



Landscape &  
Visual Impact Assessment  
LVIA  
Gilliflower Farm





Ecological  
Surveys



Landscape  
Design



Arboricultural  
Surveys



Ecological  
Landscape Design

LANDSCAPE & VISUAL IMPACT ASSESSMENT

		VERSION	DATE
Site Address	Gilliflower – formerly Lostwithiel Golf Club, Cott Road, Lostwithiel, Cornwall, PL22 0HQ – Grid reference; SX 11242 60643	V2	22-12-2020
Client	Roderick James Architects LLP on behalf of Sir Tim Smit & Alex Smit		
Contact Reference	James Lock RJA LLP		
Planning Ref'			
ELD Reference	ECIA_Gilliflower Project_RJA LLP_December 2020v2		
Preparation & Project Contact	J. Y. Diamond P. A. Diamond		
Checked & Authorised	Paul Anthony Diamond Associate Member of the Landscape Institute (ALI), RHS Cert (Hort), MArborA; BSc (Hons), MSc; MCIEEM;		
Address Telephone	Lower Clicker Road, Menheniot, Cornwall. PL14 3PJ 01503 240846		

## Contents

1.	Introduction .....	4
2.	Methodology.....	8
3.	Baseline Appraisal.....	8
3.2	Local Planning Policy .....	13
3.3	Cornwall Local Plan Strategic Policies 2010 - 2030 (CLP) Lostwithiel Neighbourhood Development Plan 2015-2030 (LNDP) .....	14
3.4	Statutory Landscape Designations .....	21
3.5	Historic Environment .....	23
3.6	Landscape Character.....	26
3.7	Site Landscape Character Appraisal.....	30
3.8	Visual Appraisal.....	31
4.	Description of Proposals.....	52
5.	Proposed Mitigation and Enhancements .....	54
6.	Assessment of Landscape and Visual Effects.....	56
7.	Appendix 1- .....	66
	Landscape & Visual Impact Assessment Methodology .....	66
1.	References .....	72

## List of Figures

1. Site Location in Context
2. Policy 2a – Key Employment Floorspace Allocation
3. CNA Map – Lostwithiel
4. Lostwithiel parish and Site in Context
5. Designated Conservation Sites within NCA 152
6. Mapping Historic Environment – Scheduled Monuments
7. Mapping Distribution of Listed Buildings
8. Priority habitats
9. Extent of Rivers – Fowey
10. Historic Character Mapping
11. Mapped Site Habitat
12. Topography of Lostwithiel & the Site
13. Topographic Image of Restormel Castle and the Roman Fortlet
14. Locations of PRoW/Byway/Bridleway
15. Images referenced in Table 1 – Visual Amenity
16. Visual Amenity Afforded from Restormel Castle and Manor
17. General Visual Amenity – from Lostwithiel & Conservation Area
18. Figure 18 – Illustrated Proposal

## Proposals Drawings

- 1) Illustrated Proposal Smit/7/Gilliflower/PL0

## Tables

1. Visual Assessment – Visual Amenity Landscape Receptors PRoW
2. Visual Assessment – Scheduled Monuments/Listed Buildings

## 1. Introduction

1.1 This Landscape and Visual Impact Assessment (LVIA) supports a planning application for a business construction project to be known as 'Gilliflower Farm' – sited within the former Lostwithiel Golf Course, Lostwithiel, Cornwall.

1.2 The report summarises the landscape and visual appraisal that has been undertaken in relation to the application site and its landscape setting. It has been undertaken in accordance with the guidance set out in the 'Guidelines for Landscape and Visual Impact Assessment', 3rd edition GLVIA 3 (2013) (Landscape Institute and the Institute of Environmental Management and Assessment) and explains the design approaches and mitigation measures that have been embedded in the design process to minimise the visual impact of the proposals.

1.3 The LVIA has been written to anticipate any concerns of the LPA that would be given in a pre-app advice for with regard to effects upon visual amenity and associated effects.

1.4 The landscape appraisal and visual appraisal in this report are dealt with as separate, although linked, procedures. The report summarises the qualitative assessment of the potential effects of the development proposals on the identified landscape and visual receptors.

1.5 The Design and Access Statement and drawings accompanying the planning application fully explains the development proposals. These should be referred to for further information if required.

### The Purpose of the Document

1.6 This report forms part of a suite of documents produced in support of the Planning Application. The report identifies the landscape setting and wider context of the site and defines this in terms of landscape and visual character and the key elements which contribute to the composition of this character. It provides an objective landscape and visual appraisal of the site and its context and identifies potential effects on the landscape and users of the surrounding area as a result of development considering the design approach and mitigation that is proposed to minimise these effects.

1.7 The appraisal has been prepared and is based on an indicative layout of the site proposals: - Illustrated Proposal Smit/7/Gilliflower/PL0

This approach allowed the appraisal to guide and influence the emerging design decisions regarding the layout and detailed form of the buildings and landscape proposals so that they respond to analysis of the potential effects on the landscape and existing views.

## The Application

1.8 This application is for the development at the site known as: 'Gilliflower Farm' - a unique and innovative tourist attraction based around a concept of Commercial farming, leisure and training/ learning, the creation of 15 acres of orchards of rare heritage varieties of approx. 4000 trees, (2972 already in place in preparation for the development) full training facilities in horticulture, a Potager garden of rare European vegetable varieties, and a Cookery School with a 'grow and taste' kitchen.

The Site structures will comprise the Gilliflower Owner House, (one residence) The Hub, which will house amongst other areas: Meeting Room, a Farmers Market, an 'engine room' of training, a distillery, a cider press, a micro-brewery and a segregated food store for storing the foods.

19 Eco-lodge/holiday pods/ known as Drums on the application – single drum, double drum and tower drum will be constructed as leisure/letting facilities to access the training and facilities on site. Part of the construction of these may be offered with an apprenticeship in how to build these Drums. A Show Drum will be constructed. Reference is to be made to Section 4 for further and fuller details

## Site Location

1.9 The site is located is within the Landscape Character Area 152 Cornish Killas – Natural England 2014. (LCA – 152). Also referenced for this LVIA is Cornwall and Isles of Scilly Landscape Character Study - LCA 21- Fowey Valley. (LCA 21)

This area comprises the river system of the River Fowey and its tributaries from Bodmin Moor (LCA32) and the eastern plateau (LCA 22 South East Cornwall Plateau) and includes the estate parkland of Lanhydrock (National Trust).

The postcode PL22 0HQ is situated in Lower Polscoe, Lostwithiel ward/electoral division, which is in the constituency of South East Cornwall in the South West region of England.

The proposed development described within this LVIA is located at a grid reference central to the area: SX 11242 60643.

The site is composed of a segment of a former golf course with no existing buildings currently on site. The majority of the site consists of improved and closely mown lawns / fairway, which have been partially planted as orchard in readiness for the focus of development. The site is surrounded by Cornish hedgebank/ hedgerows. The Site elevation declines north to south and north-east to south west.

The area for consideration and assessment comprises approximately 5.905 HA (59047 sq.m) with a perimeter of approximately 1511m and is given in Figure 1 within the red boundary. It is bounded immediately to the west by land formerly Lostwithiel Golf Course and Cott Road. To the south it is bounded in part by woodland through which a lane accesses RJ Motors, and in part, by land associated with the former Golf Course. Polscoe Road lies to the east. The surrounding lands are mainly agricultural where not part of the original golf course. Lostwithiel town lies to the south west, the River Fowey to the west.

In the wider landscape, CA21 Fowey Valley is enclosed to the NE by CA32 Bodmin Moor; NW CA33 Camel and Allen Valleys; SE CA22 South East Cornwall Palteau; SW CA39 St Austell Bay and Luxulyan Valley.

A full description of the existing site landscape character is provided in Section 3.

The Site Location in context is provided in Figure 1.

## Study Area

1.10 The initial study area for the assessment was defined as a zone extending up to 5km from the Site boundaries. This area was then further refined by site visit and desktop studies to identify a zone of visual influence which considers the topography and the potential inter-visibility with the site at an area of 2km from the Site boundaries.

This study area has been used to allow an understanding of the wider landscape context and setting within which the site is located; whilst limiting information to that which is most relevant and avoiding excessive analysis which does not directly benefit the appraisal.

The Site is within the former Lostwithiel Golf course, which defines the immediate site boundary and beyond and is located within the town of Lostwithiel, part of the Fowey Valley Character Area. The River Fowey lies approximately 600m to the west of the Site. LCA21 describes the Fowey River and landscape area towards Lostwithiel thus; - *Past Lanhydrock, the River Fowey turns south towards Lostwithiel and flows through well wooded farmland, grading into the Fowey ria across a floodplain of wet woodland, wetland, saltmarsh and then intertidal mudflats.*

This description the forms the main assessment of the local character landscape.

Figure 1 – Site Location in Context



Boundaries are indicative and reference must be made to the Topographical and Architectural plans for precise site boundaries

Close up location map of the site

Landscape location map to put site in context

## 2. Methodology

2.1 The methodology for this assessment is based on the 'Guidelines for Landscape and Visual Impact Assessment', 3rd edition (2013), (Landscape Institute and the Institute of Environmental Management and Assessment) (GLVIA 3). A description of the methodology used is set out in Appendix 1 of this report.

## 3. Baseline Appraisal

This section records the existing baseline conditions and outlines the relevant landscape and visual characteristics and conditions within the study area. The baseline appraisal records the following:

- Planning Policies and Statutory Landscape Designations; and
- Historic Environment;
- Landscape Character Appraisal;
- Zone of Theoretical Visibility (ZTV)

### Planning Policies and Statutory Landscape Designations

3.1 This section outlines planning policies and statutory landscape designations which are relevant when assessing the potential landscape and visual impacts of the development.

#### National Planning Policy Framework (NPPF), 19 June 2019

3.1.1 The NPPF sets out the Government's planning policies for England and how these should be applied. The key paragraphs relating to this LVIA pertaining to this specific project are presented below and have been considered in light of the proposed development for the site and assessment of landscape and amenity value of the site and its context. Sections considered of import to this development include: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 15.

3.1.2 Section 2 of the NPPF states that *the 'purpose of the planning system is to contribute to the achievement of sustainable development'*.

*There are three objectives in achieving sustainable development: economic, social and environmental. Those relevant in this LVIA are [Para 8]:*

- a an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b 'a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

It continues to explain that *'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'* [Para 9].

The NPPF stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at [para 11] Where the development plan is absent, silent or the relevant policies are out of date, paragraph 11 of the National Planning Policy Framework requires

the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

3.1.3 Section 3 para 20 p9 - Strategic Policies state that: - Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for: *housing (including affordable housing), employment, retail, leisure and other commercial development; infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); community facilities (such as health, education and cultural infrastructure); and conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

3.1.4. Non-Strategic Policies para 29 - 30 *Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*

3.1.5 Section 4 – Decision Making states that the LPA’s approach to proposed development should be positive, engaging with applicants early in the process, whilst using a full range of tools, registers and permissions where improvement of economic, social and environmental will ensue – approving applications for sustainable development wherever possible and determining such in accordance with the development plan. Para 54 suggests LPA can consider whether unacceptable development can be made acceptable through conditions

and planning obligations (if planning obligations meet the tests required.)

3.1.6 Section 5 –In ‘Delivering a Sufficient Supply of Homes’ para 59 - 61 and also relevant within ‘Identifying land for Homes’ [para 67 – 71], the NPPF states that it is important that the needs of groups with specific housing requirements are addressed and informed by a local housing need assessment ‘including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.’

However, paragraph 63 also notes ‘Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).’

[Para 79] continues *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- d) the design is of exceptional quality, in that it:*
  - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
  - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.*

3.1.7 Section 6 - Building a Strong Competitive Economy [Para 83] Planning policies and decisions should enable:

- a the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b the development and diversification of agricultural and other land-based rural businesses;*
- c sustainable rural tourism and leisure developments which respect the character of the countryside;*

[Para 84]

*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well related to existing settlements, should be encouraged where suitable opportunities exist.*

3.1.8 Section 8 - Promoting Healthy & Safe Communities [Para 91] suggests planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction between people who might not otherwise come into contact with each other, are safe and accessible and enable and support healthy lifestyles, especially where this would address identified local health and well-being e.g., local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

[para 92] states planning policies and decisions should plan for the provision of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments and *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.*

3.1.9 Open Space and Recreation [Para 98] – *Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*

3.1.10 Section 9 - Promoting Sustainable Transport - suggests that the setting of local parking standards for residential development should take account of:

- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles

Also, para 102 -104 p30

- *opportunities to promote walking, cycling and public transport use are identified and pursued;*
- *patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places*
- *provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);*

3.1.11 Considering Development Proposals – [Para 108] suggests that when assessing sites that may be allocated for development in plans/specific applications, it should be ensured that:

- a appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b safe and suitable access to the site can be achieved for all users; and*
- c any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*

**Para 109** *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*

**[Para 11]** *All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.*

### 3.1.12 Section 11 - Making Effective use of Land –

'Policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. **[Para 117]**

**[Para 118]**

*a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*

*b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*

**[Paragraph 122]** *Planning policies and decisions should support development that makes efficient use of land, taking into account:*

- *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- *local market conditions and viability;*
- *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- *the importance of securing well-designed, attractive and healthy places*

**3.1.13 Section 12 "Achieving Well-Designed Places"** The NPPF states that 'planning policies and decisions should ensure that developments:

- a will function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development;*
- b are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.'* **[Para. 127]**

**[Para 131]** places emphasis upon the amount of weight afforded to outstanding or innovative designs., particularly where combined with promotion of sustainability – so long as they fit in with the overall form and layout of their surroundings.

