

Historical Cartography and Landscape Planning: An approach to be Developed

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ABSTRACT

In Tuscany, urban planning has, for many years now, been strictly related to landscape planning. All of the levels of general planning are currently undergoing a process of compliance related to the landscape discipline enacted by the Ministry of Cultural Heritage. In this process of compliance, there is no reference to the study of historical cartography, or even to the sedimented elements that are linked to the slow or very fast landscape transformation caused by the most recent human activities. It can be safely affirmed that historical cartography is a typical tool of the historian, who makes use of ancient cartography in conjunction with written documentation. However, should it be considered necessary also for those involved in territorial and landscape planning to understand and account for the concerns expressed by each community about their landscape? The focus of this discussion is the experience of the territorial and landscape planning of Manciano (Grosseto), a municipality in Tuscany. The specific objective of this discussion is to evaluate the extent to which the use of archival sources and historical cartography impacts the framing of the issue of the landscape consistencies of the individual parts of the territory

INTRODUCTION

In Tuscany, urban planning has, for many years now, been strictly related to landscape planning. All of the levels of general planning are currently undergoing a process of compliance related to the landscape discipline enacted by the Ministry of Cultural Heritage. In this process of compliance, there is no reference to the study of historical cartography, or even to the sedimented elements that are linked to the slow or very fast landscape transformation caused by the most recent human activities. It can be safely affirmed that historical cartography is a typical tool of the historian, who makes use of ancient cartography in conjunction with written documentation. However, should it be considered necessary also for those involved in territorial and landscape planning to understand and account for the concerns expressed by each community about their landscape?

The need to study landscape planning for this purpose arose from an attempt to answer several questions and fill some gaps in the field arising from practical experiences. The focus of this discussion is the experience of the territorial and landscape planning of Manciano (Grosseto), a small municipality in southern Tuscany, between 1999 and 2003. Many aspects of this planning experience, including the local planning instruments, are peculiar, since the experience involves all the agricultural areas included in the general urban planning tools but does not affect the legislation regarding the settlements (1). The specific objective of this discussion is to evaluate the extent to which the use of archival sources and historical cartography impacts the framing of the issue of the landscape consistencies of the individual parts of the territory, as well as to investigate (with all the limits that this investigation entails) the structural data (i.e. current and historical shape of the land property). How are the landscape and territorial aspects preserved, promoted, and organised if collective behaviours are not interpreted? Above all, what actions can a community deem appropriate for preserving its interests and vocations, or what can it expect from an act of landscape planning?

Therefore, the proposed study concerns the methods through which it is possible to operate within the limits of a municipal administrative jurisdiction, verifying which components to analyse, and which ones to focus on. The research highlights territorial and landscape qualities/quantities and considers how these features can be incorporated into a planning that is structured in accordance with the binding rules. At the same time, the planning process has been, over the years, sufficiently shared by communities that had to comply with those rules in order to preserve and improve the efficiency of their territory and landscape, even if this cooperation was done strictly for financial purposes. These notes are intended to highlight how elements of historical cartography, archival sources, and landscape results can still be considered today within a unitary framework. This framework will serve as a necessary reference for the construction of a planning process that is useful for an active and productive conservation—one that is strictly linked to the *modus operandi* of the communities that live and experience that landscape every day.

A COMPLEX FRAMEWORK BETWEEN LANDSCAPE LEGISLATION AND DISCIPLINE ON TERRITORIAL GOVERNANCE

A fundamental aspect of the relationship between analysis and synthesis in landscape planning is the consideration of historical data obtained from cartography as a crucial element of the analytical phase, or as an additional piece of information for the cognitive framework.

Thereafter, given that the landscape is a matter of competence of the Ministry of Cultural Heritage, only the active provisions are structured with consideration to the protected areas, and these provisions always play a key role in preserving a perceptive framework that is detached from the dynamism of landscape transformations. Moreover, the active provisions, precisely because they have a conservative value, mostly disregard the analysis of the socioeconomic phenomena that produced a specific landscape, as if the factors that originated the landscape are no longer reproducible or cannot be enhanced. (2) (Maiosi, 2012). Where there are no ministerial constraints, the territory becomes landscape according to the economic events, and the loss of the relationship between the community and the market exposes large fringes of territories to operations based on a short-term perspective. These operations are incapable of either triggering new structural conditions or acting in the wake of the settled territorial and landscape heritage. In both cases the research outcome, however important at least for classification purposes, consists of the standardisation of historical landscapes or the study of the landscape components, which, depending on the disciplinary framework of reference (such as landscape protection, landscape management, or landscape planning, to name a few), end up providing the only operational guidelines. (3) (Caravaggi, Imbroglini, 2008; Agnoletti, 2010)

Furthermore, the standardisation of landscapes, although fundamental on a didactic level and useful in providing univocal rules for the purposes of drafting urban planning tools, may not include the structural elements that associate each community with their own landscape that the community has contributed to build.

