

**COUNTRYSIDE AND RIGHTS OF WAY ACT 2000:  
SUMMARY REPORT ON THE CONCLUSIVE MAP FOR SOUTH  
WEST ENGLAND**



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## **1. Introduction**

Under Part 1, Chapter 1, Section 4 of the Countryside and Rights of Way Act 2000, the Countryside Agency has a duty to prepare maps of registered common land and open country in England. This mapping process has three stages and involves producing draft and provisional maps before issuing maps in conclusive form.

For mapping purposes, England has been divided into eight areas. When provisional maps for each area have been issued, people with a legal interest in land that has been mapped as open country or registered common land have a three month period in which they can appeal. The appeal is made to the Planning Inspectorate on one of the following grounds:

- the land is incorrectly shown as registered common land
- the land is incorrectly shown as open country
- the Countryside Agency has inappropriately used its discretion with regard to the boundaries of open country.

An Inspector appointed by PINS will hear the Appellant's and the Agency's case and will make a decision. If the appeal is upheld the Secretary of State will instruct the Countryside Agency to make modifications and include these on the conclusive map.

The provisional map for North East England (Area 6) was issued by the Countryside Agency in March 2004 and was subject to a three month appeals period until June 2004.

## **2. Production of the Conclusive Map**

After the close of this appeals period the Planning Inspectorate considered all the valid appeals. Each appeal that was not withdrawn resulted in one of three decisions:

- if the appeal was 'allowed' the whole appeal site was removed and does not appear on the conclusive map;
- if the appeal was 'allowed in part' part of the site was removed and the remainder of the site appears as open country or registered common land on the conclusive map;
- if the appeal was 'dismissed' no changes were made to the map.

## **3. Results of the appeals process**

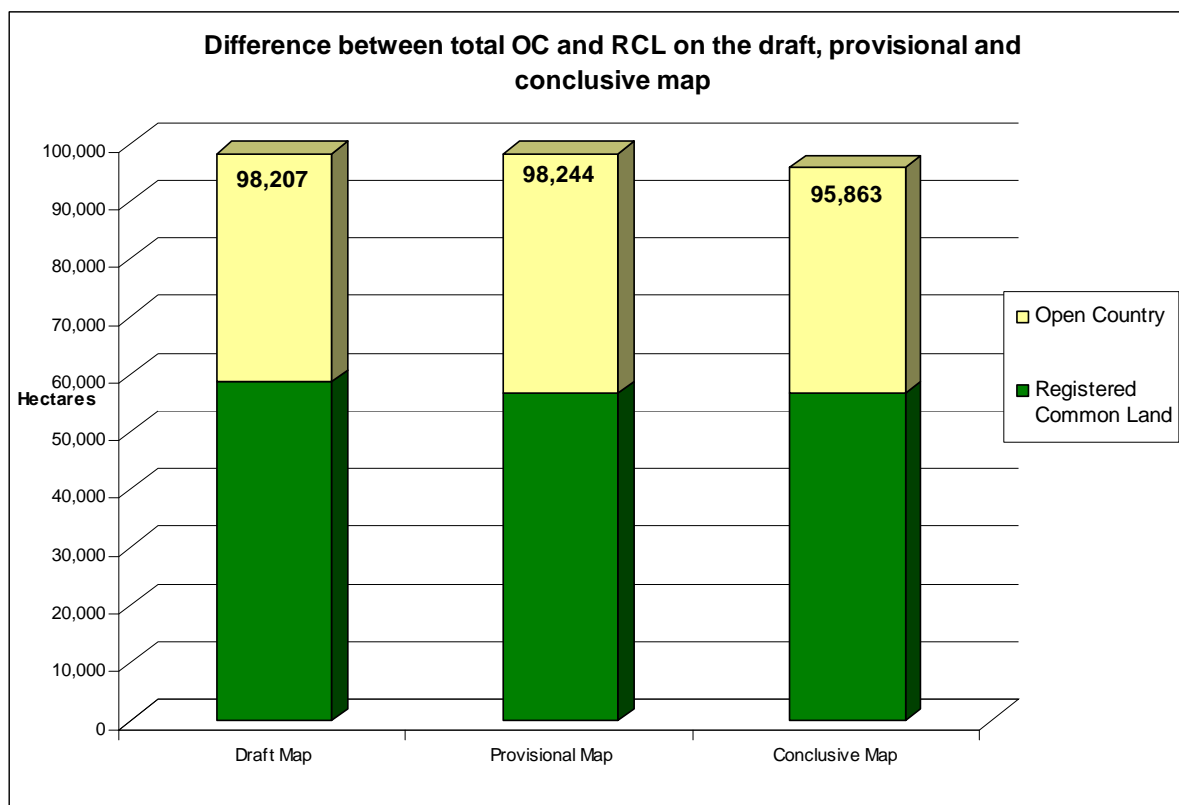
As the appeals process only allowed land to be removed from the provisional map there was a net reduction in the amount of open country and registered common land shown on the conclusive map.