**3.1.14 Section 14 Meeting the challenge of climate change, flooding & coastal change** **[para 149]** states: *Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.*

[Para 150 b] Suggests new development should be planned for in ways that: *can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.*

3.1.15 In Section 15 "Conserving and Enhancing the Natural Environment" para 170 of the NPPF states that: -

'planning policies and decisions should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of tree and woodland;*
- *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.*

3.1.16 On the Importance of Designations [para 171] states that *'plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries'.*

3.1.17 The Weight of Landscape Designations is discussed in paragraph 172 which states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and the Broads'. The scale and extent of development within these designated areas should be limited.'*

3.1.18 Habitats & Biodiversity [174 b] maintains that plans should: *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

[Para 175a] When determining planning applications, the LPA should apply the principle that if significant harm to biodiversity cannot be avoided/mitigated or compensated for adequately planning should be refused. In addition, *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

3.1.19 In relation to 'Conserving and enhancing the historic environment' Para 193 states: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

3.1.20 Paragraph 195, 196 and 197 state: *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

- *the harm or loss is outweighed by the benefit of bringing the site back into use.'*

3.1.21 Para 196. *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

3.1.22 Para 197. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

## 3.2 Local Planning Policy

3.2.1 *'Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.'* and

*'The National Planning Policy Framework – February 2019 stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 11 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 11 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.'*

3.2.2 The National Planning Policy Framework – February 2019 (NPPF) Sections considered of import and relevance to this development include: 2, 3, 4, 5, 6, 9, 11, 12, 14, 15 (as informed by the Planning Practice Guidance (PPG) The Cornwall Local Plan Strategic Policies 2010 - 2030 (adopted 22 November 2016) as well as 'saved' policies from the adopted Local Plans and the minerals and waste Local Plans is of relevance and

viewed in association with the Lostwithiel Neighbourhood Plan 2015 - 2030.

3.2.3 The Cornwall Local Plan includes a number of relevant landscape strategies and development management policies of which the following are considered to pertain to this proposed development- including Policies 1, 2, 2a, 4, 5, 6, 13, 17, 22, 23, 25, 26, 27, 28, which are summarised as considered relevant below.

3.2.4 Neighbourhood Development Plan – Lostwithiel Neighbourhood Development Plan (LNDP) is now formally made and has been in usable form from March 2019 and covering the span of 2015 – 2030. This Neighbourhood Plan is the first long-term plan for the area and is produced in relation to the National Planning Policy Framework. (NPPF) and the Cornwall Local Plan.

Whilst the Gilliflower Farm concept of a tourist attraction based around the specific elements of revisiting old horticulture / agriculture concepts intertwined with leisure and learning is unlikely to have been envisaged by the authors of the LNDP, there are elements within the LNDP which embrace just such a concept. These are described after the Cornwall Local Plan within their own section headings for clarity.

### 3.3 Cornwall Local Plan Strategic Policies 2010 - 2030 (CLP) Lostwithiel Neighbourhood Development Plan 2015-2030 (LNDP)

#### 3.3.1 CLP Presumption in Favour of Sustainable Development - Policy 1:

*'When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.*

*We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

*Planning applications that accord with the policies in this Local Plan and supporting Development Plan and Supplementary Planning Documents (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.*

*When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.'*

#### 3.3.2 CLP Core Spatial Strategy - Policy 2: Spatial Strategy:

Policy 2 of the Cornwall Local Plan seeks to ensure that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location.

*'New development should provide a sustainable approach to accommodating growth, providing a well-balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development. Overall, development should seek to meet the following objectives of the Plan for Cornwall:*

*1 - Respecting and enhancing quality of place: Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:*

- *Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;*
- *Causing no significant adverse impact upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;*
- *Identifying the value and sensitivity, of the character and importance of landscapes, environmental and historic assets, and ensuring that they are protected, enhanced and conserved proportional to their value;*
- *Protecting, conserving and enhancing the landscape character and the natural beauty of the AONB and undeveloped coast, and the outstanding universal value of the World Heritage Site.*

*3 - Generating & Sustaining Economic Activity: - Proposals will be welcome that improves conditions for business and investment in Cornwall, in particular by:*

- a. Supporting key regeneration activities and the economic vision for Cornwall*
- b. Providing homes and jobs in a proportional manner, where they can best sustain the role and function of local communities and that of their catchment*
- e. Maximising the economic growth and benefits of education, skills development, research, and the colleges and Combined Universities in Cornwall*
- f. Supporting employment schemes in both towns and rural areas, giving particular emphasis to quality, permanent work opportunities that break seasonal labour cycles*
- g. Supporting smart specialisation sectors including food; aerospace; marine; renewable energies (including geothermal); and cultural industries*
- h. Supporting the provision of work hubs and the ability to work from home through live/work units.*

**3.3.3 CLP Spatial Strategy cont' p22-23** - *The economic strategy is based on assumptions of projections of continued economic growth, combined with the influence of the economic strategies of the Council and the LEP, as well as the implementation of substantial European funding programmes. Taking account of the current key areas of weakness in our economy, our strategies aim*

to exceed GVA and increase productivity by improving skills and qualifications. This will support economic growth but also be focussed on key areas of ‘smart specialisation’ for Cornwall. Economic growth will continue within the main employment and business sectors, but the strategy will support and enable niche markets to emerge, capitalising on Cornwall’s unique set of characteristics.

Office space and other business uses are given separate targets to reflect the relative need in any particular area. They are measured in square meters based on a ratio of approximately 40% built floorspace in every hectare of employment land. In some areas, a surplus of available employment space has been identified against these targets. In these areas careful consideration will be given to the development of sites for non-employment uses.

**3.3.4 CLP Policy 2a Key Targets p24** Provide for 38,000 full time jobs and 704,000 sq. metres of employment floorspace to help deliver a mix of 359,583 sq. metres of B1a office and 344,417 sq. metres of B1, B2 and B8 industrial premises by 2030.

Figure 2 Policy 2a – Key Employment Floorspace Allocation

<u>Location</u>	<u>Housing Allocation</u>	<u>B1 employment floorspace sq. m</u>	<u>Other B employment floorspace sq. m</u>
<u>St Blazey, Fowey and Lostwithiel</u>	<u>900</u>	<u>11,833</u>	<u>13,500</u>
<u>CNA Total</u>			

[Source CLP p25]

**3.3.5 CLP Policy 3 Role and Function of Places:** - The Cornwall Local Plan para 1.30 p26 comments: - In order to maintain and enhance these places the Plan takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development

where it supports or enables the provision of appropriate services and facilities locally.

1.39 p 28 states: - We recognise that sustainability is based on many factors and, we will welcome a wide range of development that helps existing centres to provide a mix of uses and continue to be hubs for communities, by providing employment, services, retail and social facilities.

**3.3.6 CLP Policy 4: Shopping, Services & Community Facilities**

Development will be permitted where it supports the vitality and viability of town centres and maintains and enhances a good and appropriate range of shops, services and community facilities. Retail and other main town centre uses outside defined town centres (with the exception of small-scale rural development) must demonstrate the application of a sequential approach to site selection, and show there is no significant adverse impact on the viability and vitality of, and investment within, the existing centres.

**3.3.7 CLP General Policies: - Policy 5 - Jobs & Skills**

Para 2.1 p36 states that unnecessary barriers should be removed to make the economy competitive and seeks to provide a framework supporting business, jobs and investment – the emphasis is on supporting: -

- Indigenous business including agriculture, fishing and mining;
- Creative industries to utilise the graduate output from the Universities in Cornwall along with other higher education facilities;
- The quality of Cornwall’s environment, through protection and enhancement, as an economic driver;
- The provision of work hubs, working from home and live / work units; and
- Skills development.

Para 2.4 continues:

Skills development is central to our economic strategy and proposals that would provide for higher education, training and skills development will be encouraged. Where appropriate detailed policy provision such as site identification will be provided with a particular focus supporting the growth from Cornwall’s colleges and the Universities in Cornwall in close association with local economic opportunity.

**Agriculture;** - *Supporting the continued growth of the agricultural sector and supporting diversification of the industry will be critical to the Cornwall's future, long term prosperity.*

**Tourism:** - *it generates significant revenues, provides thousands of jobs and supports communities.*

*The development of tourism facilities through the enhancement of existing, and the provision of new, high quality sustainable tourism facilities, attractions and accommodation that is of an appropriate scale to their location. They should be accessible by a range of transport modes and provide a well-balanced mix of economic, social and environmental benefits. Source CLP p40]*

**Employment proposals should be located either:** *in the countryside and smaller rural settlements where it is of a scale appropriate to its location or where the use can show an overriding locational and business need to be in that location. [p41]*

### **3.3.8 Policy 6 Housing Mix:**

*Proposals should seek to use local evidence of the need and demand for specific types, tenures and sizes of housing to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists.*

**3.3.9 CLP Policy 13 Design (Quality of Development)** *The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments across Cornwall and ensuring its distinctive natural and historic character is maintained and enhanced. Development proposals must be of high quality design and layout of buildings and places and demonstrate a design process that has clearly considered the existing context and how the development contributes to the social, economic and environmental element of sustainability.*

**Policy 13 Design** - from the CLP also seeks to protect individuals and property from: overlooking and unreasonable loss of privacy; overshadowing and overbearing impacts; and unreasonable noise and disturbance.

**3.3.10 CLP Policy 17 Health & Well Being** – development should aim to improve the health and well-being of Cornwall's communities through maximizing opportunities for physical activity through providing – enhancing active travel networks that support and encourage walking, riding, cycling and encourage provision for growing local food...

### **3.3.11 CLP Policy 22 Cornwall's Natural & Historic Environment**

'The quality of Cornwall's natural and historic environment is reflected in the many sites of international, national and local importance and the weight given to safeguarding them through legislation.' (2.96 p81)

Protected areas in Cornwall include; Areas of Outstanding Natural Beauty which cover 26% of Cornwall including Bodmin Moor, the Camel Estuary and the Tamar Valley, 17 Special Areas of Conservation, 2 Special Protection Areas, 145 Sites of Special Scientific Interest, listed buildings, conservation areas, scheduled ancient monuments, conservation areas, marine protection areas and international agreements such as listed or proposed RAMSAR or the World Heritage Site which has been designated in recognition of Cornwall's mining heritage and the European Landscape Convention. In addition, there are a number of proposed Special Protection Areas and Special Areas of Conservation.' (2.97 p81)

**Para 2.100 p86** - all landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important. This is reflected by the Council's Landscape Character Assessment. A range of evidence will inform decisions about the impact on landscape including our well documented Areas of Great Landscape Value and through the saved policies from previous Local and Structure Plans. We will undertake reassessment of the descriptions and extent of each Area of Great Landscape Value to inform and produce strong revised statements of these local designations of landscape value.

### **3.3.12 CLP Policy 23 Natural Environment p 89**

*Development proposals should sustain local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance through the following measures;*

- *Cornish landscapes development should be of an appropriate scale mass*

and design that recognises and respects landscape character of both designated and undesignated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wished maintained dark skies and tranquilly in areas that are relatively undisturbed, using guidance from the Cornwall landscape character assessment and supported by the descriptions of areas of great landscape value.

- Development within the Heritage Coast and / or Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas.
- There is no net loss of existing biodiversity and enable a net gain in biodiversity by designing in biodiversity, ensuring any unavoidable impacts are appropriately mitigated and / or compensated for. This must ensure the importance of habitats identified in the South West Regional Nature Map are considered and the creation of a local and regional biodiversity network of wildlife corridors and local wildlife sites, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan are recognised.

**3.3.13 CLP Policy 24 Historic Environment** - Development proposals must safeguard important landscapes, including registered battlefields townscapes and locally important heritage assets.