Most studies, as well as documents that constitute the landscape plans, lack an analysis of the range of actions of the individual community with respect to the construction of a suitable portion of territory and landscape (Williamson and Bellamy, 1987; Overton 1996). The concept of limes (border) still today represents the model of management and local transfer of land ownership (4). It often determines the attitude towards certain entrepreneurial models (consider the difference between the Mount Amiata sides, which are under two different jurisdictions of Grosseto and Siena provinces). It also accounts for obsolete dynamics (similarly to the Castello–Contado model) that are hardly perceivable in the dynamic process of current activities but are still present in the *modus operandi* and *forma mentis* of entire local communities. The theme of the limes and the landscape that arose from it, both in terms of territorial management methods and relationship with the community was very clear, for example, to those who managed parish assets in a strictly patrimonial sense (5). In fact, the territory was shaped for market and self-consumption purposes. (Deti, 2000)

Yet, with all of the possible limitations, these studies had been developed in the disciplinary sectors of economic geography (J.H. Von Thunen, A.H. Thiessen were the precursors) which perhaps have presented their limit precisely in the construction of a model that, as every other model, may be easily exposed to falsification, especially when it involves sociological variables. For studies relating to the construction of the landscape it is of little use to talk about models but it is better to use terms as shared behaviors. Naturally this refers to the behavior of more or less homogeneous social groups. (6), (Von Thunen, 1826; Thiessen, 1911; Lai 2002; Bencardino and Prezioso, 2006; Macchi Janica, 2009).

THE CONVENTIONAL TOOLS OF LANDSCAPE PLANNING IN ITALY – A SHORT EXCURSUS

From the drafting of the European Landscape Convention (2000), the meaning summarised by the term ‘landscape’, - ‘part of a territory as perceived by the population’ - has conveyed numerous research experiences and has also separated the different disciplinary components into one or more fields of investigation contained in the definitions of Art. 1 of the convention itself.

As a matter of fact, Italy is a country in which the word ‘landscape’, although it has been used in fields from the arts to literature and information (to name a few), has struggled to find its own place in the regulatory and legislative framework related to planning.

The first time ‘landscape’ was used as a term with its own direct cogency, from a legal point of view, was in 2004, when the Code of Cultural Heritage (Legislative Decree 42/2004) was promulgated. Since 2004, Art. 131 of the code, the term ‘landscape’ refers to: ‘the territory that expresses identity, whose character derives from the action of natural and human factors and their interrelations’. Additionally, the landscape is protected ‘in relation to those aspects and characters that constitute material and visible representation of national identity, since they are the expression of cultural values’ (7). (Severini, 2019). With regard to the legal system of the Republic, however, the term ‘landscape’ was mentioned in Art. 9 of the 1946 Constitution, one of the articles that defines the Fundamental Principles. This article states: ‘The Republic promotes the development of culture and scientific and technical research. It preserves the landscape and the historical and artistic heritage of the nation’. Therefore, from 1946 to 2004 the term ‘landscape’ remained limited to a constitutive principle of the State and did not have its own legal form and structure, which would have allowed the employment of operational tools for its protection.

However, since L. 778 of 1922, natural and panoramic beauties have been preserved with the need to be authorised by the superintendencies through the presentation of ‘projects of works of any kind related to the properties themselves’ (Article 1). Meanwhile, the same rule in Art. 4 defined a relationship between new buildings, urban planning, and the beauties to be protected: ‘in those places where real estate is subject to the provisions of current legislation, in the case of new buildings, reconstructions and implementation of regulatory plans, the governmental authority may specify the distances, measures and other necessary regulations’. A more organic system was built with the Bottai Laws of 1939, especially with the L.1497/39 (Protection of Natural Beauties). Hence, “Natural Beauties” and “Panoramic Beauties” were distinguished, and their identification was postponed to the definition of two different lists. In Art. 5 of this provision, the term ‘landscape territorial plan’ was, for the first time, used to preserve those panoramic beauties included in the lists, ‘in order to prevent the areas of those territories from being used in a way that could prejudice the panoramic beauty’.

