running across Old Park to Looe Down before returning along Culverland Road. These will be added to with the proposed Looe trail which will follow Venslooe Hill and Old Park road to Moorswater.

#### 4.3.2. Other Relevant Designations

##### Scheduled Monuments (SMs)

Located mainly within the AONB and WHS areas there are a few clusters of SMs around St Cleer and the Liskeard urban area though there are no isolated sites within the section of the AGLV forming the context for the proposed ALLHV or the proposed area itself. The crosses which once stood at Culverland and Tencreek have now been relocated to St Martin's Churchyard in the town centre.

##### Listed Features and Cornwall HER entries

Within the proposed ALLHV there are numerous Listed Features as well as several recorded on the local Cornwall Historic Environment Record, mostly concentrated on the historic farms and manors. These provide protection for the assets themselves though not necessarily for the historical value of the landscape as a whole which is increasingly recognised as an important approach in order to ensure the development and value of an area can be read in context, interpreted and communicated. The extent and original layout of the historic landscape can be seen clearly in the 1840s Tithe Map (provided by NDP) shown in Figure 11. Reviewing the list of entries on the HER presents a picture of a landscape settled since prehistoric times with the structure of settlements and fields seen in the contemporary landscape being established by the Medieval period with a marked rise in activity to the west of the area around the 1800s relating to the area's growth due to the mining industry.



Figure 13: 1840s Tithe Map

Features within the proposed ALLHV listed from south west to north east include:

- ❑ **Liskeard and Caradon Railway** Cornwall & Scilly (now part of WHS) HER Number: 12088. Opened 1844. Standard gauge line, built on granite blocks initially using detached brakesmen controlled wagons with horses used for the northwards journey stabled at Moorswater, locomotives introduced in 1862. All track north of Moorswater was closed in 1916 and dismantled.
- ❑ **Looe Mills Tollhouse** HER Number: 176884 (Grade II Listed) surviving and designed by Henry Rice in 1837. Sited at a crossroads which controlled the western approaches to Liskeard (b1). Of value as a rare example of a Rice design in the picturesque cottage Orn  style.
- ❑ **Looe Mills Corn Mills** HER Number: 10290 Medieval mill recorded on Liskeard charter of 1275 and appearing on 1<sup>st</sup> and 2<sup>nd</sup> ed. OS Maps.
- ❑ **Moorswater industrial area** (outside proposed ALLHV but adjacent and linked contextually to Moorswater Lodge and the Liskeard and Caradon Railway and so part of its setting) including HER 42472 Boduel Mill (1840s paper then corn), HER 42456 Moorswater Foundry, HER

42467 St Neots Clay Dries, HER 42473 Blacksmith's Workshop, HER 42453 (Grade II Listed), 42469 and 42455 1840s Moorswater double and triple well Lime Kilns and Water Wheel, HER 10183.43 Liskeard and Looe Canal Lock 25 and HER 382102 (Grade II\* Listed) Moorswater Viaduct.

- ❑ **Moorswater Lodge** Grade II Listed HER MCO57422 Large Tudor Gothic style villa constructed 1829-30, possibly by George Wightwick and extended in later 19<sup>th</sup> Century. Stucco on masonry with moulded strings to ground and 1st floors; dry slate roofs, hipped central roof behind parapet; octagonal stucco chimneys. Set in landscaped grounds with a number of ornamental specimen trees and pools.
- ❑ **Ladye Park** containing several features forming a designed landscape contemporary to Moorswater Lodge and the industrial activity around Moorswater including HER MCO57421 (Grade II Listed) mid 19<sup>th</sup> century stone grotto with waterfall at the south entrance (for a paid hermit), HER MCO23472 (Grade II Listed) medieval Holy Well, HER MCO10215 (Grade II Listed) St Mary's Chapel first noted in 1310 as part of the Duchy Deer Park, and HER MCO42439 Post Medieval Quarry.
- ❑ **Old Park** HER 17304 Medieval Settlement first recorded in 1302 as Yoldepark referring to the Duchy Deer Park with additional 20<sup>th</sup> century buildings including The Lodge with HER MCO37238 being an old watercourse to the south east along the stream.
- ❑ **Looe Down Farmhouse** Grade II Listed (HER MCO57417) 18<sup>th</sup> century farmhouse and attached 19<sup>th</sup> century threshing barn and HER MCO15488 Medieval Settlement first recorded in 1337.
- ❑ **Culverlands** HER MCO14208 Medieval Settlement first recorded in 1337 as Cellernelond meaning 'Dove Land'.
- ❑ **Woodhill Manor** Grade II Listed HER MCO57413 early 19<sup>th</sup> century farmhouse and attached wall and HER MCO18393 Medieval Settlement first recorded in 1337 as Wode Land.
- ❑ **Trevecca Farmhouse** HER MCO17855 Early Medieval Settlement first recorded in 1337, Grade II Listed HER MCO17855 mid/late 18<sup>th</sup> century farmhouse and Grade II Listed HER MCO57411 19<sup>th</sup> century pigsties.



