

LOOE - Settlement Edge Assessment Brief

Stage 2 Local Landscape Character Assessment

Introduction

Looe Town Council will commission Cornwall Council Landscape Officers to undertake an assessment which will provide detail of the sensitivity, value and capacity of the existing settlement edge of Looe to accept future change which will positively inform future development.

The completed assessment will form an evidence base which

- explains the sensitivity and capacity of Looe's settlement edge
- supports policy within the Looe NDP,
- provides detailed information to assist in the assessment of applications for new development.

This methodology creates a stand alone evidence base describing landscape capacity of the land around the edge of Looe to accept change, it is not an assessment for land allocation. Decisions relating to land allocation must consider a number of factors, and landscape capacity to accept future change is an important part of this process. Local Landscape Character Assessment Stage 2 provides an evidence base which can be used as an initial foundation in the process of site selection and land allocation.

The assessment does not replace Landscape and Visual Impact Assessment¹ (LVIA). An LVIA will still be important for assessing specific applications for development.

Management

This commission will be managed by the LTC Neighbourhood Plan Steering Group's Housing Working Group. Cornwall Council Landscape Officers will liaise with that Working Group, attending at least two of its meetings, one of which will be to deliver the completed project.

Day-to-day communication will be through the Steering Group's Project Manager.

The Working Group may be able to provide a volunteer resource to assist on any local survey work.

Output

One hard-copy of the report and maps.

Report in word format (.doc) and portable document format (.pdf)

Maps in portable document format (.pdf)

Ideally, any mapping should be supplied in a file format that can be loaded directly as layers in to Looe TC's Parish Online account. Any of the usual geographic data formats are acceptable, but the best will be ESRI Shapefile and Mapinfo Tabfiles. A .csv (with coordinates) and kml/kmz files can also be used.

¹ Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

The 'Settlement Edge' assessment process

Step 1 - Create land parcels - divide the settlement edge of and its adjacent landscape setting into separate land parcels, where each parcel is a wedge extending from the settlement edge out into the landscape. The scale of the land parcel needs to reflect the settlement's landscape setting, grouping land with similar characteristics.

Step 2 - Complete field assessment record to describe,

- **Character** how sensitive to change created by settlement growth are elements/features present?
- **Visual** how sensitive are particular views or vistas to change, and who are the people who will experience a visual change to the settlement edge?
- **Value** what is the value of the character and views to the local community, to visitors, to Cornwall and nationally?

Step 3 - Determine capacity - combine the criteria for character and visual sensitivity with those recorded for value in the matrix provided to reach a capacity judgement for each land parcel to accept growth/change.

Step 4 - Collate a summary description - having looked at the character/ visual sensitivity, and value of elements within the land parcel, the field assessment record concludes with a summary sheet where an overview of the capacity of the land parcel is provided, further highlighting key landscape features and/or views.

Step 5 - Presentation of assessment – collate the land parcel assessments into a report :-

- **Introduction** how the assessment was undertaken
- **Results** Summary of the sensitivity, value and capacity of each of the land parcels assessed, with illustrative photographs. Colour coded OS based map illustrating the land parcels and their respective capacity as determined by the assessment.

An overview