In all the other cases, such as those concerning interventions on property and real estate, the principle of Authorisation, as in the 1922 Law, was used as regulation. This regulatory framework, intended as the only method of legal protection of landscape, lasted about 50 years, until the moment when, during a debate which occurred through the 1970s and the early 1980s, the idea that some territories must be protected for their intrinsic features, regardless of their beauty, began to take shape. This is how the idea of assets protected by category was born. In 1985, according to the Law 431, these assets were protected together with other categories and were subjected to the same authorisation procedure of the Law 1497/39. This law protected the appearance of buildings against modifications, the shores of seas and lakes for a depth of 300 metres, the banks of rivers and streams for a depth of 150 metres, the Alpine mountains in the altitude above 1600 metres and the Apennine mountains above 1200 metres, and so on. Law 431/85 also takes from Law 1497/39 the concept of the landscape plan (or even urban–territorial plans with specific consideration of landscape and environmental values), whose drafting is entrusted to the regions rather than to the superintendencies, as established by Law 1497/39. There was also a temporal interlude during which the provinces took care of the valuation of cultural heritage through their own territorial planning tool called the Territorial Coordination Plan. This opportunity took place between 1990 (the year in which Law 142 was promulgated) and 2004, constituting one of the most interesting seasons in the attempt to combine territorial planning and landscape planning.

Finally, in 2004 with the drafting of Legislative Decree 42/2004, also taking up what was established with the European Convention of 2000, Art. 131 defines what landscape is, and Art. 134 defines what are the landscape assets, in doing so recovering all of the elements of the legislation considered previously. In this sense, the natural beauties and the panoramic beauties identified by Law 1497/39 become Art. 136 of Legislative Decree 42/2004 (named ‘buildings and areas of considerable public interest’), while the assets of Law 431/85 become Art. 142 of the Legislative Decree 42/2004 (named ‘protected areas by law’). The promulgation of Legislative Decree 42/2004 assigns to the regions the obligation to draft the landscape plan in agreement with the Ministry. It is thus established that the regions must, in addition to their traditional role of providing urban planning laws (or territory government laws), definitively represent and become the main centre of power in which the landscape plans are created. In summary, the instrument available to the municipalities and useful for landscape planning from 1990 to 2004 was represented by the provincial plan (PTCP), while from 2004 to the present day it is the regional landscape plan that dictates the rules. Thus, the municipalities, with their own urban tools, implement on the local scale what has been disregarded in the decision-making and in-depth levels of a higher order.

Moreover, since 2004, the literature on landscape planning has grown, and, alongside the formulation of the first regional landscape plans, orientations have multiplied and different methodological approaches have been articulated (8). (Caravaggi and Imbroglini, 2008; Ferrara and Campioni, 2012; Magnaghi, 2016). Despite everything, the perception may often be that of witnessing the production of enormous cognitive frameworks that are useful for the definition and registration of the qualitative and quantitative data, then brought back to interpretative schemes that define the data detected. Then, this enormous production is rarely able to get to the heart of the productive requalification capacity or even the active conservation of the components detected, and it is consequently unable to find an adequate regulatory framework (take as an example the landscape plan of the Tuscany region and the related law on the government of the territory, both drafted between 2014 and 2015).

THE PLAN OF THE RURAL TERRITORY OF MANCIANO (1999–2003)

The Municipality of Manciano can be considered an area where different elements of the landscape perceptually coexist; some features are attributable to the late Middle Ages, others to the transition from the modern to contemporary ages, and others, the recent forms of massive transformation, to the fascist and post-war reclamations.

The municipality is a mosaic made up of many apparently discordant elements, but each one has the ability to persist and reproduce. For example, see a portion of the territory such as that represented by the nucleus of Marsiliana, Borgo Ente Maremma, and Tenuta Corsini in two aerial photos of 1954 and 2019 (Figures 1 and 2 below) (Regione Toscana, various years).

Figure 1 - Aerial photo 1954



Figure 2- Aerial photo 2019



- A) Medieval castle, seat of the parish and community with the endowment of adjacent crops – renovated in 1896
- B) *Dispensa* – Seat of organisation of the estate between 1560 and 1850
- C) *Banditella* – workers’ seat of management of the estate between 1560 and 1850
- D) construction of a new warehouse for the collection of cereals in 1909
- E) Owner’s olive grove in the period of the complete fascist reclamation – 1928–1940
- F) First hints of *Ente Maremma* reclamation following the 1950 excerpt law with relative expropriations (alignment and drainage of fields and new farm units)

- G) The crushed stone quarry associated with the reclamation and construction of the village and rural buildings
- H) The new village planned and built after 1960

In a first assessment, it seems that the overlapping of several diachronic elements is a typical characteristic of many Italian landscapes; however, it can also be noticed that, in the case highlighted here, the overlapping of such features show clearly a substantial harmony between the parts. This sort of harmonic composition is not always a typical feature of the superimposition of different elements in the Italian territory (consider the case of the Venetian countryside or, to stay in Tuscany, the territorial spaces of small enterprises in Valdarno).