- ❑ **Trevecca Cottages** HER MCO56126-56155 24 miner's cottages adjacent to the proposed ALLHV designed by Henry Rice in 1847 with a superior level of accommodation than a normal cottage.
- ❑ **Halbathick Farmhouse** Grade II Listed HER MCO57409 17<sup>th</sup> Century Farmhouse the parlour of which was adapted for use as a Quaker meeting house from 1655 to 1688 and HER MCO14693 Medieval Settlement first recorded in 1337 as Halbothek.
- ❑ **Roundbury** HER MCO37094 Prehistoric enclosure (cropmark) adjacent to proposed ALLHV possibly following line of previous feature in field to the north of the B3254 junction. HER MCO8465 Iron Age / Romano British Round is in the field to the south of the junction.
- ❑ **Trevecca Cemetery** HER MCO32051 Post Medieval Cemetery immediately north of Trevecca Cottages and Grade II Listed HER MCO48596 Post Medieval Milestone approx. 250m north (site only).
- ❑ **Tremabe**, Grade II Listed HER MCO37091 mid 19<sup>th</sup> Century Threshing Barn with stabling and water powered engine house, HER MCO17503 Medieval Settlement and Manor of Tremabe first recorded in 1296 and HER MCO11770 Tremabe Medieval Country house (present building 18<sup>th</sup> Century) and HER MCO37091 Post Medieval Quarry in the field west of the Culverland Road / Tremabe Lane junction.
- ❑ **Treneath** HER MCO37092 Post Medieval Quarry in fields to south of the house and HER MCO56558 Post Medieval Apiary in fields to the north of the house shown on 1840 Tithe Map as Bee Park.
- ❑ **Lower Treneath** Grade II Listed HER MCO48597 and HER MCO55541 Post Medieval Milestones opposite B3254 entrance to Rosecraddoc.
- ❑ **Lanseaton** HER MCO15309 Medieval Settlement first recorded in 1337.
- ❑ **Treventon Manor and Welltown** HER MCO37099 Early Medieval Field Boundary and HER MCO18264 Welltown Medieval Settlement first recorded in 1337 as La Woll.
- ❑ **Hendrabridge** HER MCO37098 Volunteer Rifle Range on 1<sup>st</sup> ed OS in woods east of the river opposite Treventon, HER MCO37103 and HER MCO37102 Post Medieval Quarry, and Grade II Listed HER MCO9587

Post Medieval Bridge first recorded in 1418.

### Conservation Areas

Liskeard Conservation Area lies to the immediate south of the proposed ALLHV concentrated around the older core of the town with the majority of listed and recorded features within it being of Post Medieval interest. To the north, within the AGLV is the Minions Conservation Area which is particularly large covering the village, Caradon Hill and Craddock Moor with numerous records dating from prehistoric mostly to the west to early – post medieval to the east (mining remains).

### County Wildlife Sites and Tree Preservation Orders

Keasts Park Wood CWS lies just over 0.5km to the north west of the proposed ALLHV boundary within the High Wood Valley, Halbathick Wood (TPO Area 160252 Mixed Deciduous Woodland) lies adjacent to the proposed boundary at Old Treworgey, St Cleer Downs (also open access land) covers rising ground to the north between the area and the village of St Cleer. All are wooded and connected by mature hedges and linear woods to form part of the dense tree cover across the area.

TPOs are also found within the proposed ALLHV at Looe Mills Cottage on two mature Copper Beeches (TPO16/00033), along property boundaries on Gipsy Lane (TPO12/00022), and on 10 Beech trees along Old Road (TPO15/00024). At Venslooe Hill a group of hedgerow trees by Ladymead is protected (TPO11/00049).

