

LANDSCAPE CHARACTER ASSESSMENT OF POTENTIAL SETTLEMENT GROWTH OPTIONS IDENTIFIED IN THE LANDRAKE NEIGHBOURHOOD DEVELOPMENT PLAN

SITE C – Mera Park



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Assessment date: 26 th June 2017 Assessor: James Evans	Landscape Character Area number (s): CA22 - South East Cornwall Plateau CA25 – Lynher and Tiddy River Valleys
Development type: Residential	Location of development site: Mera Park, Landrake

This report provides conclusions on the landscape capacity of the above site, of the development proposed in accordance with the methodology developed by Cornwall Council contained within the Judging Landscape Capacity: a development management toolkit 2014 (Cornwall Council) which was endorsed by Cornwall Council’s Environment Heritage and Planning Portfolio Advisory Committee on 16th October 2014 and is intended to form part of a Landscape Supplementary Planning Document in support of the recently adopted Cornwall Local Plan.

I have over 17 years planning experience in Cornwall. During that time, I provided the principal planning role for the Cornwall AONB Unit over a 2 ½ year period providing a number of assessments of the landscape capacity of proposed developments, including attendance at Planning Appeals. I also attended the Cornwall Local Plan Examination providing specific response to the robustness of supporting evidence base and policy wording with regard to the designated landscape. I additionally have, and continue to provide support to Neighbourhood Planning Groups concerning their supporting landscape evidence base.

The report follows the principles established within the Guidelines for Landscape and Visual Impact Assessment 3rd edition 2013 (Landscape Institute).

STEP 1 Character Significance

Assess the character of the landscape without the proposed development

Desk study and site visit

Through a site visit and reference to the relevant Landscape Character Area (LCA) description describe the contribution which the undeveloped site makes to character of the area. You may need to refer to more than one LCA where the site lies close to the boundary.

Is the site representative of the character of the area, and what parts of the LCA are relevant to the site referring to the following headings from the LCA description?

1. ‘Key Characteristics’
2. Topography and drainage – the land form and presence of water
3. Biodiversity – covering ecology and habitats
4. Land use / land cover – how is the land used
5. Field and woodland pattern – including contribution of individual trees
6. Transport pattern – including roads and PROW
7. Historic features – including cultural features
8. Aesthetic and sensory experience of the site and the wider landscape

Note the main points of character:

With reference to LCA 22 the key components that are considered relevant to the site and its context are:

- Small villages are a feature particularly on the higher ground.
- Heavy recent settlement along transport corridors.
- Mixed pastoral farmland with improved pasture and rough grazing and arable.
- Medium-sized fields with predominantly sinuous Cornish hedge boundaries except where there has been more recent enclosure.
- A relatively unpopulated area with some large villages inland.

- Very narrow and infrequently used lanes with vegetated centres and overhanging vegetation. The A390 is major transport route through northern part of Landscape Character Area. Roads/lanes follow ridges, and dip across valley streams.
- Elsewhere this is a working landscape of robust landscape character, generally high and somewhat windswept.

Turning to LCA 25, which is positioned to the south and east of the site, the following is considered relevant:

- Small steep - sided upper river valleys inland with mix of farmland and woodland, with mature trees on network of Cornish hedges adding to wooded feel.
- Maze of narrow enclosed winding lanes throughout, with many trees on boundaries.
- Lower down the valley straightens where a flood plain has developed and the river becomes tidal between Landrake and St Germans.
- Improved pastoral and arable farmland with trees.
- The area is a mix of major and minor roads which cross the Landscape Character Area, with A38, A390 and A374 generally skirting the estuary basin. Elsewhere, there are steeply sloping narrow winding leafy lanes, with dense hedges forming a prominent feature.
- An intimate, tight landscape of narrow winding lanes with overhanging trees and small streams gradually widening through relatively shallow, small scale valleys to a lush comfortable landscape, rich and well managed.

Following the visit to the undeveloped site it is considered to have the following characteristics:

- The site is situated to the southern side of Tideford Road as it leads out westwards of the settlement of Landrake towards the road junction with the A38.
- The land slopes to the south and west, and contains a number of farm buildings and sections of undeveloped land.
- The site is bounded by Cornish hedgerows to all of its boundaries.
- The land is used for agricultural use.
- Access to the site is from Tideford Road via an existing vehicular entrance.
- The main built form context is housing development to the north where a range of traditional Cornish dwellings are located. The existing farm buildings are set away and behind from the residential properties and are sited overlooking the wider rural landscape which slopes to the south circling around to the east.