In 1999 the Municipality of Manciano began a process aimed to equip the rural territory (the so-called E zones of the general town plan) with adequate regulations in line with the PTCP of the Province of Grosseto. Therefore, this is a period in which the enhancement of cultural heritage (9) is entrusted to the provinces (Law 142 of 1990 and Legislative Decree 267 of 2000) and the PTCP of Grosseto establishes, among other things, that the municipal urban planning tools should organise their rural territory into five agricultural economic classes:

- a) Areas of urban fringe with a weak agricultural economy
- b) Areas of urban influence with a weak agricultural economy
- c) Marginal areas with a weak economy
- d) Areas with extensive developed agriculture
- e) Intensive or specialised agricultural areas

This same tool, in addition to mandating precise methods for inserting new buildings for agricultural purposes (use of materials and typologies, settlement insertion according to a precise farm grid, definition of the pertinences for the purposes of new aggregation, etc.), establishes that

‘even in properties that are not agricultural farms, the Municipalities will be able to allow the construction of small outbuildings (different from those governed as peri-urban gardens) within areas identified in the new general urban planning instruments or [...] exclude the construction of such small outbuildings for environmental, historical-settlement or naturalistic values. The maximum volume [...] must be graded in relation to the classification of the rural area “carried out according to the five classes listed above” (10). (Province of Grosseto 1996)

Thus begins a rather complex process of attempting to understand which is the best direction to give to the agricultural economic classes in order to comply with the requirements of the PTCP. It immediately emerges that the areas with a weak economy

are those surrounding nuclei and historic centres (Agea data 1999–2000), since structured farms no longer exist in these areas and the extreme division of the properties prevents the productive rationalisation of farms. At the same time, however, the perceptual data and the analysis of the aerial photos show that these areas are also those that, in the collective imagination, represent the *bel paesaggio* (landscape of aesthetic values). Furthermore, not all of these areas are protected by state laws.

In the period between the end of the 90s and up to 2005 in Tuscany we witness the definition of agricultural territory distinct from the definition of rural territory. The definition of rural territory is the most used precisely in the Areas of Fringe and Urban Influence "Even if rural and agricultural are often used as synonyms, the term "agricultural" is mostly used to indicate the activities related to the cultivation and breeding of animals while the term "rural" has a broader connotation that includes the specific relationships that develop, at a territorial level, between social, cultural and economic aspects." (11) (Fanfani, 2006; Rovai, Casini, Di Jacovo, 2011).

For example, during the work in Manciano it was noted that in the Areas of Urban Fringe and Influence:

- the interests of a residential building not interested in agricultural productions were concentrated;
- the residential building took on a higher market value than that inserted in the urban centre;
- it was often requested to change the agricultural use into a residential one;
- the same farms tended to concentrate the building of an agricultural nature in the *Areas of Fringe and Urban Influence* and subsequently asked to change the use of the buildings from agricultural to residential.

During my work as an urban planner, I decided to rely on the reading of easily available historical sources to understand if there could be elements that, escaping the statistical data (number of companies and their absence, poor productivity in economic terms), allow us to interpret the reason for that widespread perception that identifies the *bel paesaggio* in the areas surrounding the inhabited centres.

At the time of the drafting of the rural territory plan, the historical cadastral sources, in addition to the aerial photos, were the material on which attention was focused. The most used source was the *Catasto Leopoldino* of 1824.

In Tuscany, the use of the *Catasto Leopoldino* (1824) is quite widespread, but its use is limited almost exclusively to the verification of existing building structures. The final process, analysis and synthesis, is resolved in the drafting of conservation rules that are limited to the buildings identified on the historical maps.

The cadastre itself is never investigated by reading the structure (even if only physical and legible) of the land parcel, especially when concerned with rural areas. The map of the year 1824 was thus compared with the equivalent one from 1941 (Catasto d’Impianto) in order to create a diachronic picture capturing the evolution of about a century (12) (Pazzagli, 1979). Subsequently, this cadastral reading was counterposed to the aerial photos available from 1954 and 1988 (see examples below, Figures 3 to 7) (Regione Toscana, various years).