## 5. ALLHV Landscape and Historic Value

Desk study and fieldwork analysis indicate the key landscape features within the proposed ALLHV which contribute to its value and connection with the wider landscape are:

- ❑ Steep narrow valley with rolling plateau landform defined by tributary streams feeding the East Looe and Seaton Rivers.
- ❑ Skylines free from development, or where it exists i.e. Liskeard ridge with development heavily screened by woodland / tree cover (as with St Cleer).
- ❑ Dense woodland cover throughout with areas of mixed deciduous and plantation / ornamental woodland along valley floors rising up lower slopes and over some lower ridges connecting to mature hedges with numerous hedge trees along field boundaries and on deep cut banks along roads.
- ❑ Field pattern with clear medieval origins even in areas subject to later hedge removal.
- ❑ Urban and modern development concentrated and physically connected to the core of Liskeard with the remainder of the area characterised by clusters of small scale buildings centred around old medieval farmsteads with a traditional vernacular of stone walls and slate roofs.
- ❑ Scattered remains relating to former mining industry largely along and associated with the route of the Liskeard & Caradon Railway with a concentration of industrial heritage features around Moorswater.

The first impression of the landscape within the proposed ALLHV, particularly evident in views from higher ground to the west looking along the area, is that there is little or no distinction between it and that within the AGLV boundary. There are no obvious detracting features or lines defining a marked degradation in quality or condition between the designated and undesignated land, Figure 12, Figure 13 and Figure 14 illustrate this with the AGLV boundary traced approximately along identifiable features.

Landscape quality, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and cultural associations are

identified in Section 1.4 as components which define value. This section discusses the defining features and level of each within the landscape of the ALLHV and surrounding area.

### 5.1. Landscape quality

Landscape and scenic quality across the proposed ALLHV and surrounding area is good to high. Even those features which could detract from it, such as the line of the Liskeard urban area along the ridge, larger modern farm buildings or main roads such as the A390 and B3254, are mostly set within the well treed medieval origin rural landscape to such a degree as not to reduce the overall quality to a point which affects the experience of it.

Hedges and areas of woodland are intact and generally well managed creating a strong green structure over the rolling plateau and steep small valley landforms. Away from the urban area properties are generally older and of the traditional vernacular, or screened by trees and roads and lanes are bound by deep cut hedgebanks with mature trees along them.

Construction works on land to the south of the proposed ALLHV off Old Road is a noticeable detracting feature though the expansion of the urban area is contained by a line of mature trees along the road and once completed it is unlikely to affect the overall quality to any noticeable degree. This type of localised temporary disruption to the quality of the area and its setting however may be a point for consideration when evaluating development proposals.

There are no high voltage overhead lines and pylons or other modern industrial features which can be perceived as detracting factors.

The industrial area around Moorswater is contained within its valley, separated to the west from the proposed ALLHV and north from the AGLV by the A38 and by steep slopes from higher quality landscape to the west, it also relates strongly to its historic use, emphasised by the imposing and high quality feature of the viaduct.



Figure 14: View from Old Road north towards High Wood with the moor behind (Cherished View 2)



Figure 15: View from Coldstyle Road Barras Cross looking north west towards AGLV with the moor behind (Cherished View 1)





Figure 16: View from pedestrian footbridge over railway by Roberts Farm looking north east along Old Park Valley and High Wood Valley (Key View 1)

## 5.2. Historic landscape quality

The quality of the historic landscape is also high. The buildings of Old Park are prominent features as are Moorswater Lodge and Lanseaton Farm and whilst they are surrounded by modern feature or buildings their quality and place in the landscape is still clear. Though there are areas around Old Park where more recent hedgerow removal to accommodate changes in agricultural practice have impacted on the medieval field pattern (Section 3.3) it is still clearly an established landscape with several historic features of value. The majority of contemporary farms are centred on medieval settlements and still form the dominant settlement pattern within the landscape as more recent development has concentrated around the core of the urban area. The exception to this is the residential site under construction around Tregay which has had a marked effect on the quality of its immediate setting and eroded the integrity of the historic landscape in the Trevecca / Trembraze landform fold as well as increasing the prominence of the urban edge in views from the north east of the area.

## 5.3. Ecological value

Though the numbers of ecological and other conservation related designations are not high within the proposed ALLHV neither are they in the wider landscape. The designations which do exist focus on areas of woodland, which as key landscape features should be protected under any landscape related designation such as the AGLV and proposed ALLHV.