### 3.3.14 CLP Policy 25: Green Infrastructure

The existing green infrastructure network in Cornwall, which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity will be protected and enhanced. Development proposals should contribute to an enhanced, connected and functional network of habitat, open spaces and waterscapes by:

1. Retaining and enhancing enhance the most important environmental infrastructure assets and connections that contribute to the functionality of networks of networks of ecosystems and connections in their existing location; and
2. Demonstrating that all the functional environmental infrastructure and connections have been taken into account in the design of the scheme or site layout including impacts on ecosystem services; biodiversity; coastal processes; and recreation within and near to the application site

and show how this understanding has positively contributed to place making and influenced the proposal; and

3. Providing appropriate buffers to natural spaces that have community, biodiversity and heritage significance; and
4. Restoring or enhancing connectivity for nature and people through the site and linking to adjacent sites or green routes, helping to provide better links between urban and rural landscapes and coastal areas, creating accessible and attractive places for communities to make regular contact with the natural environment; and
5. Providing accessible and good quality open space and where applicable improved access to coastal space; and
6. Providing clear arrangements for the long-term maintenance and management and/or enhancement of the green infrastructure assets.
7. In exceptional circumstances where retention of the most important green infrastructure assets and connections is outweighed by the benefits arising from the development proposals and they cannot be retained on site, the loss resulting from the proposed development should be replaced by equivalent or better provision in terms of quantity, quality and ecological or open space value that enhances the provision of ecosystem services in a suitable location.

### 3.3.15 CLP Policy 26: Flood Risk Management & Coastal Change

(3) Development proposals of 10 dwellings or more or over 0.5 ha should provide a long-term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc.) and identifies opportunities and funding for future enhancement.

### 3.3.16 CLP Policy 27: - Transport & Accessibility

Policy 27 of the Cornwall Local Plan requires developments to provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local road network that cannot be managed or mitigated.

*'The plan reflects our existing communities and their potential to be more sustainable as the ability to travel is restricted due to cost and other factors. By*

*providing the opportunity to live more locally with less need to travel our communities will be more resilient and healthier. (2.119 p102)*

**Development proposals should:**

1. *Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's Local Transport Plan or any subsequent LTPs; and*
2. *Locate development and / or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by walking, cycling and public transport to minimise car travel; and*
3. *Locate larger developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport. Any proposals which do not accord with this will require significant justification and provide clear transport benefits; and*
4. *Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development;*
5. *Be accompanied by an effective travel plans that delivers hard and soft measures to support new occupants in adopting sustainable travel habits*
6. *Provide safe and suitable access to the site for all people and not cause a significantly adversely impact on the local or strategic road network that cannot be managed or mitigated; and*
7. *Safeguard land for the delivery of strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly.*

**3.3.17 CLP Policy 28: Infrastructure**

*'The plan reflects our existing communities and their potential to be more sustainable as the ability to travel is restricted due to cost and other factors. By providing the opportunity to live more locally with less need to travel our communities will be more resilient and healthier.'* (2.121 p104)

*Development will be permitted where it would:*

1. *Be supported by appropriate infrastructure provided in a timely manner.*
2. *Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision not in the Regulation 123 list, including maintenance and management contributions, to be*

*negotiated on a site-by-site basis.*

3. *Where it can be demonstrated that it is not feasible to do so this, the Council will seek to ensure all 'allowable solutions' or 'biodiversity off setting' payments are invested in projects within Cornwall with priority given to projects which achieve multiple benefits.*

**3.3.18 CLP PP9 Fowey & Lostwithiel Community Network Areas para 12.1 p157**

The St Austell, St Blazey and China Clay Area is split between three community network areas (CNAs) which together comprise an extremely large area spanning Lostwithiel, Fowey, St Austell, Fraddon and Mevagissey. The St Blazey, Fowey and Lostwithiel Community Network Area covers the parishes of Boconnoc, Broadoak, Fowey, Lanlivery, Lostwithiel, Luxulyan, St Blaise, St Sampson, St Veep, St Winnow, Tywardreath and Par.

Figure 3 CNA Map – Lostwithiel [Source CLP p 161]

**St Blazey, Fowey and Lostwithiel CNA Map**



Objectives of relevance to the proposed site include: -

Objective BFL5 – Flooding – Consider flooding issues, particularly in St Blazey Par, *Lostwithiel* and Fowey.

*Para 12.27 The strategy continues to help deliver a balance of market and affordable housing in the area and is aimed to meet community aspirations in the small towns such as Lostwithiel.*

*Para 12.28 The level of growth is proportionate with the existing level of commitments and allows for a reasonable level of growth over the plan period and supporting and maintaining the level of facilities and services available in the three small towns and the wider area.*

**3.3.19** The LNDP’s overarching objectives are stated under five headings: - the details of which will be explored as relevant to this proposed development site. Those of specific import to this proposed Site are given. Further related aspects of the LNLP will be considered as relevant throughout the LVIA.

- Town and Country environment: A Heritage Landscape.  
*To preserve and improve access to green spaces, countryside and the river whilst respecting sensitive environmentally important habitats;*  
*To conserve and enhance Lostwithiel’s heritage assets, and protect and improve positive features which contribute to the townscape*
- Housing.  
*To support development that is sensitive to the natural environment and recognises the consequences of climate change*
- Employment and Local Economy.  
*To encourage a growth in local employment so as to create a resilient and expanding economy while ensuring that the character of the town is retained;*  
*To revitalise the retail and commercial activities of the town centre so as to enhance the experience of local residents and attract visitors*
- Transport and Travel.  
*To facilitate more active and sustainable modes of travel*
- Community Wellbeing and Recreation.  
*To strengthen the community through a wide range of cultural activities;*  
*To Strengthen services supporting community health, wellbeing, and education;*  
*To ensure adequate physical recreational opportunities for all;*  
*To build and maintain community spirit in all respects*

**3.3.20** Planning Policies in part as relevant: -

- Environment & Heritage; EH2 Protecting the Heritage of the Town;
- Housing: - HH1 Flood Risk; HH2 The Development & Boundary requirements; HH4 Design & Access Requirements;

- Employment & the Local Economy – BE2 Change of Use.

Figure 4 - Lostwithiel Parish & Site in Context



**3.3.21** Lostwithiel NDP Vision for 2030:

*Lostwithiel as a vibrant and sustainable place to live with a strong communal spirit and sense of its history, embedding its heritage of townscape and landscape in a prosperous and healthy community.*

**3.3.22** Objectives of the Neighbourhood Plan

19. In line with this vision we have identified a number of key objectives that underpin our plans and proposals for the development of the town. (Annex: Pub1 & Pub3).

**3.3.23** Town and Country Environment: A Heritage Landscape

- *To protect and foster Lostwithiel’s natural environment for the benefit of people, flora and wildlife through promoting biodiversity and encouraging wildlife.*
- *To preserve and improve access to green spaces, countryside and the river whilst respecting sensitive environmentally important habitats.*
- *To create a town that has minimum impact on the natural environment, works towards being carbon neutral, and mitigates the expected effects of climate change.*
- *To conserve and enhance Lostwithiel’s heritage assets and protect and improve positive features which contribute to the townscape.*

**3.3.24** Housing

*To support development that is sensitive to the natural environment and recognises the consequences of climate change.*

**3.3.25** Employment and the Local Economy

- *To encourage a growth in local employment so as to create a resilient and expanding economy while ensuring that the character of the town is retained.*
- *To revitalise the retail and commercial activities of the town centre so as to enhance the experience of local residents and attract visitors.*

### 3.3.26 Community Wellbeing and Recreation

- *To strengthen the community through a wide range of cultural activities*
  - *To Strengthen services supporting community health, wellbeing, and education*
  - *To ensure adequate physical recreational opportunities for all*
  - *To build and maintain community spirit in all respects*
- [P.11.]

**3.3.27 Style and Layout of new development:** - para 78 *New development must consider the context and character, including the historic character of the town and its connection with the countryside. The needs of pedestrians and cyclists are as important as the needs of motor transport. Such development will follow national guidelines but must be in accordance with the vision and heritage of Lostwithiel set out in this Plan.*

**98. *Reflecting the historic and environmental character of Lostwithiel, we recognise a great scope for agricultural and related development that would increase local employment and create opportunities for increasing the number of visitors to the town. The success of nearby Heligan and the Eden Project show what is possible through sympathetic business ventures in the countryside that can enhance the local environment while simultaneously enhancing the local economy.***

### 3.3.28 Para 100. Plan objectives:

- *To encourage a growth in local employment so as to create a resilient and expanding economy while ensuring that the character of the town is retained.*
- *To revitalise the retail and commercial activities of the town centre so as to enhance the experience of local residents and attract visitors.* [P.33]

## 3.4 Statutory Landscape Designations

**3.4.1** This section presents the findings from the site survey and desktop study. The following information explores the habitats of importance (Internationally and Nationally Designated Sites, Non-Statutory Sites, Other Site of Wildlife Interest, found within an approximate 2km range (or beyond where it is considered the habitats

offer clarity to the features also found onsite.) Important Ecological Features recorded onsite are also described in context with the above. Measures and details as given are approximate & from Magic Maps. Where habitats are repeated in the research, those distances and details closest to the site are usually given.

The MAGIC website is described by [magic.defra.gov.uk](http://magic.defra.gov.uk) as providing authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain.

Policies in the adopted Cornwall Local Plan relating to the natural environment (including European protected sites) have been consulted, namely Policy 22 / 23 and Policy 28 (Cornwall Council, 2016).

Policy 23: Natural environment in the Cornwall Local Plan Strategic Policies 2010-2030 states that:

*'Development should avoid adverse impact on existing features as a first principle and enable net gains by designing in landscape and biodiversity features and enhancements, and opportunities for geological conservation alongside new development. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort.'*[Source Cornwall Council, 2016, page 75]

Cornwall Local Plan Policy 28 sets out the relevant policy in relation to the provision of infrastructure. The policy states that:

*Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development.*

*Contributions will be used to provide or enhance local infrastructure that is adversely affected by the development of a site, but which will not be delivered on that site.*

Two Supplementary Planning Documents have been produced in relation to these policies, which have also been consulted, namely:

- Cornwall Planning for Biodiversity Guide (Cornwall Council, 2018)
- Terrestrial European Sites Mitigation Supplementary Planning Document Consultation Draft May 2017 (Cornwall Council, 2017b)

### 3.4.2 Designated Sites – Statutory/Non-Statutory

There are no International Sites for consideration within the search area. The site lies within An Area of Great Landscape Value (AGLV) - AGLV are designated under the Town and County Planning Act 1947 and are first listed in the Cornwall Structure Plan 2004 which states: - *Within Areas of Great Landscape Value and other areas or sites of county-wide significance for their biodiversity, geodiversity or historic interest, development proposals will be required to respect those interests.*

The 2004 Structure Plan under Policy 2 – Character Areas, Design & Environmental Protection recognised the need to protect and enhance the local distinctiveness of the natural and built environment through 26 Areas of Great Landscape Value. Whilst the emerging Local Plan does not contain a policy for AGLV it does under Policy 2 look to *'Identify the value and sensitivity of all landscapes, understanding what is important to the character to allow them to be protected, enhanced and conserved'*

Assessing the visual impact of the development, the sensitivity of the landscape to the proposed development and the capacity to which the landscape can accept the proposed development without adverse effect – re visibility is determined throughout the LVIA.

Figure 5 Designated Conservation Sites within NCA 152

Tier	Designation	Designated site(s)	Area (ha)	% of NCA
<b>International</b>	n/a	n/a	0	0
<b>European</b>	Special Protection Area (SPA)	Tamar Estuaries Complex SPA, Marazion Marsh SPA	233	<1
	Special Area of Conservation (SAC)	Breney Common and Goss and Tregoss Moors SAC, Carrine Common SAC, Fal and Helford SAC, Godrevy Head to St Agnes SAC, Newlyn Downs SAC, Penhale Dunes SAC, Plymouth Sound and Estuaries SAC, Polruan to Polperro SAC, River Camel SAC, St Austell Clay Pits SAC, Tintagel-Marsland- Tregoning Hill SAC	2,242	1
<b>National</b>	National Nature Reserve (NNR)	Goss Moor NNR, Golitha Falls NNR	51	<1
<b>National</b>	Site of Special Scientific Interest (SSSI)	A total of 91 sites wholly or partly within the NCA	5,109	2

Source: Natural England (2011)

**3.4.3** The National Character Area 152 Cornish Killas states that: - *The Cornish Killas NCA contains 43,762 ha of the Cornwall Area of Outstanding Natural Beauty (AONB), covering 19 per cent of the NCA area. The NCA also includes 8,326 ha of the Tamar Valley AONB and several stretches of Heritage Coast: Godrevy to Portreath, Gribbin Head to Polperro, Pentire Point to Widemouth, Rame Head, St Agnes, The Lizard, The Roseland and Trevoze Head.*

*There are also 7,635 ha of Special Areas of Conservation, Special Protection Areas and Sites of Special Scientific Interest in the area. These international and national designations reflect the outstanding natural and scenic qualities and the quality of the mosaic of valuable semi-natural habitats within the NCA.*

*The area also includes sections of the Cornwall and West Devon Mining World Heritage Site in the Tamar Valley and St Austell areas. [Source NCA 152]*

Of all of these, there is one site of national importance within the study area: Site of Special Scientific Interest (SSSI) - Redlake Meadows & Hoggs Moor at 1.8km SE. Redlake Meadows and Hoggs Moor are of special interest for the occurrence of the only Cornish population of the nationally rare Heath Lobelia \**Lobelia urens*. The site also supports two nationally scarce plants, Yellow Bartsia *Parentucellia viscosa* and Wavyleaved St John's-Wort *Hypericum undulatum*. In addition, two nationally rare mire-communities occur here, together with a mire sub-community having its core national distribution in Cornwall and Devon.