Figure 3 – Capanne di Saturnia. Leopoldino Cadaster 1824



Figure 4 – Capanne di Saturnia. Leopoldino Cadaster 1941

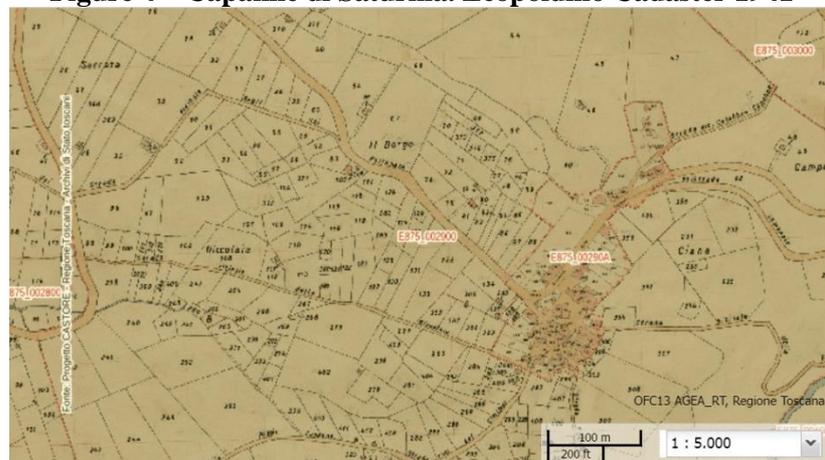


Figure 5 – Capanne di Saturnia. Aerial photo 1954



Figure 6 – Capanne di Saturnia. Aerial photo- 1988



Figure 7 – Capanne di Saturnia. Aerial photo 2013



From all of the elements that can be compared, at least two characteristics of what is perceived as *bel paesaggio* have been recognised:

1. The persistence of the nineteenth-century cadastral system which, despite the divisions of over a century (1824–1941) (11), still characterises the lines of the landscape system, referring to the crop trend.
2. The cadastral structure and the crop nature are still the genetic elements of the landscape, despite the simplifications that occurred due to agricultural mechanisation needs. This crop and landscape system is still a structural element after two centuries.

During the development of this research, the same phenomenon noticed in Capanne occurred in another settlement of the Municipality of Manciano. This settlement had greater consistency than the previous one, as well as an urban history of considerable depth (13) (Maccari and Noccioli, 1995) (Figure 8 – 11, Regione Toscana, Various years).

Figure 8 – Montemerano. Leopoldino Cadaster 1824



Figure 9 – Montemerano. Catasto d’impianto 1941



Figure 10 – Montemerano. Aerial photo 1954



Figure 11 – Montemerano. Aerial photo 1988



On the left are the subdivisions of the land assigned, with forms of compulsory emphyteusis, to the labourers (1941–1954) and the landscape imprint from the process of transformation, which stabilises in the following period (1988).

The process that can be read from the maps and photos indicates, in brief, the long phase of construction and friction that the settled community has expressed through the conquest of patches of land for self-consumption, and the resultant conclusion that the continuous neighbourhood conflicts have allowed the community to express itself in an organic form. Moreover, the latter, in its perceptual manifestation, often dissembles the social conflicts relating to the appropriation and control of resources.

RESULTS AND FIRST CONCLUSIONS

The rural territory plan of the Municipality of Manciano, drawn up between the years 1999 and 2003, represents a prime testing ground for evaluating how much the use of historical cartography, together with other typical elements of the analytical phase (including collection of quantitative data, evaluation of previous planning tools, and connection with the region and province, which constitute the superordinate validation and control bodies), has influenced the overall urban planning process that has had, and still has, a certain landscape relevance. In fact, the reading of historical cartography documents at this time influenced the perimeter of:

- a) Areas of urban fringe with a weak agricultural economy; and
- b) Areas of urban influence with a weak agricultural economy.

Firstly, the analysis of the land registers and the structure of land parcels in the period of 1824–1941, combined with the analysis of aerial photos, has allowed the drawing of areas adjacent to the settlements in the way that they are represented below in figures 12 and 13. The work was carried out for all the settlements in the Municipality of Manciano, some of which are shown below (Figure 12 and 13, Comune di Manciano, 2021), in an attempt to grasp the link between the structure of a sufficiently complex settlement (e.g. a hamlet, village, or walled centre) and the extreme thickening of the parcel grid around it.

As demonstrated by the images, the limits of the areas (fringe for those adjacent to the settlement and influence for those that define the margin by which the self-consumption crops, which today are mainly cultivated as a hobby, end) seem to resemble the rings of Von Thunen. This resemblance is probably a signal that the nature of the territory is not particularly evolved or that the agricultural structure of the economic processes still characterises the ways of production and control of resources

according to traditional models, with undeniable implications linked to the conservation of the landscape.

The rural territory plan also has a regulatory component that affects the potential for transformation. In this case, the regulatory result, from an urban planning perspective, is the imposition of limitations on the transformation of building structures, the drafting of cultivation commitments that would maintain traditional crops, and the prohibition of increasing the urban planning load. One of the last regulations consisted of limiting the agricultural infrastructures for those companies that have a productive centre in areas located outside the fringe and urban influence zones.