Character Significance' criteria

Which of the following criteria best describes the existing character of the site and its setting?

No positive significance – The site and its setting do not positively contribute to the existing character or are having a current negative impact. Consider the potential through good design for the development to enhance the character and positively contribute to the local sense of place. (refer to Step 8).

Low character significance - The site and its setting make small contribution to the existing character by positively reflecting a small part of the relevant Landscape Character Area description(s).

Moderate character significance - The site and its setting makes a reasonable contribution to the existing character which is reflected in a number of elements and features present, or in one or more elements and features which contribute very strongly to the character.

High character significance -The site in its setting makes a good contribution to the existing character and many of the attributes fit closely to the Landscape Character Area description, where one or more features are key to character.

Record your reason for the criteria selected:

Low character significance - The site and its setting make small contribution to the existing character by positively reflecting a small part of the relevant Landscape Character Area description(s).

The site is situated on the edge of the settlement of Landrake. Its characteristics are not reflective of the built form that surrounds it, but additionally differ from the rural undeveloped landscape directly to the south and east. There is transition of character from urban to undeveloped rural through the site.

The site does not contain many of the components in the relevant LCA descriptions.

It is therefore concluded that the contribution to landscape character is low.

STEP 2 Character Vulnerability

Assess the degree of change. How would the character change if the development were to take place?

How will the proposed development affect both the individual elements which combine to create the existing character and the overall landscape character? What elements will be changed, and how? (eg. feature trees removed; field sizes increased by hedge removal)

Is the change positive or negative with respect to character?

Note how the character is changed by the development

No specific scheme is available for comment, so assumptions have to be made. It is therefore assumed that the scale of development will be 2 storey, and will be representative of the character of development in the immediate locality.

It is suggested that these will be of a of a high density and follow traditional Cornish vernacular predominately in a terraced manner and fronting towards Tideford Road on the north-western site boundary, and facing out to the wider views further into the site.

Access will be via the existing vehicular entrance into the site.

The character will change from a farm complex to residential. Whilst the site is in the context of the settlement it also has a similar character relationship with the wider rural landscape. The replacement of the existing farm buildings could reduce the scale of built form, but will nevertheless result in a domestic replacement to rural buildings that are typical across the rural Cornish landscape.

There will be a negative character change.

'Character Vulnerability' criteria

Which of the following criteria best describes how the existing character will be altered by the proposed development?

No adverse change – the effects of the proposed development on the existing character will be neutral or beneficial. There is the opportunity through the pre application development of the design proposals to positively enhance the existing character (refer to Step 8).

Low character vulnerability - adverse effects on the character of the site and/or its setting will be small in magnitude ie. size, scale, limited duration and reversible, where there may be opportunities for positive enhancement works It is likely that through mitigation of construction and operational management practices that adverse effects on character can be reduced (refer to Step 8).

Moderate character vulnerability – the development will create adverse effects on one or more elements and features which contribute very strongly to the character of the site and its setting. Reduction of the effects on character through mitigation will be limited.

High character vulnerability – the character will be adversely affected across the whole or large parts of the site and/ or its setting, and it will not be possible to reduce the significant landscape effects through mitigation.

Record your reason for the criteria selected

Moderate character vulnerability – the development will create adverse effects on one or more elements and features which contribute very strongly to the character of the site and its setting. Reduction of the effects on character through mitigation will be limited.

The development will result in a character change that will be negative. The site will replace existing buildings and an open character to a residential built form.

STEP 3 Character Sensitivity To Change
How sensitive the existing character is to the proposed change

The results of the previous Character Significance and Character Vulnerability assessments combined in the matrix below to give a level of Landscape Character Sensitivity to the proposed development.

		Step 2 – Character Vulnerability		
		Low	Moderate	High
Significance Step 1 – Character	Low	L	LM	M
	Moderate	LM	M	MH
	High	M	MH	H

‘Character Sensitivity’ criteria

Which of the following criteria best describes how sensitive the existing character will be, to the types of change which will be created by the development?