Redlake Meadows and Hoggs Moor are located 1.5km east of Lostwithiel on an interfluvium at 95m, between two tributaries of the River Lerryn. The site is contained within a broad valley basin which drains both to the south and north east via Lerryn to the Fowey Estuary.

The calcareous slates, grits and thin limestones of the Lower Devonian Meadfoot Beds are overlain across much of the site by Head and Valley Gravels and Alluvium. The poorly drained wetter areas support typical cambic gley soils of the Yeolland park Series, while typical brown earths of the Denbigh Series occur on drier parts of the site.

Redlake Meadows and Hoggs Moor support a diverse range of habitats. Mire and wet meadow communities predominate, often occurring as vegetational mosaics, with important transitions into other habitat types including wet heath, Phragmites swamp, Salix carr, scrub and broadleaved woodland.

The sensitivity of this SSSI is high, its components important and susceptible to small changes, however, no intervisibility between this and the proposed development site exists, therefore, the magnitude of change towards the SSSI from the proposed development is negligible/imperceptible. The significance of effect is therefore

neutral/negligible: - no discernible change, deterioration or improvement to the existing environment.

**3.4.4** The AONB from Par sands to Looe lies outside of the 2km search area but is within 3km. *The AONB from Par Sands to Looe encompasses the Fowey ria. This drowned river valley forms a network of creeks that lead toward a coastline of low cliffs and small beaches. Gribben Head, with its prominent beacon, has panoramic views along the coast and across the Fowey estuary. The spectacular and well wooded Menabilly Valley penetrates deep inland, whilst Cornish hedges support belts of trees that extend like fingers up the slopes from the main valley.*

*The west of this area of the Cornwall AONB is dominated by the Fowey River Estuary and the large headland of Gribbin Head with its distinctive lighthouse. The area then takes in the coastal plateau to the east, stopping just outside Looe. [Source <https://www.cornwall-aonb.gov.uk/southcoasteastern/>]*

There is no perceived intervisibility between the AONB and the proposed Site. The magnitude of change towards the AONB from the proposed development is negligible/none. The significance of effect is therefore neutral/negligible: - no discernible change, deterioration or improvement to the existing environment.

**3.4.5.** There are 285 local sites in the Cornish Killas covering 13,564 ha which is 6% of the NCA. However, within the search area of 2km, there are no National or Local Nature Reserves. Several county wildlife sites exist, however, these are non-designated and not considered further.

### 3.5 Historic Environment

The purpose of this assessment is to understand the effect of the proposed development, whether beneficial or harmful, on the recognised significance of the nearby heritage assets and on the ability to appreciate them, in accordance with the Historic England guidance. The LNDP considers that Lostwithiel remains among *the best-preserved medieval towns in Cornwall*

and home to several scheduled monuments, 92 listed buildings and 3 grade I listed properties.

The national Character Area as a whole has the following assets: -

- 32 Registered Parks and Gardens covering 2,985 ha.
  - 1 Registered Battlefield covering 51 ha.
  - 711 Scheduled Monuments.
  - 8,809 Listed Buildings.
- [Source - NCA152]

The visual amenity afforded toward the application site from the features of the Historic environment are described in Table 1 and fully considered within Section 6 'Assessment' in terms of the significance, setting and contribution of the site for each of the affected assets.

3.5.1 This NCA has the following historic designations within the search area of 2km

- Registered Parks and Gardens: Boconnoc & Lanhydrock
- Registered Battlefields: Battle of Lostwithiel 1644 - 2 sites
- Scheduled Monuments: - Restormel Castle, motte, bailey & shell keep. Roman Fortlet, two Bowl Barrows, two Wayside Crosses, Lantern Cross & Grave Slab;  
The Lantern Cross & Grave Slab additionally lie within the Conservation Area of Lostwithiel.
- Listed Buildings: - Numerous.
- World heritage Site Area (outside of 2km - Luxulyan Valley)

The Roman military fort lying near Restormel Castle, is considered to overlook the highest navigable point on the Fowey, therefore any visual amenity from behind this point would be screened.

3.5.2 Lostwithiel Conservation Area lies approximately 900m to the south west of the Site and is dominant to the west of Lostwithiel. The Conservation Area is assessed as having a high value and high sensitivity

to change. There is negligible intervisibility between the Site and the Conservation Area owing to the nature of built form between and topography – the Conservation Area lying at a low elevation.

The Conservation Area of Lostwithiel has numerous listed structures and locally important historic buildings (identified in the Neighbourhood Plan) including St. Bartholomew's Church (DCO 14047 – listed I) which also has two scheduled monuments to the south, Lostwithiel Bridge – (listed I), and the Freemasons hall (Listed I). Within close proximity (approximately 100m from the proposed Site) at Millham Lane is Millham (DCO13149) –listed II and finally Restormel Manor – Dco13383 – II and Restormel Farmhouse, with attached stables and barn - DCO13150 – II,

3.5.3 Each feature is of a high significance in their own right in terms of their archaeological, architectural and historic interest, however, in further terms of their relative location and proximity to the proposed development and the topographical landscape and landform within which they are set, it is Restormel Castle, the Roman fortlet (in its vicinity) Battle of Lostwithiel Battlefield and Restormel Manor and Farm which must be further considered in greater detail regarding their relation to the proposed development and any magnitude of change.

Figure 6 Mapping Historic Environment – Scheduled Monuments

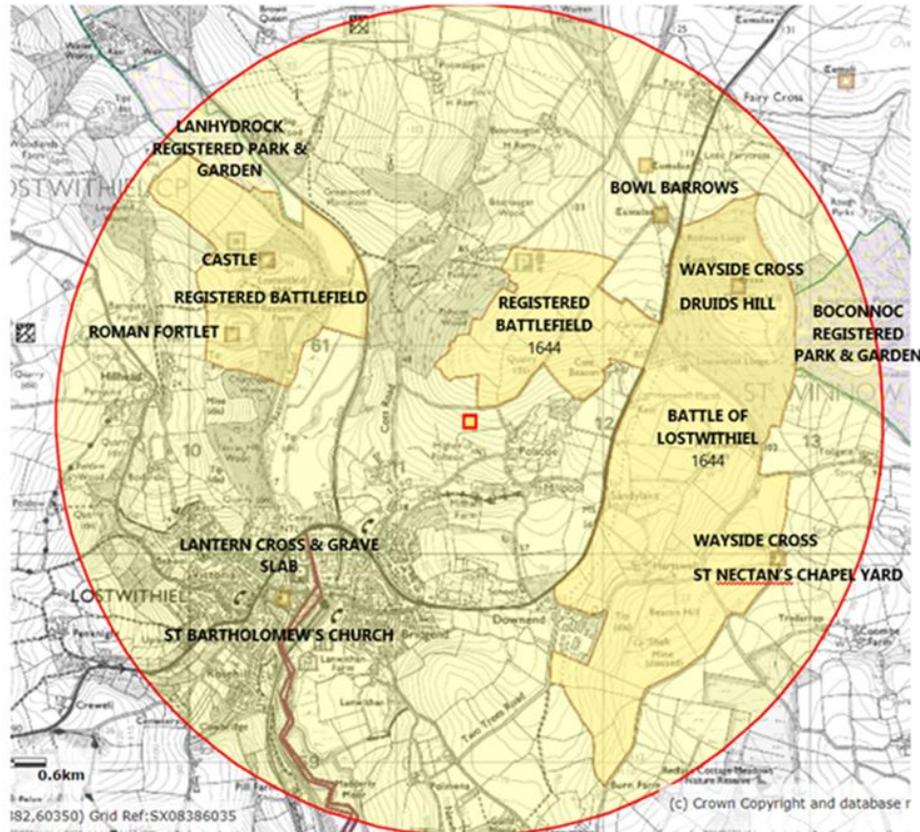
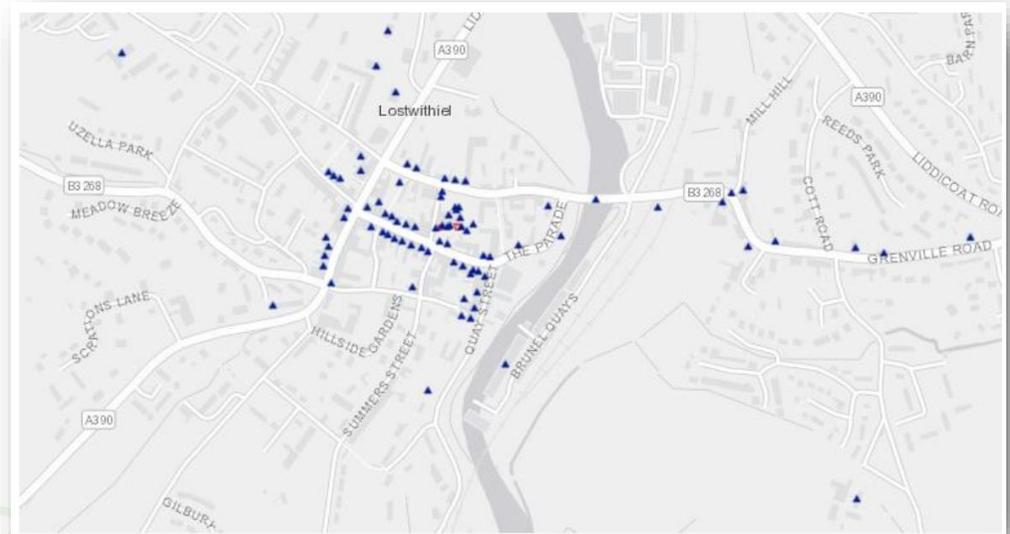


Figure 7 Mapping Distribution of Listed Buildings



Grade I: Lostwithiel Bridge (1327324), Church of St Bartholomew (1327333), Freemason's Hall (1327326)

Grade II\*: Edcumbe House (1144230), 8-9 Quay Street (1146531), Palace Printers and The Old Palace, Quay Street (1146471)

Grade II: Fore Street (22 items listed, including the Guildhall), Quay Street (7 items listed), North Street (7 items listed), Queen Street (7 items listed), Bodmin Hill (6 items listed) and Grenville Road (4 items listed).

[Source LNDP]

### 3.6 Landscape Character

#### National Landscape Character Assessment

**3.6.1** The Cornish Killas is a natural region covering most of the county of Cornwall in southwest England, named for sedimentary rocks of Devon and Cornwall. It has been designated as National Character Area 152 by Natural England and forms the main body of the Cornish landmass around the igneous outcrop/granite moorland of Bodmin Moor (NCA 153) and Hensbarrow (154), Carnmenellis (155), West Penwith (156), and The Lizard NCA (157).

**3.6.2** Cornwall AONB covers 19% mainly along the coastline and includes Tamar Valley AONB and stretches of heritage coastline. International and National designations reflect the scenic and quality of value of habitats within.

**3.6.3** This NCA contains 21,467 ha of woodland (10 per cent of the total area), of which 5,949 ha is ancient woodland or broadleaved wooded river valleys on the south coast. However, much of central Cornwall is a gently undulating, slate plateau with little woodland and few hedgerow trees, dissected by a complex pattern of valleys. In places there is little woody vegetation apart from scrub-covered stone hedges dominating the farmland. [Source: Natural England (2010), Forestry Commission (2011)] By contrast, the coastline is richly varied, with rugged, windswept cliffs separating broad, sandy bays. Boundary features tend towards Hedgerows and Cornish hedgebank, some stone-faced and enclose the farming landscape. Field patterns vary between modern and ancient enclosure formed in the medieval period and earlier. [Source NCA 152.] Figures 8 and 9 define the extent of priority habitats and the extent of the major rivers, particularly River Fowey.