## 5.4. Recreation value

Recreational provision across the area is restricted largely due to its nature as an active farming landscape. PRoW run along routes connecting the historic farmsteads with the more designated multi-use Caradon Trail and proposed Looe Valley Trail providing looped connectivity with the wider area to the north and south west based on its mining and industrial heritage. The local trails routes prepared by Liskeard Town Council are an example of the potential to increase amenity provision around the area and connecting to the wider landscape. The area is highly valued amongst the local community for its scenic quality and tranquil and attractive setting in close proximity to the urban area along with the nature of the small county lanes which lends them to exploration. Its historic

character and features add a dimension of interest and sense of connection to the area's heritage, increasing its communal and educational value.

### 5.5. Rarity

The overall landscape quality and historic character of the proposed ALLHV is not rare, rather it is shared across the area and consistent with that within the AGLV and with that to the east towards undesignated land around Menheniot. Key features of the AGLV are the steep narrow valleys forming tributaries to the principal rivers, medieval field pattern, dense woodland cover and volume of mature hedges connecting them, settlement pattern relating to the historic character and historic remains associated with the area's mining heritage. All those are also present within the ALLHV landscape to a similar degree.

Whilst at face value this may not be seen to enhance the proposed ALLHV's need for protection on the basis of rarity or exceptional features, it does in fact reinforce the argument for designation to ensure that the settings of Liskeard to the south and the AGLV / AONB to the north are effectively managed and conserved. It should ensure that development is controlled within them as a whole as the proposed ALLHV features high quality, highly valued landscape entirely consistent with and representative of the landscape within the designated areas. Figure 15 illustrates this landscape consistency the view being that experienced from the boundary of the AONB at King Doniert's Stone looking south across the AGLV and proposed ALLHV towards Liskeard and beyond to Bin Down in which there is no obvious, or even subtle, variation in landscape value, rather key features and quality are the same throughout.



Figure 17: View from King Doniert's Stone south towards Bin Down, Liskeard visible along the ridge in the middle ground (Key View 5)

## 5.6. Conclusions

The ALLHV has five localised landscape character areas (LLCAs). These are rural and mainly pastoral farmland on steep sided river valleys with gently rolling plateaus on the fine grained mudstone and slate common to South East Cornwall. Field patterns are small to medium sized, broadly orthogonal with a mix of densely vegetated and sparsely vegetated hedgerows, with less tree presence on the higher plateau to the north east. Woodlands are more prevalent to the west with broadleaf and softwood plantations running into High Wood and lower Old Park Valleys.

LLCA Ladye Park / Old Park Valley has particular landscape and scenic quality due to its integrity as a pastoral and contained valley landscape with good views over and along it, along with the presence within and close to it of a number of heritage assets.

The ALLHV has a high landscape and heritage value due to its medieval field patterns which remain relatively unaltered and easy to read, the presence of medieval settlements and farms (many on assumed older sites), and the

presence of a large number of designated and non-designated heritage assets including the Ducal Deer Park. Due to its close proximity to the town of Liskeard, and its accessibility along lanes and other PROWs, some of which are designated leisure trails, the landscape is appreciated and enjoyed by a large number of people hence also being of high amenity value.

**Essentially the landscape and historic value of land within the proposed ALLHV is consistent with that within the designated AGLV and there is no apparent reason why they should not be afforded the same level of protection. This would serve to ensure that the integrity, appearance and continuity of landscape quality across the area can be effectively protected, promoted and enhanced through management activities and the siting and design of new development.**

## 6. Management Recommendations

The proposed ALLHV is an active rural landscape defined by its landform, dense tree cover, historic field and settlement pattern and connections to the wider area provided by the former WHS Liskeard & Caradon Railway.

Inclusion of the area within a designation designed to protect and promote its core features and assets will serve to guide sustainable development within it and its setting. In order to be effective such a designation should be accompanied by a series of positive management recommendations designed to guide developers and decision makers. These can also be applied to development within the setting of the proposed ALLHV in areas e.g. to the north within the AGLV (for which there is little information) and elsewhere in St Cleer Parish, or across adjacent swathes of undesignated land sharing key characteristics to the east within Menheniot Parish and west within Dobwalls and Trewidland Parish. Where possible these should also relate back to those contained within the Cornwall Landscape Study and NCA 152 analysis which focus on:

- ❑ Protection and management of hedgebanks, trees and areas of woodland for their ecological, historic and landscape value.
- ❑ Protection and enhancement of valuable habitats as part of the wider landscape.
- ❑ Protection of archaeological and cultural heritage sites and assets and promote understanding of them.
- ❑ Planning for and promotion of access to the landscape for recreation and leisure activities.