Low character sensitivity - The site makes little contribution to the character of the area and/or is not significantly vulnerable to the proposed change. Restoration and or enhancement of the landscape through the development is likely to be possible. There is opportunity through pre application discussions to positively enhance the existing character. Where enhancement has not been considered in the case of a full application, and opportunities have been missed, amendments to the scheme should be requested. (refer to Step 8).

Low Moderate character sensitivity The character of the landscape is robust to the proposed change, or the site makes a small contribution to the character which is vulnerable to change. There is the potential for mitigation measures to reduce adverse effects on the character either through pre-application discussions or as amendments to a full planning submission (refer to Step 8).

Moderate character sensitivity - The site makes a good contribution to character which will suffer an extent of adverse change due to the development proposed. The site has the potential for enhancement and/ or conservation of character. There is opportunity through pre application development of the design proposals to introduce mitigation measures to reduce adverse effects upon the character (refer to Step 8).

Moderate High character sensitivity - The site contributes much to the local distinctiveness and character of the area and will be vulnerable to change, needing conservation and management of the character attributes. It is unlikely that the adverse effects upon the character can be reduced through mitigation measures.

High character sensitivity - The site is typical of the area's character and the proposed change is likely to be detrimental to this with no potential for a reduction of the effects through mitigation measures

Record your reason for the criteria selected

Low Moderate character sensitivity The character of the landscape is robust to the proposed change, or the site makes a small contribution to the character which is vulnerable to change. There is the potential for mitigation measures to reduce adverse effects on the character either through pre-application discussions or as amendments to a full planning submission (refer to Step 8).

Applying the methodology the result is that the site has a low moderate character sensitivity.

STEP 4 Visibility – Assess the visual effects of the development

Describe the visibility of the proposed development through the following boxes, and use these to come to a conclusion on the potential visual effects created by the development.

Views from points of public access - Can the development be viewed from any settlement, rural housing, public footpaths, roads or areas of open access land?

The site will be readily viewed from the A38 when leading northwards into the settlement of Landrake, the eye is drawn to the Church, this set represents the foreground to this view.

The site is viewed from Tideford Road when passing. The existing enclosed nature of the road opens up at the point of passing the site where the eye is drawn out to the rural landscape.

The existing farm buildings and the remainder of the site are visible from sections of the St. Erney road to the east when leading into the settlement.

More wider viewpoints are limited due to the enclosed nature of the rural lanes to the south of the settlement and the limited number of footpaths in this direction. .

Photographs that are representative of the publicly accessible viewpoints of the site are contained in Appendix E.

Important views, sightlines and vistas - Will the development interrupt or block any significant view or vista from a point of vantage to a natural or manmade feature? (including views out to sea)

No the development will not interrupt any significant views or vistas. However it will be viewed in the foreground of Landrake Church.

Visual merging of development - Will the development result in the visual merging either of two separate areas of built development within a settlement or the countryside or visual coalescence between two settlements or other development e.g. tall structures?

The development will not visually merge two separate built up area.

Screening - Will the change in the landscape be highly visible, based particularly on the nature of the landform and the extent of existing tree cover?

The site is highly visible from the approach into Landrake from the south on the A38.

The site is readily apparent from the St. Erney road and from Tideford Road when passing.

Numbers of people - Are significant numbers of people likely to perceive any changes e.g. as residents, visitors, people travelling through or engaged in recreation e.g. walking or as people working?

The A38 is in constant use and therefore significant numbers will see the development from this location.

Tideford Road is in regular use as a connection to the A38 when heading westwards.

The St. Erney road is used as a local route between the settlements of Landrake and St. Erney.

Invisibility and sight lines - Will the development interrupt any important lines of sight between features within the landscape, especially in designed landscapes

No important lines of sight will be interrupted as a result of the development.

Visual influence and scale - Is the proposed development in scale with the surrounding landscape and other built features within it, does the development slot into the landscape in a non-intrusive way, or will it be highly visible with the landscape?

The development will be required to be of a two storey form and reflect the character of existing built form that surrounds the site to ensure a level of visual integration.

Cumulative impact - Are there other similar structures/ development within the visual setting of the development?

Yes, built form exists to the north and west of the site.

'Visual Sensitivity' criteria

Which of the following criteria best describes the visual effects created by the development?