Figure 8

Priority habitat	Area (ha)	% of NCA
Broadleaved mixed and yew woodland (broad habitat)	12,584	6
Maritime cliff and slope	3,433	2
Lowland heathland	1,223	1
Coastal sand dunes	1,168	1
Coastal and flood plain grazing marsh	316	<1
Purple moor grass and rush pasture	149	<1
Lowland calcareous grassland	134	<1
Reedbeds	81	<1
Mudflats	62	<1
Blanket bog	42	<1
Lowland meadows	24	<1
Saline lagoons	23	<1
Uplands heathland	7	<1

Source: Natural England (2011)

Figure 9

Owing to tectonic tilting to the south, the major river catchments occur on the southern side of the NCA.

Name	Length in NCA (km)
River Inny	30
River Camel	21
River Lynher	21
River Fowey	20
River Fal	17
River Allen	16
River Seaton	16
River Hayle	14
River Tiddy	14
River Tamar	6
River St Neots / Loveny	2

Source: Natural England (2010)

**3.6.4** The area is rich in important archaeological and former industrial sites. Neolithic and Bronze Age farming settlements comprising roundhouses, stone wall field enclosures and meadows bordering upland grazing pastures is evident. Hillforts emerged during the Bronze Age and "rounds" existed into the early Medieval period. By the 18th century the landscape was being dramatically changed by mining for tin, copper and china clay and quarrying for granite.

Culturally, the area is known for the artistic endeavors centered within and around St. Ives and the popular literature of Daphne du Maurier and poets Betjeman and Causley.

**3.6.5** The Cornish Killas contains a high proportion of medieval or earlier origin settlements. The rural settlement pattern is described scattered farmsteads and hamlets. The main coastal towns within the Cornish Killas are Saltash, Fowey, Falmouth, Newquay, Padstow, Wadebridge and Penzance. The main internal towns are St Austell, Bodmin, Liskeard, Camborne, Redruth, Helston, Hayle and Truro (the county town).

**3.6.6** The NCA supports a mixed farming character with those most significant over 100ha covering 92,545ha – 55% of the farmed area: livestock, dairy, mixed type, with specialized holdings in cereals, horticulture, general cropping, grazing in less favoured areas, specialist poultry, specialist pig, and other types (24%). between 200 – 2009 certain holding: other, cereal, general cropping increased favourably whilst others declined steeply over the period – e.g., dairy lost 246 at the highest end with horticulture down by 56. [Source Agricultural Census, Defra 2010 - cited within NCA 152]

**3.6.7** The most common construction materials are cob (formerly – and often on upper floors or both rural and town buildings), stone and granite, whitewashed facades or hanging slates. Brick is more commonly found in ports e.g. Truro and Fowey.

**3.6.8** 3 per cent of the NCA 7,601 ha is classified as being publically accessible. There are 2,537 km of public rights of way at a density of 1.1 km per km<sup>2</sup>. There is 1 National Trail (South West Coastal Path), of which 317 km is within this NCA.

[Source: Natural England (2010)]

**3.6.9** The most tranquil areas of the NCA tend to be along coastline stretches such as Roseland peninsula and Port Isaac bay. Truro, St Austell, Falmouth and Padstow are considered the most disturbed. Intrusion into rural landscapes occurs through urban development (visual) and traffic (auditory) amongst others.

**3.6.10** Key characteristics of the National Character Area are listed as being: -

- *A coastline of rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems on the north coast.*
- *Intimate coves and deep, steep-sided rias (drowned valleys) with broadleaved woodland down to the tidal edge.*
- *Rocky coastline characterised by coves and headlands, with an impressive number of important geological exposures.*
- *Numerous fishing villages and small ports, many now developed into bustling summer tourist destinations, with small coves, quays and fish cellars slipways predominating.*
- *An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times.*
- *From higher ground there are long views across a rather uniform landscape of mixed farming, with small villages and market towns.*
- *Renewable energy structures, such as wind and solar farms, which are a recent addition to the landscape.*
- *Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.*

- *Many outstanding historic parks at Caerhays, Anthony and Lanhydrock associated with the sheltered flooded river valleys along the south coast and benefiting from the mild climate. These have developed on both mining profits and more traditional historic estates.*
- *Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape World Heritage Site.*
- *A dispersed settlement pattern of hamlets, farmsteads, historic mining villages and small fishing villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.*
- *Coastal defences and 16th century Henrician forts along the south coast, with clustering around Falmouth and the Fal, St Austell Bay and Whitsand Bay towards Plymouth.*
- *A number of market towns such as Liskeard, Camborne, Redruth and Truro located between the higher moorland and the coast. Coastal towns such as Falmouth, Fowey and Padstow were established on a strong maritime industry.*
- *Lowland heath, wet woodland, wetland, scrub and unimproved grassland complexes, which are common and are sometimes associated with areas of past industrial activity.*

### District Landscape Character Assessment

**3.6.11** The location of the Character Area comprises the river system of the River Fowey, the Fowey ria and its tributaries which flow from Bodmin Moor through sheltered and steep sided wooded valleys (LCA32) and the eastern plateau (LCA 22 South East Cornwall Plateau) and includes the mature estate parkland and conifer plantations of Lanhydrock (National Trust) where [Source CA21]

Past Lanhydrock, the River turns south towards Lostwithiel and flows through *well wooded farmland, grading into the Fowey ria across a floodplain*

*of wet woodland, wetland, saltmarsh and then intertidal mudflats. The banks of the ria and creeks are very steep in places enclosed by large expanses of oak woodland, some of it ancient, fringing the river with some woodland being cleared for pasture fields on more gradual slopes. [Source CA 21]*

Settlement is predominantly medieval in origin, overlain with Victorian influence and focused on the ria and estuary. Building is generally in the vernacular style and materials, including lime-washed stone. Settlements Fowey and Polruan lie close to the mouth of the estuary with Lostwithiel up-river.

Most of the land cover is woodland, with broadleaved and mixed woodland, with significant areas of conifer plantation, much of it within replanted or semi-natural Ancient Woodland, and a small area of parkland around Lanhydrock. The farmed areas are mostly improved grassland and almost no arable land.

The Fowey ria is tidal up to Lostwithiel where there is some Coastal Saltmarsh and wetland. [Source CA21]

**3.6.12** Key characteristics of the landscape comprise: -

- Series of steep river valleys flowing south into the River Fowey, terminating at the Fowey deep water ria system.
- Tidal river and associated creeks and streams, small areas of intertidal Mudflats, Coastal Saltmarsh, neutral grassland and Wet Woodland on the upper reaches.
- Dominant oak woodland on steep slopes down to river's edge, interspersed with small pastoral fields on less steep slopes.
- Estate parkland and ornamental planting including Lanhydrock (NT) and Glynn with extensive woodland plantation and parkland trees.
- Strong influence of road and rail transportation along the river valley.
- Large sheltered active deep-water harbour with much water-based recreational activity and commercial shipping.

- Larger settlements expanded by their function as a port.
- Smaller nucleated hamlets along the banks of the river and at the heads of creeks, medieval in origin, some with medieval churches.
- Extensive conifer plantations at the upper end of valley.

### Local Scale Landscape Character Assessment

**3.6.13** Lostwithiel falls within the St Blazey, Fowey, and Lostwithiel Community Network Area. Lostwithiel town is considered likely to be medieval in origin, given the evidence of a Roman Fortlet south of Restormel Castle and was established as a port settlement post Norman Conquest. The core of its heritage landscape is the River Fowey valley which bisects the town, access between via the historic feature of its listed bridge. The parish does not share its boundaries with other urban areas and the majority of its residents live within the town: Victoria, Rosehill, Bridgend. Stretching south along the river from Coulson Park is Shirehall Moor and on the opposite bank, Madderly Moor, salt marsh wetlands with reed and rush coverage and both under active protection as natural habitats.

**3.6.14** Lostwithiel is surrounded by a predominantly agricultural landscape in turn enclosed by wooded areas such as Polsoe Wood, Leadenhill Wood, Churchpark Wood, Terras Hill Wood, and Poldew. The town is of historic significance with 16<sup>th</sup> and 17<sup>th</sup> century buildings around a core of medieval buildings. The LNDP, p15, suggests: *Lostwithiel town has the character of an historic town that remains a living heritage environment. Historic buildings abound but have been put to striking and appropriate contemporary uses.*

Modern settlement has been created as the population has expanded. It is intersected by numerous footpaths and rights of way that are a major leisure resource for residents and visitors alike. The extent of these PRoW and the visual amenity afforded is explored in Table 1 and assessed in Section 6. In the main, their location tends towards the north, west and south aspects of Lostwithiel following the meander of the River Fowey or

into woodland blocks. PRoW to the east of the site are not evident for some distance.

Settlements to the east and west of the River Fowey are classified as being of Settlement type C20 (ref HCO14 -15) settled areas from larger farming settlements with one area of the town listed as 'older core (pre-1907)' as previously described.

**3.6.15** Moving closer to the habitat surrounding the proposed Site and within 1km, priority habitats: River Fowey lies to the west, ancient woodlands: Churchpark Wood, Polsoe/Trap Woods exist to the north and west, further described as *remnants of traditionally managed woodlands, usually found in the steep-sided valleys extending inland from creeks or coves, or in this case, via tributaries. These wooded areas have some qualities of plantations and scrub: blocks of mainly conifer plantations, comprising those on uplands planted to produce timber, replanting of ancient woodlands which had been intensively harvested and those created as elements of designed ornamental landscapes.*

Traditional orchard less than 300m to the south-east. Wood pasture and parkland exist to the north west, further described as being: ornamental (ref HCO18) *The deliberately and carefully manipulated landscape, parklands and gardens surrounding large country houses, normally of 18<sup>th</sup> and 19<sup>th</sup> century origin.* [Source: website - Cornwall Council Interactive.]

The Golf Course is mapped to the west of the Site, its character is 'Recreational.'

The area around the Site is considered to be within the Network Enhancement Zone 1 (National habitat Network All habitats combined) Network Enhancement Zone 1: *Land connecting existing patches of primary and associated habitats which is likely to be suitable for creation of the primary habitat. Factors affecting suitability include: proximity to primary habitat, land use (urban/rural), soil type, slope and proximity to coast. Action in this zone to expand and join up existing habitat patches and improve the connections between them can be targeted here.* [Source National Habitat Network Maps p5]

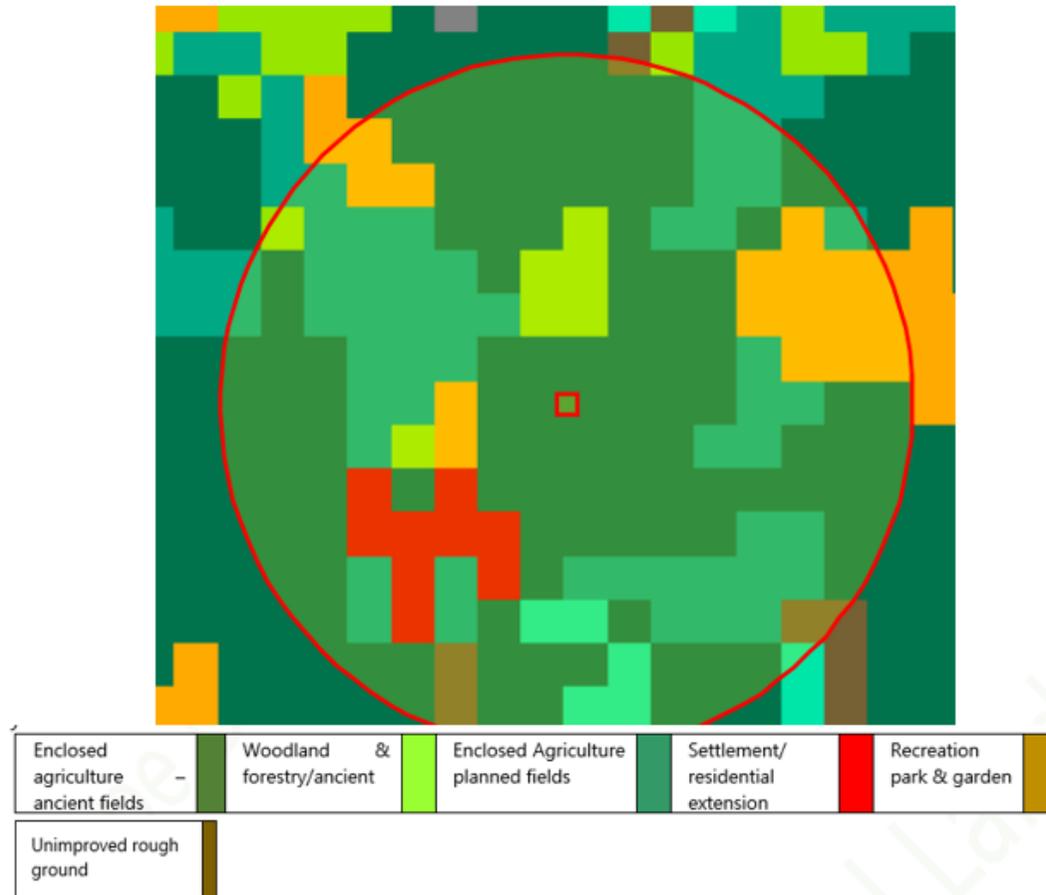
**3.6.16** The historic landscape characterisation given to the landscape around the proposed Site is: Medieval HCO4: - The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins.