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**Table 1. Comparison of open country (OC) and registered common land (RCL) between the draft, provisional and conclusive maps for South West England, indicating that approximately 97.6% of the total area mapped at provisional stage has remained on the conclusive map.**

Area (hectares) of the South West (Mapping Area 6)	Draft Map	Provisional Map	Conclusive Map
<b>OC &amp; RCL</b>			
Total area of OC & RCL mapped (hectares)	98,207.06	98,244.02	95,862.86
% of mapping area covered by OC & RCL	8.28%	8.28%	8.08%
<b>OPEN COUNTRY</b>			
Area of OC mapped (hectares)	39,649.09	41,497.49	39,118.61
% of mapping area covered by OC	3.34%	3.50%	3.30%
<b>REGISTERED COMMON LAND</b>			
Area of RCL mapped (hectares)	58,557.97	56,746.53	56,744.25
% of mapping area covered by RCL	4.94%	4.78%	4.78%

**Fig 1. Illustrates the land change between total open country and registered common land shown on the draft map, provisional map and conclusive map**



**4. Summary description of the Area 6 Conclusive Map**

The South West England mapping area covers 1,186,295 hectares (11,862 square kilometres). The mapping region includes parts of Cornwall, Devon and Somerset.

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Just over 8% of the South West area has been shown on the conclusive map as registered common land or open country. This consists of 56,744 hectares of registered common land, and 39,118 hectares of open country. The overall change in land shown on the conclusive map as registered common land or open country from that shown on the provisional map is a reduction of 2.4%, with the majority of this change being due to a reduction in the amount of open country.

**Table 2. Statistics for Access Authorities in Area 6 indicating open country and registered common land cover.**

County / Local Authority	Total Area of Land (hectares)	Total OC and RCL (hectares)	% covered by OC/RCL	OC (hectares)	% covered by OC	RCL (hectares)	% covered by RCL
City of Plymouth	8,424.19	4.07	0.05%	0	0%	4.07	0.05%
Cornwall	361,345.90	21,995.63	6.09%	12,284.53	3.40%	9,711.10	2.69%
Devon	663,633.96	59,367.50	8.95%	16,685.02	2.51%	42,682.48	6.43%
Somerset	351,391.57	16,376.85	4.66%	11,266.41	3.21	5,110.44	1.45%
Torbay	11,945.44	11.89	0.10%	0	0%	11.89	0.10%

*Please note that statistics in table 2 (page 5) are provided for counties and local authorities that are wholly covered by a conclusive map. Somerset is split between areas 3 and 6. Since the area 3 conclusive map has also been issued statistics for this county can now be produced.*

*Please note the Isles of Scilly are exempt from Part one of The CROW Act.*

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**Table 3. Statistics for Areas of Outstanding Natural Beauty in Area 6 indicating open country and registered common land cover.**

Area of Outstanding Natural Beauty	Total Area of Land (hectares)	TOTAL OC and RCL (hectares)	% covered by OC/RCL	Area of OC mapped (hectares)	% covered by OC	Area of RCL mapped (hectares)	% covered by RCL
Blackdown Hills	36,939.84	533.28	1.44%	51.42	0.14%	481.86	1.30%
Cornwall	176,646.54	17,692.73	10.02%	10,399.52	5.89%	7,293.21	4.13%
East Devon	31,997.02	1,469.40	4.59%	193.57	0.60%	1,275.83	3.99%
North Devon	3,730.69	33.16	8.92%	33.16	8.92%	0	0%
Quantock Hills	9,925.98	2,291.96	23.09%	405.92	4.09%	1,886.04	19.00%
South Devon	40,666.49	560.34	1.38%	555.96	1.37%	4.38	0.01%
Tamar Valley	19,587.26	240.10	1.23%	146.27	0.75%	93.83	0.48%

**Table 4. Statistics for National Parks in Area 6 indicating open country and registered common land cover.**

National Park	Total Area of Land (hectares)	TOTAL OC and RCL (hectares)	% covered by OC/RCL	Area of OC mapped (hectares)	% covered by OC	Area of RCL mapped (hectares)	% covered by RCL
Dartmoor	95,178.42	47,255.82	49.65%	11,352.14	11.93%	35,903.68	37.72%
Exmoor	69,008.37	17,570.70	25.46%	12,890.07	18.68%	4,680.63	6.78%

## Annex 1 Area 6 Conclusive Public Notices



**Conclusive map of open country and registered common land in South West England**

The Countryside and Rights of Way Act 2000 will create new rights to walk on 'access land' - generally mountains, moor, heath, down and registered common land. The Countryside Agency is required to produce maps of registered common land and open country in preparation for the introduction of the new public access rights.