No view of the development – the development would not be visible from any position within the surrounding landscape.

Low visual sensitivity- The development is only visible from a very small number of places, is not considered to be out of scale with the surrounding landscape, will be viewed by people considered to be of lower sensitivity to visual change, with likely potential for mitigation through pre application detailed design or amendment of the submitted application following the identification of residual visual effects (refer to Step 8).

Moderate visual sensitivity – The development will be partially visible; people viewing the development are more sensitive to the change in the view of the landscape, the nature and scale of the development is much greater with some potential for further mitigation measures to be built into the application design to reduce, or offset the visual effects, either through pre application discussions or amendments to the application proposal (refer to Step 8).

High visual sensitivity – The development is very visible from the landscape around the site, will be perceived by people considered to be of the highest sensitivity to visual changes in the landscape or by a significant number of people of a lower visual sensitivity, with little potential to mitigate the visual effects.

Record your reason for the criteria selected

Moderate visual sensitivity – The development will be partially visible; people viewing the development are more sensitive to the change in the view of the landscape, the nature and scale of the development is much greater with some potential for further mitigation measures to be built into the application design to reduce, or offset the visual effects, either through pre application discussions or amendments to the application proposal (refer to Step 8).

The development will be highly visible to an extensive number of viewers. It is at least a moderate visual sensitivity scoring.

STEP 5 Overall Landscape Sensitivity

The results of the previous ‘Character Sensitivity’ and ‘Visual Sensitivity’ assessments are combined in the matrix below to give five levels of Overall Landscape Sensitivity.

		Step 4 Visibility		
		Low	Moderate	High
Landscape Character	Low	L	LM	M
	Low Moderate	L	M	MH
	Moderate	LM	M	MH
	Moderate High	LM	M	H
	High	M	MH	H

Low Overall Landscape Sensitivity

The landscape has potential to be positively enhanced through the development, and or there will be little discernible landscape impact. Any small changes in landscape character will not be strongly visually expressed.

Low Moderate Overall Landscape Sensitivity

Small adverse changes in landscape character are unlikely to be strongly visually expressed. There is likely to be potential to mitigate the landscape and visual effects through the pre application development of the design, or through amendments to the submitted full planning application (refer to Step 8).

Moderate Overall Landscape Sensitivity

There will be some negative change in landscape character which will be visible, which may have the potential for mitigation of the landscape and visual effects through the pre application development of the design, or through amendments to the submitted full planning application (refer to Step 8)

Moderate High Overall Landscape Sensitivity

The development will result in a significant negative effect or change in landscape character that will be highly visible with unlikely potential for mitigation through changes to the design or amendments to the planning application.

High Overall Landscape Sensitivity The development will result in significant negative effects on the landscape character that will be highly visible with no potential for mitigation, which would not in

itself have an adverse impact upon visual amenity and landscape character.

Record your reason for the criteria selected

Moderate Overall Landscape Sensitivity

There will be some negative change in landscape character which will be visible, which may have the potential for mitigation of the landscape and visual effects through the pre application development of the design, or through amendments to the submitted full planning application (refer to Step 8)

Following the methodology a Moderate Overall Landscape Sensitivity is recorded for the site and the development.

STEP 6 Landscape Value and Perception - Assessing the human response to landscape, the quality and condition

We value landscapes for their inherent interest, their contribution to local distinctiveness, sense of place, artistic inspiration and personal well being. Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Using the following value considerations describe the subjective human response to the qualities of the existing landscape, and how those may change with the introduction of the proposed development.

Landscape Quality

Considering both the wider landscape and the separate individual elements / features which together make the landscape character:

- does the landscape have integrity where it is perceived as a whole and not broken up by development which does not reflect the landscape character?
- will the development enhance the existing character adding value to the landscape?
- is the landscape well maintained, free from landscape detractors such as power lines?
- is the landscape in good condition?
- does the site lie in, or within the setting of a designated landscape?

The landscape to the east falls within the designated AONB. This is a valued landscape conserved in the national interest.

The site falls on the edge of the settlement and represent a visual and character change from built form into the undeveloped landscape which is of the highest value.

The wider landscape immediate to the east of the site is in a good condition with very limited landscape detractors.