In summary:

- The possibility of new residential construction has been eliminated;
- The possibility of new agricultural production construction has been eliminated. The farms build the new volumes outside the Fringe and Urban Influence Areas on the land they own;
- The possibility of changing the agricultural use to residential use for existing buildings has been eliminated;
- It is allowed to recover all existing buildings with volume increases of up to 20% and with the obligation to maintain the typical elements of the historic structure (hedges, dry stone walls, historic crops such as vineyards and olive groves):

This last decision and regulatory construction, linked to the limitation of the production potential of farms in the vicinity of inhabited centres, was put in place due to awareness of an increasingly clear division between the limit of the settlement and rural territory.

This clear dichotomy has allowed, and continues to allow, farms to structure themselves according to the obvious logic of the market; therefore, production needs often risk disrupting the agricultural land by changing its makeup and homogenising the resulting landscape (consider, for instance, the areas of viticulture in Veneto and Piedmont). This result can be avoided by allowing the transition areas (areas of fringe and urban influence) to still play a structured role, according to consolidated models also derived from analysis of historical cartography.

Figure 12 – Fringe and Urban Influence areas in Saturnia, Capanne di Saturnia and Poggio Murella

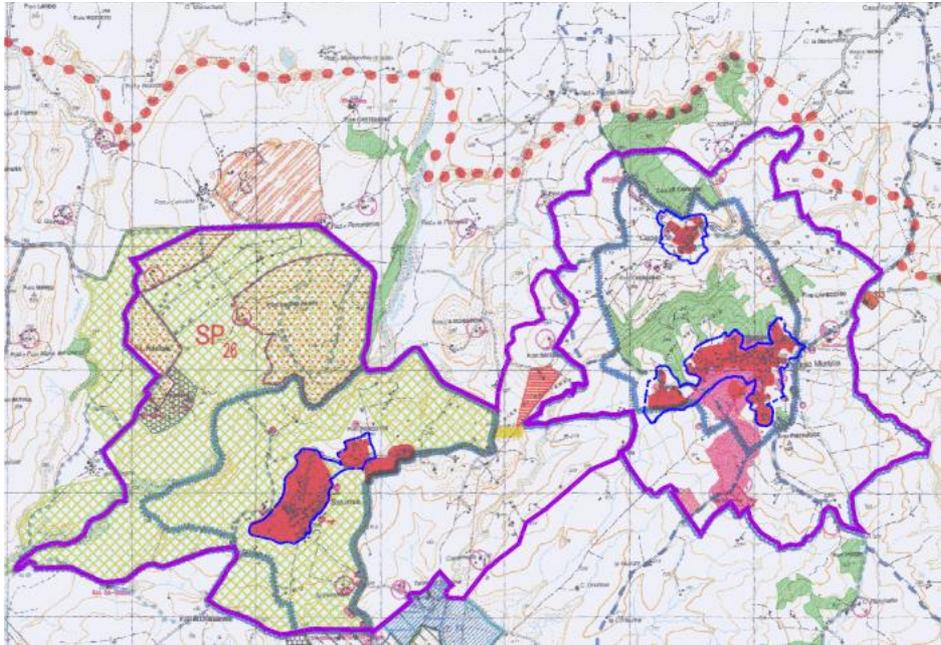
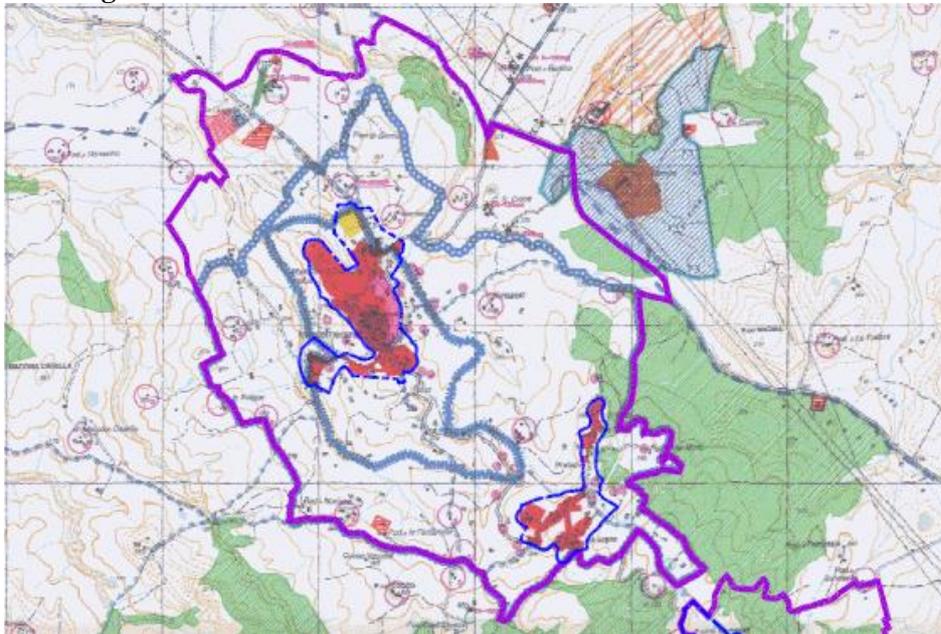