**3.6.17** Development within the local area to date has been along the bottom and lower slopes of the north-south Fowey Valley and smaller valleys to the east. Building within a lower elevation has perceivably protected the skyline from 'intrusive' development. The LNDP conceded that it would be difficult to define a single architectural style to cover the whole town, but that there are common features such as low-rise buildings, often with quite high densities, narrow streets, and a widespread use of local materials, stone and slate. The LNDP recognizes that more modern developments include 'a lot of rendered block work.' [Source- LNDP – p26}

**3.6.18** The key characteristics within the local scale comprise: -

- River valleys flowing south into the River Fowey, terminating at the Fowey deep water ria system.
- Tidal river and associated creeks and streams, small areas of intertidal Mudflats, Coastal Saltmarsh, neutral grassland
- Estate parkland and ornamental planting including Lanhydrock (NT) and Glynn with extensive woodland plantation and parkland trees.
- Strong influence of road and rail transportation along the river valley.
- Smaller nucleated hamlets along the banks of the river and at the heads of creeks, medieval in origin, some with medieval churches.
- Part conifer plantations at the upper end of valley.

Figure 10 - Historic Character Mapping



### 3.7 Site Landscape Character Appraisal

**3.7.1** The site is made up from land formerly part of Lostwithiel golf course and adjacent farmland. Cott Road is along the western boundary

of the site and Polscoe Road is along the eastern boundary. The site is to the north of the A390 and the north east of Lostwithiel town. There are a few dwellings and holiday cottages in the surrounding area and 'Lostwithiel golf club' is opposite, on the western side of Cott Road. The surrounding land is mostly farmland. The historic landscape characterisation given to the landscape around the proposed Site is: Medieval HCO4 as described in the previous section.

Figure 11 - Mapped Site Habitat



**3.7.2** The large majority of the site consists of species poor improved and closely mown lawns. This is a result of previous site usage as a Golf Course. The grassland has been historically maintained short for recreational purposes with little diversity allowed to develop. Varied

Orchard plantings have ensued in readiness for the proposed development. Woodland onsite is largely composed of non-native trees with limited understory. A thin, species poor native hedgerow bounds the eastern and north-eastern boundaries and connects into further agricultural hedgerows. Access exists with hardstanding/parking.

**3.7.3** There are no Public Right of Way (PRoW) through or immediately adjacent to the proposed Site. In closest proximity is a Byway to the south on Polsoe Road which travels east-west along Millham Lane.

**3.7.4** The site itself shares negligible key landscape characteristics, having been previously transformed for recreation, and now in disuse, this detracts significantly from its landscape value. In planting orchards, the new ownership seeks to redress some connectivity with neighbouring habitat, orchards being located to the 300m to the SW. Otherwise, in its present form, the Site is not considered to be a clearly representative, rare or distinctive part of the Landscape Character Areas. The site has not been identified as a key green space and the site and immediate surrounding landscape has not been designated as part of the AONB, located to the east at a distance of around 3km, or given other protected status by the local authority. It lies outside of the Conservation Area which provides protection to the town. The tranquillity and rural character of the site were previously compromised by its recreational function, although the site is arguably closer to a state of tranquillity since awaiting development. The Site may be considered to have a close relationship to the town with residential development progressing steadily upward along Cott Road and Millham Lane to the west and south.

### 3.8 Visual Appraisal

**3.8.1** The initial visual and photographic appraisal was carried out in accordance with the methodology set out in Appendix 1. The assessment

was carried out in December 2020, winter season, when the extent of views can be clearly ascertained.

**3.8.2** The Zone of Theoretical Visibility (ZTV) which encompassed up to a 2km range was checked during the visual appraisal to take into account the localised screening effect of topography, intervening vegetation and existing built form.

### General Visibility

**3.8.3** The Site is located north east of Lostwithiel town – within a previously private business – outdoor recreational space. The north boundary comprises species rich hedgerows, the south boundary comprises species poor hedgerows with part bordering Millham Lane – joining with Polscoe Road, which also forms the east boundary. The west boundary borders Cott Road. The roads are non-primary routes/ minor roads.

Settlement lies along Cott Road but does not border the Site. A small settlement (Higher Polscoe) lies to the south of the site separated by ground, and residences 10 and 11 Polscoe Road lie adjacent east, separated by garden.

The elevation of the land within Cornish Killas averages a topographical range from -0.2 m below sea level to a maximum height of 331 m. [Source NCA152] The town of Lostwithiel lies at an elevation of approx.14ft above sea level at the rivers bridge. Lostwithiel is within the embrace of a river valley, and the Site lies between 265ft at the northern aspect, declining southwards to – 130ft. A decrease in elevation occurs to the west toward the river valley, then begins to increase significantly towards Sweetshouse (529ft) and prior to Redmoor. Tracts of woodland along the river limit views towards the Site. An increase in elevation occurs to the north and the east of the Site.

Those residences closest to the Site along Cott Road (S) experience high dense hedgerows – Cott Rd is a narrow, winding, secluded single lane and no view through is afforded from these residences.

Viewpoints taken from within the Site at 7m looking outward at each orientation through 360° illustrate Lostwithiel rises in elevation moving from the south toward the west and portions of the Site along the panoramic can theoretically be viewed from Lostwithiel residences at gable height. Moving away from Lostwithiel town to the west, the landscape is steep wooded, mixed deciduous and plantation. Travelling further comes to the elevation where the Castle and Forlet are located. Despite the elevation of the castle at 237ft approximately and the elevation of the Site at height 265ft declining to 130ft, an expanse of vegetative screening occurs at Site level on the boundary (W) which is what determines the partial views as opposed to a clear panoramic from the castle to the Site. Turning to the east, beyond the Site boundary the ground elevation increases as do the wooded slopes.

Figures 12 – Topography of Lostwithiel and the Site.



### Visual Sensitivity

3.8.4 Analysis of the study area has enabled the identification of a number of key visual receptors. These comprise:

- Users of Public Right of Way (PROW) adjacent to the site.
- Users of Public Rights of Way (PROW) of the surrounding area.
- Views from Historic Landmarks/Scheduled Monuments

- Users of surrounding roads
- Views from private properties around the site

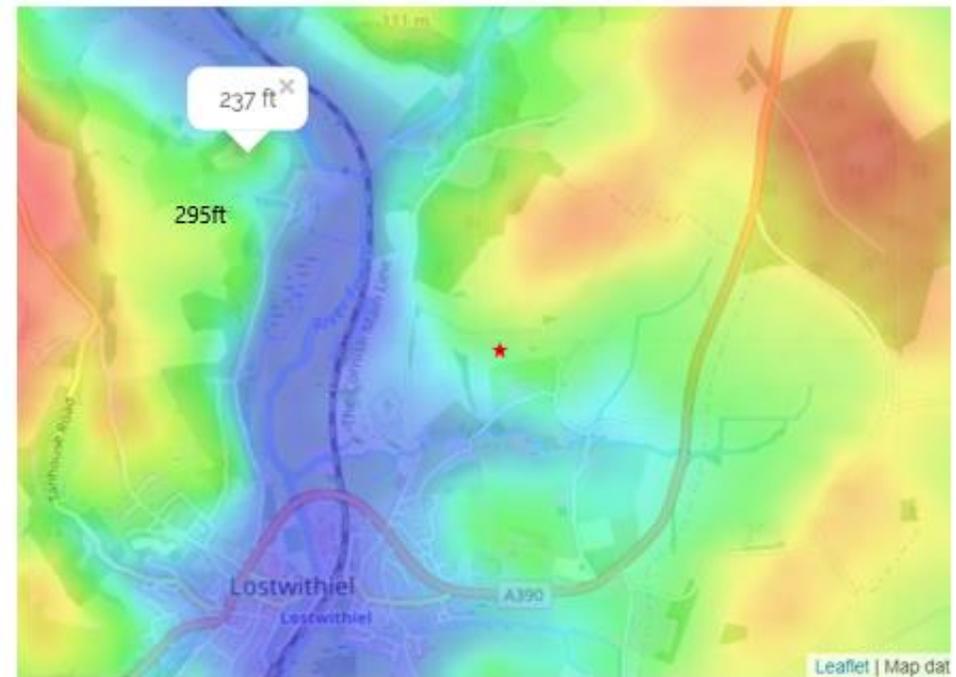
3.8.5 3 per cent of the NCA 7,601 ha is classified as being publically accessible. There are 2,537 km of public rights of way at a density of 1.1 km per km<sup>2</sup>. There is 1 National Trail (South West Coastal Path), of which 317 km is within this NCA. [Source: Natural England (2010)]

Twenty-five PRow/bridleway/byway were identified and mapped for assessment. Each PRow is assessed as being of high sensitivity to change. A description of each of these viewpoints is provided in Table 1 in order to record the visual baseline conditions. Their location is given in Figure 12 with respect to the Site, and relevant photographic images provided for clarification. Of these, Byway 407/31/1 offered seasonal transient glimpses toward the Site; PRow 407/8/1 to the NW offered partial and transient views along a few short metres at the onset of the path (west); FP 407/7/1 to the NW offered transient glimpses with a small proportion of the site visible as part of a panoramic view; FP 407/10/1 to the NW offers a seasonal glimpse – no clear views. The common factor here is visual amenity is afforded from the NW of the Site owing to the topographical elevation, and naturally, upon an elevation is where the Restormel Castle is located at approximately 237ft and the Roman Fortlet at 295ft.

- 3.8.6 The following Historic receptors with high sensitivity were assessed
- Registered Parks and Gardens: Boconnoc & Lanhydrock
  - Registered Battlefields: Battle of Lostwithiel 1644 - 2 sites
  - Scheduled Monuments: - Restormel Castle, motte, bailey & shell keep. Roman Fortlet, two Bowl Barrows, two Wayside Crosses, Lantern Cross & Grave Slab;  
The Lantern Cross & Grave Slab additionally lie within the Conservation Area of Lostwithiel.
  - Listed Buildings: - Numerous.
  - Restormel Manor and Restormel Farm

Of these receptors, it is predominantly those to the west that offer visual amenity towards the Site: The Restormel Castle, Roman Fortlet, Battle of Lostwithiel.

Figure 13 – Topographic Image of Restormel Castle and the Roman Fortlet



England, United Kingdom (52.79548 -0.54024)

3.8.7 Views from roadways. The main road into Lostwithiel is bounded by buildings and vegetation. Where a clearance occurs on the roadside, no views are afforded towards the Site. Cott Rd and Millham Lane are

bounded by Cornish hedgebanks with trees astride and dense hedging. No views are afforded to the Site.

3.8.8 Residential Properties – no residences in the vicinity are considered to have a susceptibility to changes in their views. A large cluster of urban settlement can be viewed from the Site and it can be assumed, those residences may have a view of the Site, however, Lostwithiel is low lying, and it is easier to gain a perspective looking from an open aspect downwards than looking through from ground level where urban obstruction exists – upwards.

Ecological Landscape Design LVIA

Figure 14 Locations of PRoW/Byway/Bridleway  
The Site location/size given is indicative.