The development will result in negative visual change that will impact upon the wider landscape from which this site is perceived.

Scenic quality

Does the site and surrounding landscape contain or offer views to valued landscape features or landmarks such as important trees church spires, lighthouses, engine houses?

Will the development remove a valued feature, interrupt or block any significant view from a vantage point to a natural or man made feature?

Does the landscape appeal to primarily but not wholly to the visual senses?

Has the visual quality of the landscape been described in guide books, or other literature?

The site itself has no particular scenic value, however the wider landscape to the east is of high scenic value due its rural characteristics and undeveloped nature. The development does not remove a valued feature, it will however block views from Tideford Road out into the rural landscape at the point where the present opening out occurs. It will not block vantage points to a man-made feature, for example Landrake Church which is a dominating feature in the surrounding landscape.

Rarity

Does the landscape have a unique sense of place which is not commonly found at the local level across the Landscape Character Area, across Cornwall, or considered a good/rare example in national terms? What elements create this sense of place and will the development have an adverse effect upon them?

The site has no components that are considered good or rare examples or creates a unique sense of place.

Representativeness

Does the area have particular features or elements of character which are considered particularly important examples eg. ancient field pattern of West Penwith?

The site is representative of a typical farm complex found within the Cornish landscape..

Conservation interest

Does this area have any local historic or cultural association from the Historic Environment Record? Is this area nationally designated for its historic value e.g. World Heritage Site, Scheduled Monument?

Does the landscape associated with the development have any known national and local ecological designations? Are there important wildlife corridors, or habitats which would be adversely affected by the development?

Does the landscape associated with the development have indicators of value eg. trees, hedges and woodland?

The site has no local historic or cultural association from the Historic Environment Record.

The site adjoins, and in part falls within the Landrake Conservation area, as a result design requirement will be required to reflect the historical characteristics of the settlement.

The site has no national and local ecological designations.

Boundaries hedgerows should be retained throughout.

Recreational value

Is the area used by the local community for recreation and appreciation of the natural environment?

Is there evidence that the landscape is valued for recreation and enjoyment, where the experience of the landscape is important?

There is not specific recreational link to the development site.

Perceptual aspects

What is the perception of the character, is it natural and undeveloped?

Is the landscape valued for its perceptual qualities notably its peaceful tranquillity or wild exposed ruggedness?

Despite the open views out to the designated landscape, there is limited perceptual qualities of peaceful tranquillity or exposed ruggedness due to the close proximity of the A38.

Associations

Are there known historic associations with the landscape, is it considered an important context to a historic feature, or relates to important individuals such as writers and artists?

There are no known historic associations with the landscape.

'Landscape Value' criteria

Which of the following criteria best describes the value of the existing landscape, and how the development may affect this?

No positive value – There is potential for the landscape to be enhanced by the development as it is currently degraded, of poor scenic quality, and has no noted conservation interest. Enhancement of the value of the existing character may be feasible through the pre-application design of the development proposals (refer to Step 8).

Low landscape value – This landscape has no national or local designation, but none the less is valued by the local community and demonstrates landscape and visual characteristics which positively contribute to the area's sense of place.

Moderate landscape value – this landscape is considered to positively contribute to the local distinctiveness, and character of Cornwall; contains quality examples of key characteristics described within the LCA; the proposed development has the potential to adversely affect the aesthetic and perceptual qualities of the existing landscape.

High landscape value – the scale or nature of the development has the potential to create significant adverse effects on one, or a combination of the following factors; within, or forming the setting of an internationally or nationally designated landscape; notable landscape associations with Cornish culture; significant adverse effects upon a vantage point, views or vistas of recognised importance; a rare example of particular elements or features of a landscape.

Record how the proposed development relates to the resulting criteria.

Moderate landscape value – this landscape is considered to positively contribute to the local distinctiveness, and character of Cornwall; contains quality examples of key characteristics described within the LCA; the proposed development has the potential to adversely affect the aesthetic and perceptual qualities of the existing landscape.

The site is readily apparent from sections of the designated AONB landscape which is safeguarded in the national interest. The development will change a rural character to residential on the settlement edge. It will be openly viewed from the A38 and will block views from Tideford Road.

STEP 7 Assessing Landscape Capacity

‘Landscape capacity refers to the degree to which a particular landscape character type³ or area is able to accommodate change without significant effects upon its character, or the overall change of that landscape character type’.