Figure 13 – Fringe and Urban Influence areas in Montemerano and Poderi di Montemerano



This work has attempted to verify how much landscape planning conducted with canonical models captures the most relevant data from the elements read or highlighted. Indeed, if the value attributed to the data remains of a perceptive nature,

there is often a risk of losing the understanding of the structural data. In this sense, the study of historical cartography would encourage scholars to turn their readings towards those elements laboriously constructed during the continuous transformations of landscapes initiated by human activities. This reading would also permit people to, at the very least, identify which structures have marked the landscape in a notable way and which ones have become superstructural over time and therefore been cancelled. (14) (Rombai, 2010; Volpe, 2013)

This study aims to detect the presence and role of legible and sedimented structures such as Historical Rural Landscape (*paesaggi rurali storici* definition of Mauro Agnoletti) while at the same time to verify whether it is possible to attribute active potential to the identified structures. (15) (Agnoletti, 2010)

The consideration of historical cartography and the implications of time, through the verification of structural permanence, should help in building the rules and behaviour of a landscape plan that may capture the potential that is not exclusively related to the role of the identified structures (16). (Volpe, 2013)

The most satisfactory result is given by the sensation that this local work (Manciano 1999-2003) is very similar to some provisions of the Regional Law on the Government of the Territory of the Region of Tuscany of the year 2014 (L.R. 65/2014) - Article 66 (Areas of relevance of historical centers and nucleuses) and Article 67 (Peri-urban areas).

ENDNOTES

1. To set up this local planning work, at the time, we made use of: a) Cards of the Customs Courts of Manciano, Montemerano, Saturnia Semproniano and Rocchette di Fazio deposited in the State Archives of Florence made by Innocenzio Fazzi "made make order of the Ill.mi General Contractors of Tuscany the year 1745 "; b) Tuscan Land Registry or Leopoldine Land Registry deposited in the State Archives of Grosseto maps at a scale of 1: 5,000 and "Tables of Owners and Respective Properties" now available online thanks to the Castore Project of the Tuscany Region; c) New Land Cadastre and New Urban Building Cadastre, plant maps- 1941/51 filed at the UTE of Grosseto, which can now be retrieved online thanks to the Geo-scope Project of the Tuscany Region.
2. F. Maiosi: "Landscape Enhancement and Planning" site –Agraria.org/articoli/Anno 2012 »N. 158 - December 15, 2012. Highlights the author" As far as we are concerned, it will be necessary to ask ourselves briefly if in the codicistic meaning "landscape" and "landscape assets" are the same thing, especially with reference to the enhancement and protection of the same. "
3. On the different methodology of approach also in relation to the aims see: L, Caravaggi, C. Imbroglini, Landscapes of Molise - Instructions for use, Officina

- Editore, Rome 2008; M. Agnoletti (edited by) "Historic rural landscapes - for a national catalog" Laterza, Bari 2010
4. The awareness of the relationship between the ownership model and the resulting landscape is present, as well as in Italy, in equally historicized European contexts (for example); T. Williamson and L. Bellamy "Property and Landscape-a social History of land ownership and the English Countryside" George Philip-London 1987 but also M. Overton,. Agricultural revolution in England: the transformation of the agrarian economy 1500-1850. Cambridge University Press, 1996. In Italy just think of the whole school headed by Emilio Sereni and Giorgio Giorgetti to name a few.
 5. F. Detti: "Montemerano and its church: religious identity and civil society in a Court in Customs (XVI-XVIII century)", in Ulisse Tramonti, Ludovica Sebregondi, Adorno della Monaca, Fabio Detti, Guido Bernacchi, The Parish of S. Giorgio in Montemerano, La Meridiana Editrice, Florence, 2000;
 6. The theory of J.H. von Thünen is better known as the "model of the isolated state" (Der Isolierte Staat in Beziehung auf Landwirtschaft -1826). In this model, the market-city occupies the center of a series of concentric rings and each ring corresponds to a certain cultivation. In the rings closest to the city there are the more intensive crops while the extensive crops and herds occupy the more distant rings. A good summary, among many, in F. Bencardino-M.Prezioso Economic geography Mc.Graw Hill Education –Milan-2006; the use of the AH Thiessen polygons derives from the analysis of atmospheric precipitation (AH Thiessen A, 1911, Precipitations averages for large areas, "Monthly Weather Review", vol. 39, no. 7 1911) and was used in 'spatial analysis' in fact one of the main characteristics of the Thiessen polygons is that the boundary of two nearby settlements moves on an axis perpendicular to the line that separates them. There is no portion of land within the polygon of a center that residents in other centers can reach before ". See G. Macchi Janica" Space and measurement: introduction to geographic-quantitative methods applied to the study of phenomena Social "Editions of the University-Siena 2009- but also in Franco Lai "Antropologia del Paesaggio" Carocci-Roma 2002.
 7. G.Severini: "the historical evolution of the legal concept of landscape" in The "landscape" by Alberto Predieri. Proceedings of the Conference (Florence, 11 May 2018) edited by Giuseppe Morbidelli and Massimo Morisi - Passigli 2019. For the author, the combined provisions of articles 131 and 134 for the purposes of defining and protecting the landscape "on the one hand confirms the precedents regarding the selection of the one of particular interests subjected to the protection regime, on the other hand implicitly affirms that in any case the entire landscape, whatever it may be, must in any case be considered as an identity value. "This statement of great ideal value is however, daily disavowed by the bureaucratization of the competences between the Ministry, the Region, local Bodies with the consequence that the