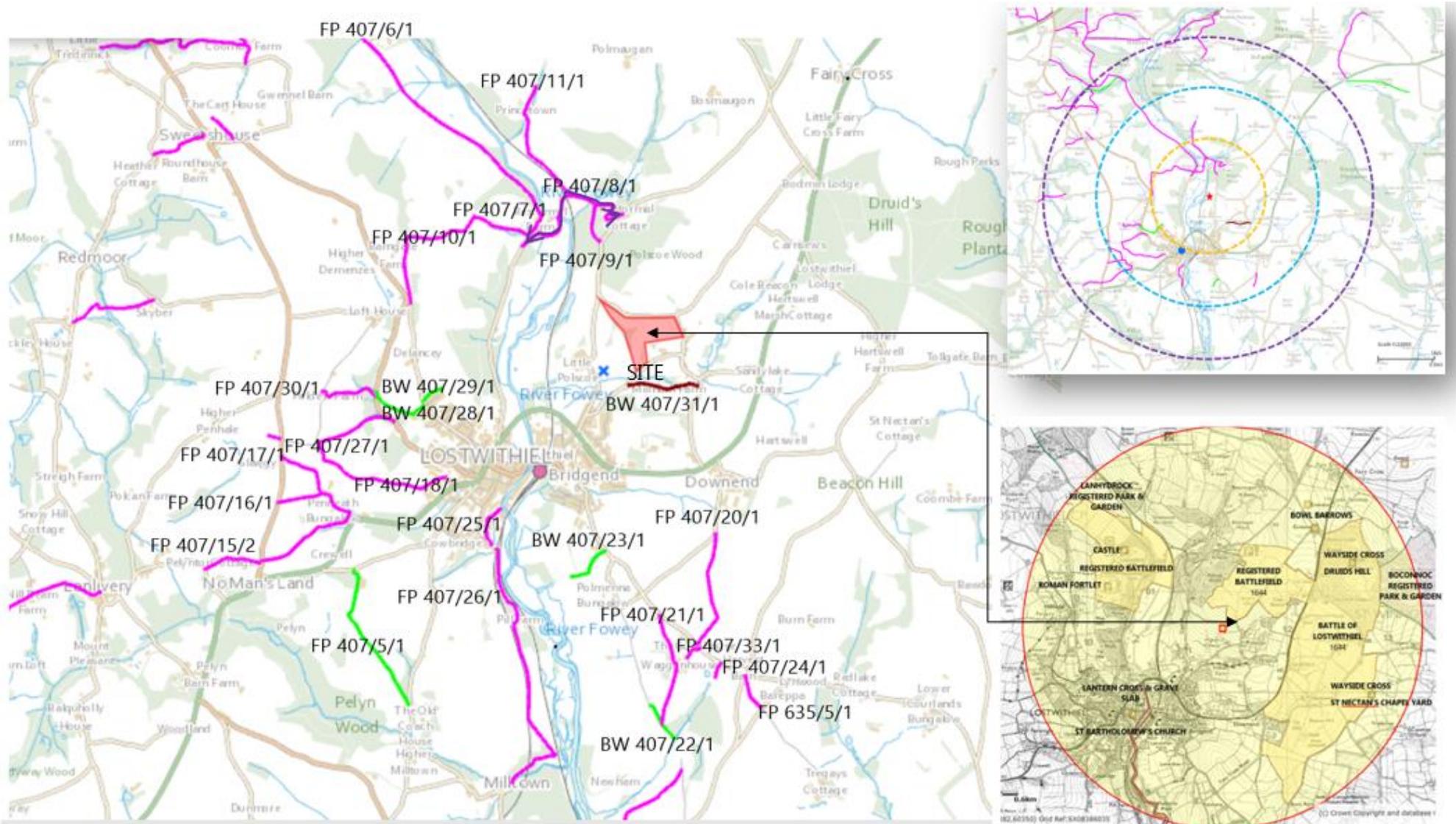


Figure 15 - Images Referenced within Table 1 – Visual Amenity

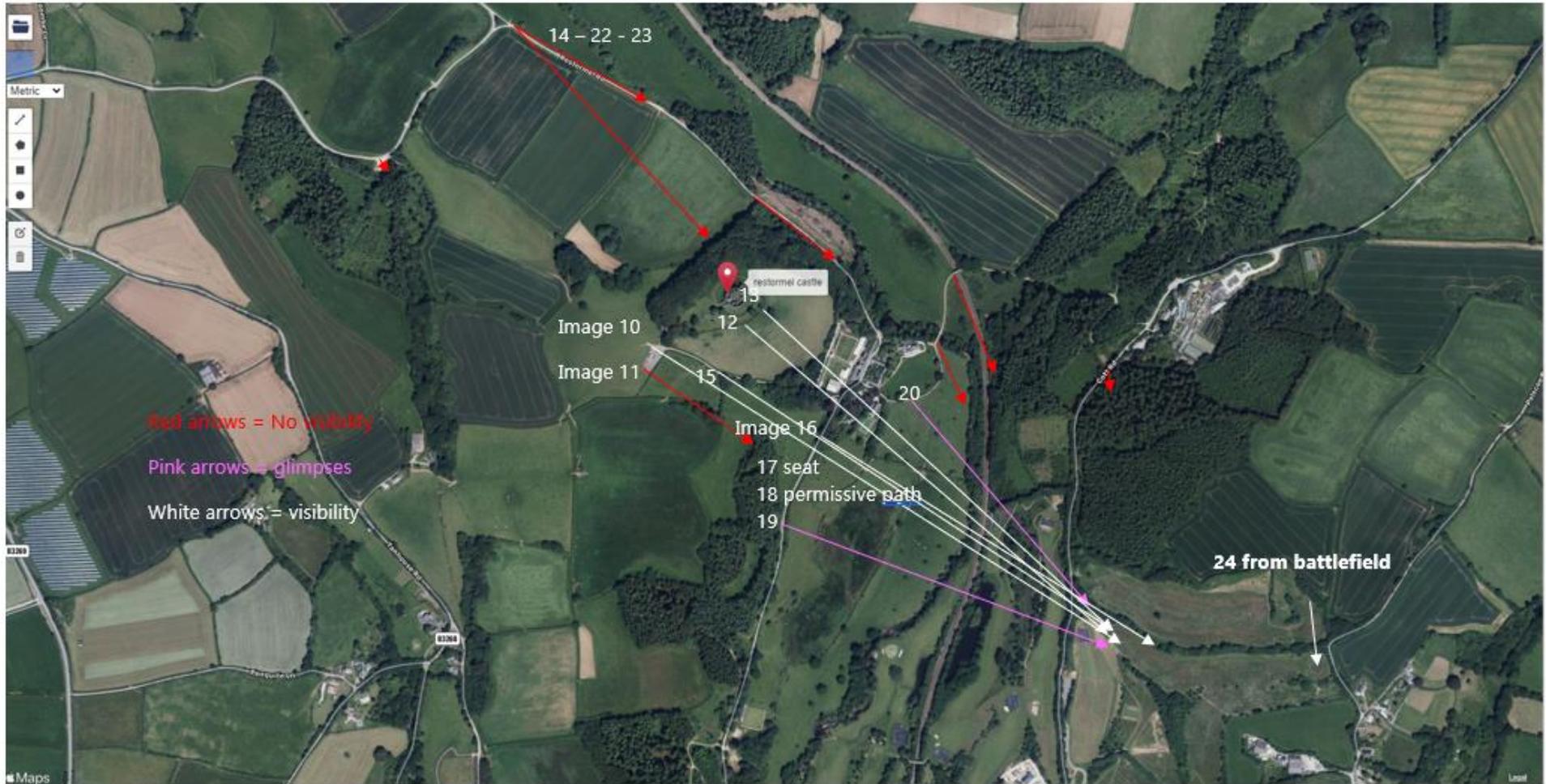


Table 1- Visual Amenity from Landscape Receptors PRow

**NEGLIGIBLE** (truncated/curtailed/difficult to perceive)  
**PARTIAL VIEW** (only see part of site/filtered view/distant view site is small part of view)  
**TRANSIENT/GLIMPSED** (quickly passing/fleeting at speed (in transport/walking/cycling)  
**OPEN VIEW** (a clear view of significant proportion within wider landscape.)  
**SIGNIFICANCE OF EFFECT**

Extent of view occupied by dev' – **full/partial/glimpsed**  
 Proportion of view visible: **Full/most/small amount/none**  
 Distance – does viewpoint focus on development cos of **proximity/** is it **part of a panoramic** view  
 Transient or Sequence (as from moving **vehicle** or **footpath**)

*The Significance levels are determined by assessing the sensitivity and magnitude of the effect of the proposed development to determine the overall significance of the visual change:*

- **Major positive (beneficial) or negative (adverse) impact** - where the development would cause a significant deterioration (or improvement) to the existing environment;
- **Moderate positive (beneficial) or negative (adverse) impact** - where the development would cause a noticeable deterioration (or improvement) to the existing environment;
- **Minor positive (beneficial) or negative (adverse) impact** - where the development would cause a barely perceptible deterioration (or improvement) to the existing environment; and
- **Neutral/negligible** - no discernible change, deterioration or improvement to the existing environment.

Ref	Visual Receptor	Sensitivity	View Type	Description of View	Figure of Visual Amenity
		HIGH	Transient/Sequence (travelling along PRow)  <b>Proportion:</b> none No intervisibility <b>Significance of Effect:</b> neutral/negligible	Public Right of Way FP 635/5/1, FP 407/24/1 FP 407/33/1, FP 407/21/1 BW 407/22/1  These PRow & bridleway lie to the south of the Site with Lostwithiel located to the west.  The site is not perceivable owing to distance, visibility being curtailed by the angle of the pathways and the general level topography of the ground. Landform vegetation creates a screen.	N/A

	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)</p> <p><b>Proportion:</b> none No intervisibility</p> <p><b>Significance of Effect:</b> neutral/negligible</p>	<p>PRoW FP 407/20/1</p> <p>The site is not perceivable owing to distance, visibility being curtailed by the angle of the pathway and the general level topography of the ground. Landform and urban built form create a screen.</p> <p>View on exiting PRoW FP 407/20/1 northern tip. Image 1.</p> <p>Effect: - negligible</p> <p>Proportion: none</p> <p>Significance: - Neutral/negligible - no discernible change, deterioration or improvement to the existing environment.</p>	
	<p>HIGH</p>	<p>Transient /Sequence travelling along PRoW</p> <p>Transient glimpse seasonally affected.</p> <p>Significance: - Low - negligible – small or no discernible change, deterioration or improvement to the existing environment.</p>	<p>BYWAY 407/31/1</p> <p>Effect on visual amenity</p> <p>Negligible-low during Winter and no impact during spring / summer and autumn when foliage is on the trees.</p> <p>At a distance of approximately 100m from the Site - Winter – a transient glimpse is possible.</p>	

BW 407/31 /1 Entering eastern end of track.



200m from eastern end



100m+distance from site



Ecological Landscape Design

<p>FP 407/25/1 FP 407/26/1</p>	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)</p> <p>Proportion: none</p> <p>No intervisibility</p> <p>Significance of Effect: neutral/negligible</p>	<p>PRoW - FP 407/26/1 &amp; FP 407/25/1</p> <p>South of Site.</p> <p>Riverside Cottage, Milltown (nr Milltown Wood)</p> <p>The topography of the landscape creates vegetative screening between all points and the Site.</p>	<p>Public Rights of Way</p> <p>Parish/path no./link no.: 407/26/1</p> <p>Priority (gold/silver/bronze): Gold</p> <p>Zoom to</p>
<p>BW 407/22/1 FP 635/4/1</p>	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)</p> <p>Proportion: none</p> <p>No intervisibility</p> <p>Significance of Effect: neutral/negligible</p>	<p>PRoW FP635/4/1 &amp; Bridleway 407/22/1</p> <p>From St Winnow – south of Site</p> <p>The topography of the landscape creates vegetative screening between all points and the Site.</p>	<p>Public Rights of Way</p> <p>Parish/path no./link no.: 635/4/1</p> <p>Priority (gold/silver/bronze): Gold</p> <p>Zoom to</p>

	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)  <b>Extent:</b> glimpse  <b>Proportion:</b> small  <b>Distance:</b> 520m  <b>Significance of Effect:</b> neutral/negligible</p>	<p><b>FP 407/9/1</b> through Trap Wood  View from footpath FP 407/9/1 on the edge of Restormel Manor towards the site – No clear view of the site. Beyond this point the path moves away from the site and no further views of the site can be seen as the topography and vegetation obscures any views.  Image distance 520 metres from the site.</p>	
	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)  Effect: - negligible  Proportion: small  Distance: - 600m  Significance: - Neutral/negligible.</p>	<p><b>FP 407/8/1</b>  Extent of view occupied by dev' is a glimpse – through a partial and transient view for only a few metres at western start of path.</p>	<p>Glimpse under Beech Tree at start of 407/9/1 western end – 600m distance</p>

	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW) Effect: - negligible Proportion: none Significance: - Neutral/negligible)</p>	<p>407/11/1 travels N toward Princetown (after Trap wood)  The topographical elevation precludes visual amenity.</p>	<p>N/A</p>
	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)  Glimpse – not from PRoW  FP 407/10/1 Partial glimpse</p>	<p>FP 407/7/1 to 407/10/1 Extent of view occupied by dev' is glimpsed – however, this is only from the top corner of the castle car park and not the PRoW and whilst travelling west to east on the PRoW. This assessment is therefore concluded within Table 2: Scheduled Monuments.</p>	
	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW) 407/10/1  Extent of view occupied by dev' = glimpsed. Proportion of view visible: small amount Distance –part of a panoramic view Magnitude of change – negligible – significance of effect – neutral/negligible.</p>	<p>The hedgerows alongside 407/10/1 travelling southwest and then west are in excess of 2m tall and as the path is to the northern side of the hedgerow no clear views are afforded, it being accepted that brief glimpses at field gates are possible, although not direction of travel.  It is acknowledged that if hedgerows are reduced in height, visibility might be obtained, however, as the direction of travel is east – west, or west – east and the site is to south, it is considered unlikely that a walker would be looking south, other than brief glimpses whilst traversing the route.  It is considered that there will be a negligible loss of visual amenity with imperceptible change in landscape</p>	<p>Images 10 &amp; 15 Castle Car Park</p>