The results of the previous ‘Overall Landscape Sensitivity’ and ‘Landscape Value’ assessments are combined in the matrix below to give five levels of **Landscape Capacity**. Here the significance attached to each of these values is reversed, a ‘high Overall Sensitivity and ‘high’ Landscape Value combine to give a rating of ‘low’ which describes a ‘low’ capacity for the landscape to accept the development and vice versa.

		Step 6 - Landscape Value		
		Low	Moderate	High
Overall Sensitivity	Low	H	MH	M
	Low Moderate	H	MH	M
	Moderate	MH	M	ML
	Moderate High	M	M	L
	High	ML	ML	L

High capacity - There will be little or no impact on the landscape through the development. There is potential for the development to positively enhance the landscape.

Moderate High capacity - There will be some negative change in landscape character. Through an iterative pre application design process there is the potential for significant landscape and visual effects to be avoided or reduced. In the determination of a full planning application landscape and visual effects may be reduced by mitigation measures introduced as amendments to the proposal (refer to Step 8).

Moderate capacity - There will be an extensive negative change in landscape character and visual amenity, with possible potential for mitigation measures to be embedded with the pre application design process or as amendments to a full application (refer to Step 8).

Moderate Low capacity - The development will result in significant adverse effects, on the landscape character and visual amenity with limited potential for mitigation measures to avoid, reduce or remedy the remaining identified effects (refer to Step 8).

Low capacity - The development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy.

Record how the proposed development relates to the resulting criteria.

Moderate capacity - There will be an extensive negative change in landscape character and visual amenity, with possible potential for mitigation measures to be embedded with the pre application design process or as amendments to a full application (refer to Step 8).

Following the approach in the methodology it is recorded that the site has a moderate capacity to accommodate the development proposed.

STEP 8 Mitigation

Mitigation measures should be designed to prevent, reduce, remedy or offset any significant adverse landscape and visual effects associated with a development proposal, from the design stage, through construction, operation and to decommissioning. They should in themselves not result in negative landscape and visual effects but enable the development to respond to landscape character and visual amenity more positively.

This document can be used to

- inform pre application discussions where there is scope to suggest mitigation measures which can be further incorporated into the development's design
- highlight potentially significant landscape and visual effects which have not been prevented, reduced, or off set in the submitted full planning application.

Mitigation measures fall into three categories termed the 'mitigation heirachy'5 :

1. Primary measures – developed through an iterative design process, which have become integrated or embedded in the project design, where significant landscape and visual effects can be prevented or avoided through choices relating to site selection and the layout of the proposal.

2. Standard construction and operational management practices – for reducing identified environmental effects which can't be prevented or avoided at each stage of the development. These mitigation measures can be discussed pre-application/scoping and may include:

- redesign / re-siting details of the development
- creating new, or altering existing landforms; amending site levels
- introducing planting which reflects the local landscape character
- careful consideration of building form and massing
- choice of building materials and finishes
- reducing the effects of light pollution

3. Secondary measures – are designed to reduce adverse effects which were not built into the final development proposals, which can be identified through the Landscape and Visual Impact Assessment (LVIA), however it is preferable that the LVIA be an iterative process developed in

discussion with Cornwall Council to remove the need for secondary mitigation measures.

Where significant landscape and visual effects can't be avoided or markedly reduced then mitigation through offsetting, remedying, or compensating needs to be considered. This however should be considered as a last resort as in many cases it is not possible to replace elements which have been lost to development with new features of the same landscape, visual, ecological, or historic value.

Enhancement is a term which has been used through this document to highlight opportunities to improve the existing environment's landscape character and visual amenity as part of the design and siting of new development. This can be achieved through improved land management, restoration of habitat, natural and historic features.

The form of the development is consistent with existing buildings in the locality.

The design follows traditional Cornish vernacular.

The development fronts towards the highway and is of a terraced manner. Development is focused to the western part of the site.

The use of recessive materials will help to ensure that the development visually responds to its context and does not appear out of place or incongruous.

The retention of Cornish hedgerows to boundaries will help support visual and character integration.

Existing vehicular is used.

No wider encroachment into the wider landscape.

James Evans BA(Hons) AssocRTPI
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