The conclusive map for South West England was issued on 9th May 2005. It includes changes resulting from appeals decisions to some areas shown as registered common land or open country on the provisional map issued by the Agency.

The digital conclusive map may be viewed:

- at [www.openaccess.gov.uk/s4](http://www.openaccess.gov.uk/s4)
- or at our London, Cheltenham, Bristol or Manchester offices - phone the Open Access Contact Centre for an appointment

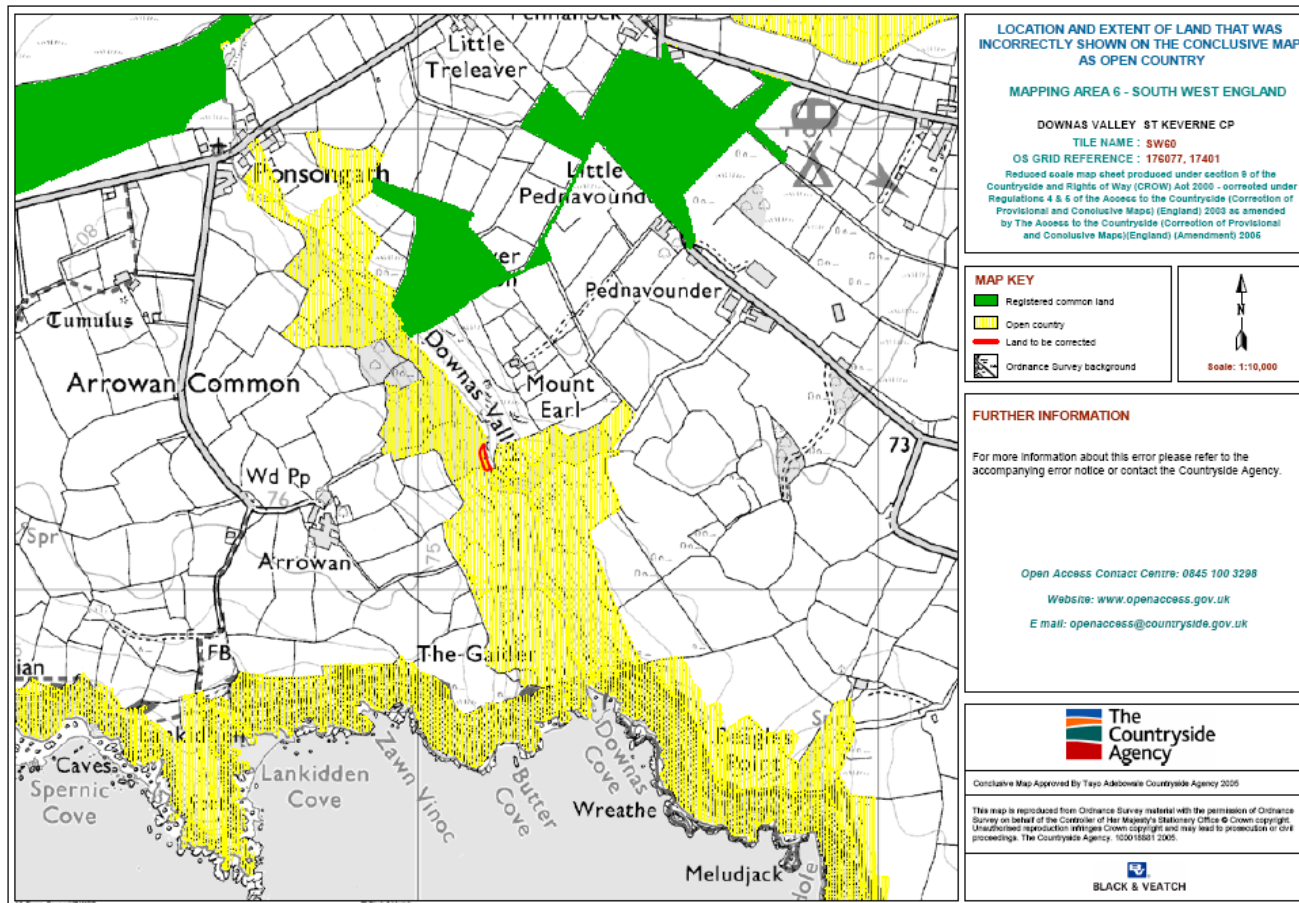
A reduced scale conclusive map in paper form will be sent to:

- local authority offices - within a month of issue date
- Countryside Agency offices - within a month of issue date
- Parish Councils (for their local area) - within two months of issue date.