Municipal Landscape Commissions (the only structures that evaluate new construction projects from a landscape point of view) can express themselves exclusively on the areas protected by pursuant to articles 136 and 142 of the Code which often represent small areas with respect to the Landscape intended pursuant to art. 131.

8. See in this regard in a diachronic sense: a) L. Caravaggi, C. Imbroglini, *Landscapes of Molise - Instructions for use*, Officina Editore, Rome 2008; b) G. Ferrara - G. Campioni "The landscape in territorial planning - research experiences and guidelines for the control of transformations" Flaccovio-Palermo 2012; c) Alberto Magnaghi edited by. *Landscape planning in Italy: state of the art and innovations - Firenze University Press*, 2016.
9. In this regard, see the article composed of articles 14 and 15 of Law 142 of 1990 also in the drafting of Legislative Decree 267 of 2000 composed of articles 19 and 20. In both, the role of Enhancement of cultural goods appears together the defense of the soil, the protection and enhancement of the environment and the prevention of disasters and also the protection of flora and fauna parks and nature reserves.
10. Province of Grosseto: "articles 25 and 26" of the Regulations attached to the PTCP; Provincial Administration-Grosseto -1996 - In the same years and with the same concepts many Provincial Administrations move among which, to mention the adjacent ones: PTCP Arezzo, Norms -artt from 13 to 25 and Annex C to the Norms - Approval DGP 72/2000; PTCP Siena, Regulation-Approval DGP 109/2000. For neighboring areas of other regions, the documents of the PTCP of Terni (Umbria) approved with DGP 150 of 2000 - Implementation Rules of the Plan and in particular Articles 15 to 33.
11. D. Fanfani - The governance of the territory and the rural landscape in the peri-urban "third" space. The agricultural park as a policy and project tool" Firenze -University Press- anno 4 – numero 6 – luglio-dicembre 2006; Massimo Rovai, Claudia Casini, Francesco di Jacovo --"A Gis methodology for the assessment of settlement dispersion and the definition of rural areas on a sub-municipal scale" -XXXII Italian Conference of Regional Sciences-Turin 2011
12. C. Pazzagli - For the History of Tuscan Agriculture in the 19th and 20th Centuries: From the Lorraine Particle Land Registry to the Land Registry of 1929 - Luigi Einaudi Foundation. Turin. Studies, vol. 25- 1979,,: With the wording "*Catasto Leopoldino*" we commonly mean the Lorraine Particle Cadastre of 1824 while for "*Catasto d'Impianto*" we commonly mean the Agrarian Cadastre of 1929
13. P.Maccari, M. Noccioli - Historical atlas of Italian cities. Tuscany. Vol. 3: Manciano (Maremma). Rome - Bonsignori- 1995
14. L.Rombai: "Problems related to the use of historical cartography - problems related to the use of the history cartography." In Bulletin A.I.C. no. 138/2010 but also

- U.Volpe: The historical-documentary archive sources for the reconstruction of the agricultural landscape in the Conegliano Valdobbiadene District in support of the candidacy for UNESCO World Heritage Site - PhD thesis - TARS, Territory Environment, Risks and Health; Specialization in Economics CYCLE: XXV cycle - University of Padua -2013
15. M. Agnoletti (edited by) "Historic rural landscapes - for a national catalog" Laterza, Bari 2010
16. U.Volpe: op cit. P. 2 "The study of the territory in question, understood as a resource and context in which the themes of primary and oenological production in particular are placed, has the ultimate aim of its better conservation, protection and enhancement. When historical knowledge manages to become shared and common awareness with a landscape and anthropic value, then even the candidacy for World Heritage Site, according to Unesco, finds its own more solid foundation and reason.

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