Management recommendations encompass those intended to form policy, providing a reference point for an iterative design of development proposals and evaluation of them as well as those which are effectively recommendations for further project work which will enhance understanding and maintenance of the landscape within the proposed ALLHV.

Policy led recommendations include:

- ❑ Ensure development respects and enhances the landscape through appropriate and effective response to site and setting in terms of



density, scale, massing, layout, profiles, landscape framework, materials etc.

- ❑ Require all large developments i.e. those with 11 or greater units to provide a LEMP as part of their planning submission.
- ❑ Protection of skylines through restrictions on scale, massing and nature of development which may breach them or alter their predominantly rural, wooded character.
- ❑ Conservation of the character of cherished views through the consideration of effects of development on skylines, the effect of non-vernacular materials (and reflective materials), light spill from street, flood and security lighting, retention of the densely wooded pastoral and parkland nature of scenes in views, retaining the clarity of landform (not obscuring it with development, infrastructure or planting), and screening of visually cluttered or less aesthetic land uses such as vehicle works, industrial units etc.
- ❑ Promote the inclusion of high quality new planting within development schemes which relates to the local character focussing on broadleaf beech and oak tree cover and innovative planting schemes with a high ecological value and resilience to climate change.

Additional projects which would support the policy led recommendations and lead to long term protection and enhancement of the integrity, quality, appearance and continuity (and therefore value) of the proposed ALLHV include:

- ❑ Further research into the history and value of and appropriate management and restoration of parkland and historic landscapes such as the Ducal Deer Park around Old Park and the designed landscapes around Moorswater Lodge, Treworrey and Rosecraddoc which places them in a wider landscape context. (Relates to NCA 152, CA22 South East Cornwall Plateau and CHAHP HLC).
- ❑ Review area's historic assets and landscape character generally, the latter as part of a County wide study, to ensure their connections and importance as a series of features and landscape as a whole are understood and promoted within any development proposals. (Relates to NCA 152, and CHAHP HLC Study).

- ❑ Prepare a Design Guide to ensure that any proposed development within the area and its setting is sited sensitively in the local context and is of an appropriate nature, scale, massing, layout and materials.
- ❑ Develop a woodland and hedgerow management strategy to conserve existing woodlands, hedge and significant trees, encourage the reversion of Ancient Woodland Sites from conifer to broadleaved planting where appropriate, extend woodland where feasible and encourage retention and effective management of field and road boundary hedges including their trees. Promote hedgerow layering and restoration with individual trees (with preference for beech and oak) and ensure avoidance of Leylandii hedges. (Relates to NCA 152).
- ❑ Develop a riverine management plan which discourages development along watercourses and floodplains and promotes their maintenance for habitat and functional benefits. (Relates to NCA152, CA23 and 24).
- ❑ Design and promote new walks and trails around the area as well as the extent of PRow which connect existing and proposed development with its key features and the wider area to promote its recreational potential. (Relates to NCA152, CA23 and CA24).
- ❑ Conserve and enhance the intactness of the remnant ornamental landscape at Moorswater Lodge and Ladye Park and mitigate through planting and management of the landscape edges to the A38 trunk road to the south west.

**Report ends**

## Appendix 1. Glossary of Technical Terms and Acronyms

.jpg	Compressed image format standardized by the Joint Photographic Experts Group (JPEG) commonly used for storing digital photos
AGLV	Area of Great Landscape Value
ALLHV	Area of Local Landscape and Historic Value
AOD	Above Ordnance Datum. Ordnance Datum is the vertical datum point from which all altitudes are derived, for Great Britain OD is taken to be mean sea level at Newlyn in Cornwall between 1915 and 1921.
AONB	Area of Outstanding Natural Beauty
CA	(Landscape) Character Area – defined at Cornwall County level
CHAHP	Caradon Hill Area Heritage Project
CEC	Cornwall Environmental Consultants
HER	Historic Environment Record
HLC	Historic Landscape Character
km	Kilometre
Landscape	Landscape elements within the site or landscape character and the key elements, features and characteristics that define it, or landscape designations and the key features which define its value, or the overall landscape condition of the study area.
Landscape Character	The physical and perceived features that make an area unique. Defined by Natural England as "a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another, rather than better or worse".
LCA	Landscape character assessment
LDU	Land Description Unit – defined at Cornwall County level
LLCA	Local Landscape Character Area – defined at local level
m	metres
NCA	National Character Area – landscape character area defined at national level
NDP	Neighbourhood Development Plan
OAL	Open Access Land