Please note that the conclusive map is not a walking guide.

A copy of your local conclusive map sheet at a reduced scale is available to purchase for £15.00 (paper copy) and £22.00 (laminated copy), plus £5.00 P&P per order by calling 0870 122 1242.

For more information on access mapping phone the Open Access Contact Centre on 0845 100 3298 or visit our website [www.openaccess.gov.uk](http://www.openaccess.gov.uk)



## COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

### NOTICE OF CORRECTION TO CONCLUSIVE MAP IN SOUTH WEST ENGLAND

The Access to the Countryside (Correction of Provisional and Conclusive Maps) (England) Regulations 2003, as amended by The Access to the Countryside (Correction of Provisional and Conclusive Maps) (England) (Amendment) Regulations 2005

In accordance with the above Regulations, a correction to the conclusive map for South West England was made on 31 August 2005.

Land at Downas Valley, located approximately 2km south west of Coverack, approximately 2km south west of B3293 (grid reference 176077, 017401). The effect of the correction is that 0.05 hectares of land incorrectly shown as open country will be removed from the map.

The map to which this correction relates is henceforth to be treated as corrected to the extent described.

The map is available to view on the Countryside Agency's mapping website [www.openaccess.gov.uk/s4](http://www.openaccess.gov.uk/s4)

Reduced scale printed copies will be available to view at the Countryside Agency's London, Cheltenham, Manchester and Bristol offices (phone the Open Access Contact Centre on 0845 100 3298 for an appointment) and relevant local authority offices. The map will also be sent to Parish Councils (for their local area) and national landowner and countryside user representative groups as specified in Regulation 8 of The Access to the Countryside (Provisional and Conclusive Maps) (England) Regulations 2002.

For more information please call the Open Access Contact Centre on 0845 100 3298 or visit our website [www.openaccess.gov.uk/s4](http://www.openaccess.gov.uk/s4)

## Annex 2 Area 6 Conclusive Map Display Venues

LOCAL & NATIONAL PARK AUTHORITIES				
Caradon District Council	Luxstowe House	Liskeard	Cornwall	
Carrick District Council	Carrick House	Pydar Street	Truro	Cornwall
Cornwall County Council	County Hall	Truro	Cornwall	
Dartmoor National Park Authority	Parke	Bovey Tracey	Newton Abbot	Devon
Devon County Council	Lucombe house	County Hall	Exeter	Devon
East Devon District Council	Council Offices	Knowle	Sidmouth	Devon
Exeter City Council	Planning Dept	Civic Centre	Paris Street	Exeter
Exmoor National Park Authority	Exmoor House	Dulverton	Somerset	
Kerrier District Council	Council Offices	Dolcoath Avenue	Cambourne	Cornwall

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Mid Devon District Council	Ailsa House	Tidcombe Lane	Tiverton	Devon
North Cornwall District Council	3-5 Barn Lane	Bodmin	Cornwall	
North Devon District Council	Planning Unit	Civic Centre	North Walk	Barnstaple
Penwith District Council	St Clare	Penzance	Cornwall	
Plymouth City Council	Floor 10	Civic Centre	Plymouth	
Restormel District Council	39 Penwinnick Road	St Austell	Cornwall	
Somerset County Council	County Hall	Taunton	Somerset	
South Hams District Council	Follaton House	Plymouth Road	Totnes	Devon
Taunton Deane Borough Council	The Deane House	Belvedere Road	Taunton	Somerset
Teignbridge District Council	Forde House	Newton Abbot	Devon	
Torbay Council	Union House (4th Floor)	Union Street	Torquay	Devon
Torrige District Council	Riverbank House	Bideford	Devon	

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West Devon Borough Council.	Kilworthy Park	Tavistock	Devon	
West Somerset District Council	20 Fore Street	Williton	Taunton	Somerset
<b>NATURAL ENGLAND OFFICES</b>				
Cheltenham	John Dower House	Crescent Place	Cheltenham	
Bristol	Block 3 Government Offices	Westbury on Trym	Bristol	
Manchester	3rd Floor	Bridgewater House	Whitworth Street	Manchester