OS	Ordnance Survey
PRoW	Public Right of Way
RPG	Registered Park & Garden
SM	Scheduled Monument
SPD	Supplementary Planning Guidance
WHS	World Heritage Site

## Appendix 2. Consultant's Brief

## Appendix 3. Figures

CEC2976 -010	Proposed ALLHV Boundary and Study Area extents
CEC2976 -020	Study Area Landform
CEC2976 -030	National and County Landscape Character
CEC2976 -031	Historic Landscape Characterisation
CEC2976 -032	Local Landscape Character
CEC2976 -040	Landscape and Amenity Designations
CEC2976 -041	Heritage Designations
CEC2976 -042	Non-Designated Heritage Assets (Local HER)
CEC2976 -050	NDP Cherished Views and additional vantage point locations



## Appendix 4. Photo Record

Key Photographs

NDP Cherished Views and additional images

## Appendix 5. References

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- <sup>i</sup> *An Approach to Landscape Character Assessment*. Reference NE579. Christine Tudor, Natural England. October 2014.
- <sup>ii</sup> *Guidelines for Landscape and Visual Impact Assessment*. Third Edition. Landscape Institute and Institute for Environmental Management & Assessment. 2013.
- <sup>iii</sup> *Cornwall landscape character best practice guide* Cornwall Council June 2011
- <sup>iv</sup> *A Report for Caradon District Council Caradon Hill Area Heritage Project, Cornwall Historic Landscape Characterisation* Bryn Tapper BA and Peter Herring, BA, MPhil October 2005
- <sup>v</sup> *National Character Areas – defining England’s natural boundaries*.  
<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>. Web site reference for National Character Area profiles and data. Natural England.
- <sup>vi</sup> *Cornwall and Isles of Scilly Landscape Character Study*. Cornwall Council 2007. Interactive map with descriptions available via <https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-assessment/>. Also see link <https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-assessment-2007/>.
- <sup>vii</sup> *National Planning Policy Framework* Department for Communities and Local Government March 2012
- <sup>viii</sup> <https://www.cornwall.gov.uk/media/17155253/local-plan-combined-version-jan-2016-small.pdf>
- <sup>ix</sup> *Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document* May 2017
- <sup>x</sup> *Liskeard 2030 Liskeard Neighbourhood Development Plan Pre-Submission Draft* November 2016
- <sup>xi</sup> *An Assessment of the Landscape Sensitivity to Onshore Wind Energy and Largescale Photovoltaic Development in Cornwall. Landscape Sensitivity Assessment CA32: Bodmin Moor*. Cornwall Council and Land Use Consultants. November 2013. Available from [http://www.cornwall.gov.uk/media/3632415/final-technical-report\\_chap-1-6-plus-figures\\_.pdf](http://www.cornwall.gov.uk/media/3632415/final-technical-report_chap-1-6-plus-figures_.pdf) and <https://www.cornwall.gov.uk/media/3639894/E4b-Annex-1-Landscape-Sensitivity.pdf>.
- <sup>xii</sup> <https://www.cornwall.gov.uk/environment-and-planning/historic-environment/cornwall-and-scilly-historic-environment-record/historic-landscape-character/>
- <sup>xiii</sup> The Cornwall AONB Management Plan 2016-2021 - 'Place and People'

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- <sup>xiv</sup> <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/international-dark-sky-designation/>
- <sup>xv</sup> *Caradon Hill Area Heritage Project, Cornwall - Historic Landscape Characterisation*  
Historic Environment Service (Projects) Cornwall County Council October 2005
- <sup>xvi</sup> <http://www.cornish-mining.org.uk/delving-deeper/mineral-tramways-and-railways>
- <sup>xvii</sup> *Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document* May 2017
- <sup>xviii</sup> <http://www.cornish-mining.org.uk/planning-site#4>. How does the WHS affect planning?