		<p>Effect: - negligible          Proportion: glimpse          Significance: -          Neutral/negligible - no discernible change, deterioration or improvement to the existing environment.</p>	<p>especially during the spring, summer and autumn.</p> <p>FP 407/10/1 to Hillhead Cottage –</p> <p>Where the footpath changes direction and is aligned north – south the perspective of the walker is not in the direction of the site. There are no clear views of the site, albeit some glimpses through winter vegetation is possible – image 31 illustrates this point. It is unlikely that even glimpses are possible during the spring / summer and autumn.</p>	<p>Travelling down from the Castle Car Park towards Restormel Farm – transient views of the site are glimpsed through the trees during winter and are unlikely to be possible during the period April – November inclusive</p>  <p>Image 31 - Taken from the PRoW FP 407/10/1</p> <p>Image 33 - Taken from fence line below the PRoW. This view cannot be achieved from the PRoW – it however, illustrates the topography of the landscape.</p> 
--	--	--	--	---

	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)</p> <p>Effect: - negligible Proportion: none Significance: - Neutral/negligible</p>	<p>407/6/1 travels N from the corner of Restormel Farm to where it forks into Collects.</p> <p>There is no intervisibility towards the Site.</p>	
	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW)</p> <p>Effect: - negligible Proportion: none Significance: Neutral/negligible.</p>	<p>BW 407/28/1 – 407/29/1 - Bodmin Hill- two bridleways E &amp; W of rd. Site to east.</p> <p>No intervisibility owing to topography – elevation creates a vegetative barrier regardless as to travelling by horseback or foot.</p>	

	<p>HIGH</p>	<p>Transient /Sequence travelling along PRoW</p> <p>Effect: - negligible Proportion: none Significance: - Neutral/negligible</p>	<p>These PRoW are to the west of Lostwithiel town. FP 407/30/1 (land elevation 450ft+) NO INTERVISIBILITY due to topography.</p> <p>FP 407/27/1 which curves into 407/18/1 (163ft – elevating to 400+) NO INTERVISIBILITY due to topography</p>	<p>N/A</p>
	<p>HIGH</p>	<p>Transient /Sequence (travelling along PRoW</p>	<p>These PRoW are to the west of Lostwithiel town. FP 407/19/1 NO INTERVISIBILITY due to topography</p> <p>FP407/17/1 &amp; FP 407/19/1 NO INTERVISIBILITY due to topography</p> <p>FP407/16/1 - NO INTERVISIBILITY due to topography</p> <p>Effect: - negligible Proportion: none Significance: - Neutral/negligible</p>	<p>PRoW's in context of Lostwithiel Conservation Area</p>
	<p>HIGH</p>	<p>Transient /Sequence Travelling along PRoW</p>	<p>FP 407/15/2 – 406 /3/1 NO INTERVISIBILITY due to topography Effect: - negligible Proportion: none Significance: - Neutral/negligible</p>	

		<p>HIGH</p>	<p>Transient /Sequence (travelling along PROW Effect: - negligible Proportion: none Significance: - Neutral/negligible</p>	<p>BW 407/5/1 - Edgcumbe Rd turn left into Castle Hill NO INTERVISIBILITY due to topography</p>	
--	--	-------------	--	---	--

Ecological Landscape Design L VIA

Table 2 - Visual Assessment Table - Scheduled Monuments

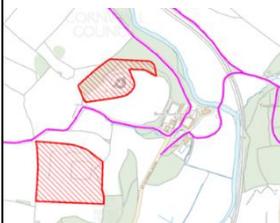
Ref	Visual Receptor	View Type	Sensitivity	Description of View	Figure of Visual Amenity
	<p>DCO 188 Restormel Castle: Motte, Bailey &amp; Shell Keep</p>  <p>DCO 1688 Earthwork 250m from castle</p>		<p>HIGH Important landscape susceptible to small changes</p> <p>MAGNITUDE Low – Imperceptible change in landscape</p>	<p>Access to the castle was prohibited owing to Covid restrictions/ Lockdown.</p> <p>The site of the Castle is also a Registered Battlefield. Views from here are screened by woodland vegetation as in Image 11. Further evidence is given below the table.</p>	
					<p>Image 12 – Views from the field below the Castle grounds in as close proximity as permitted under current restrictions.</p>
	<p>Image 10: -The Site is visible from the road from the castle. 1km +</p>		<p>Image 11 -From the highest point within the castle car park 1km +</p>		
					
	<p>Image 13 – Views from Castle ground</p>		<p>Image 15 – Looking toward Site.</p>		

Figure 16 Visual Amenity Afforded from Restormel Castle and Manor



Ref	Visual Receptor	View Type	Sensitivity	Description of View	Figure of Visual Amenity
	Bowl barrow 430m south west of Fairy Cross Farm forming part of a round barrow cemetery Reference1003081 Easting212207.592526 Northing61865.445542 Date30/05/1958 Area (Ha)0.06198	Negligible	High	NO INTERVISIBILITY – topographical screening – wooded hillside/valleys. Private Land – residents view Magnitude of change negligible/none. Significance of effect - negligible/none: no discernible change, deterioration to the existing environment.	N/A
	Roman Fortlet 440m south west of Restormel Farm Reference1004660 Easting 210204.814124 Northing 61051.966344 Date 09/02/1979 Area (Ha)5.283665	Low	High	Located on Private Land. The view is limited to the number of those resident onsite. It is considered likely that views of the site will be possible from this as this fort is considered to overlook the highest navigable point on the Fowey – although the topography of the land suggest elevations to the west are greater.	<p><b>View taken from the Site toward the fortlet</b></p> 
	Bowl barrow 145m north west of Bodmin Lodge forming part of a round barrow cemetery Reference1004440 Easting 212279.836003 Northing 61628.668415 Date 30/01/1957 Area (Ha)0.027541	Negligible	High	NO INTERVISIBILITY due to topography: - wooded hillsides to valleys effectively screen visibility. Private Land – residents view Magnitude of change negligible/none. Significance of effect - negligible/none: no discernible change, deterioration to the existing environment.	N/A
	Wayside cross on Druid's Hill, 350m south east of Bodmin Lodge Reference1006633 Easting212655.033378 Northing61286.300702 Date25/09/1934 Area (Ha)0.007726	Negligible	High	NO INTERVISIBILITY: topography: - steep wooded valleys/hillsides screen. Private Land – residents view Magnitude of change negligible/none. Significance of effect - negligible/none: no discernible change, deterioration to the existing environment.	N/A

Table 2 - Scheduled Monuments/Listed Buildings

Ref	Visual Receptor	View Type	Sensitivity	Description of View	Figure of Visual Amenity
	Wayside cross in St Nectan's chapel yard Reference1014236 Easting212845.587162 Northing59976.698945 Date20/03/1996 Area (Ha)0.007837	Negligible	High	NO INTERVISIBILITY: topography: - steep wooded valleys/hillsides screen. Private Land – residents view Magnitude of change negligible/none. Significance of effect - negligible/none: no discernible change, deterioration to the existing environment.	N/A
	Lantern cross and grave slab south of St Bartholomew's Church Reference1019677 Easting210450.323 Northing59783.609 Date07/09/2000 Area (Ha)0.005	Negligible	High	NO INTERVISIBILITY due to topography – site lies on low elevation within the town centre - urban screening.	
	<u>Registered Battlefields (England)</u> Battle of Lostwithiel 21 August 1644 Reference1413619 Old Reference Date of registration15/07/2013 Capture Scale1:25000 Hectares283.429207	Partial View		The owners house will be visible from the Battlefield, although the other aspects of the project will not be visible. Image 24  Image from Battlefield. Views of the area indicated for the owner's house will be seen through the hedgerow. This view will be considerably reduced during, spring/ summer and autumn. Additionally, there is no public access to this location.  No other parts of the site are visible from this location due to topography	 <p>Image 24 -</p>

Images taken by drone at a height of 6m and from the location approximately denoted by the yellow star. The locations picked out are visible from the site, but this does not mean the reverse is true. As an example, whilst the church spire can be seen, people within the church are unlikely to see the site.



Figure 17 General View towards Lostwithiel and Conservation Area

## 4. Description of Proposals

4.1 This section briefly describes the proposed development, as a basis for the LVIA. Plan Smit/7/Gilliflower/PLO illustrates the development proposals.

4.2 The proposed project is named Gilliflower Farm. The overreaching aim of the project is to provide a centre for the development of 'new' food crops, a place which caters for the training of horticulturists and gardeners whilst creating a productive commercial garden/farm which can host tourists wishing to train or learn onsite. The site will be home to a 'grow and taste' project open to the public, with a Cookery School and tasting Kitchen. This venture will link in its vision and practicable application to Eden, Trescoe and Heligan. Promotional material for the Site names its intention to be the *'greatest rare orchard in Europe'* and its vision: *"We feel as if we could create a real national centre of 1st class horticulture and 1st class Management first class crop management and food production at to be honest, one of the most beautiful outdoor centres in Europe."*

4.3 Fifteen acres of rare heritage orchard of apple, pear, mulberry, gages and damsons will have been planted throughout this Phase of the development, included upon the registered battlefield to the east. An acre squared Potager garden modelled on the Lost Gardens of Heligan potager garden will be created and planted with rare European vegetables. All signs of the golf course within this aspect of the site will have been taken out, the site deer fenced, hedged with stretches of manuka hedgerow where needed, and the landscape remodelled from a golf course into a working orchard/ leisure and tourism site.

One residence will be placed onsite – the Gilliflower Owners House – from where the site will be managed. This residence will be partially sunk into the ground, reducing the vertical impact on the skyline and bringing the

house closer to the ground where its sedum roof may meld into the landscape.

4.4. The 'Hub' structure will house, amongst other areas, a Meeting Room, a Farmers Market, an 'engine room' of training, a distillery, a cider press, a micro-brewery and a segregated food store for storing the foods.

4.5 19 Eco-lodge/holiday pods/ known as Drums on the application – single drum, double drum and tower drum will be constructed as leisure/letting facilities to access the training and facilities on site. These structures are simplistic and have been previously constructed by this project's architect in a different location, with their proficiency proven. Part of the construction of these may be offered with an apprenticeship in how to build these Drums. A Show Drum will be also constructed. The roofs will be sedum and gently sloping.

Sizes will be: -

- Single drum – wall height from 2550 rising to 4050
- Double drum 2635 – 4115
- Triple drum 1.5 storey 4750 – 6250
- Triple drum 2 storey – 6355 – (tip of roof)

The material composition of these structures comprises sedum roof/green living roofs, into which velux rooflights, a stainless-steel flue, and potentially PV panels will be positioned. The façade will be 'aluclad' timber framed cladding and doors with vertical metal cladding of a colour complementary to the landscape in which they will sit. The walls will be reinforced and insulated.

Materials for the Hub and owners house will need to be specified. Sedum roofs will be a feature.

4.6 Further consideration for this development includes safety matters: making Cott Road travel safe – amending the speed limit, ensuring

sustainable travel via walking and cycling is provided for and potential links with Duchy land at Lanhydrock. In addition to the site, a 9-hole - 18 tee golf course has been created, the river cleared of fallen timber and unsustainable overgrowth of willow and the 1.5acre lake adjacent to the railway is proposed as a possible leisure resource – possibly kayaking and fishing.

Figure 18 - Illustrated Proposal Smit/7/Gilliflower/PL0



- Notes:
1. Do not scale from drawings. All dimensions to be confirmed on site prior to construction.
  2. Roderick James Architects LLP to be notified of any discrepancies before construction continues.
  3. These drawings are the copyright property of Roderick James Architects LLP.
  4. All Roderick James Architects LLP drawings to be read in conjunction with the proposed building notes, oak framing drawings and the structural engineers drawings and specification.
  5. All external works shown are indicative. Design and extent is to be provided by others.
  6. This document should only be used for the purpose indicated by the drawing status below.
- Construction (Design & Management) Regulations 2015. The CDM 2015 regulations apply to this project. If constructed then the contractor should prepare a Construction Phase Plan for the project. Guidance on how to complete this is available from the HSE or CITB. If there is to be more than one contractor on the project (including sub-contractors) a Health and Safety File should be created by the contractor at completion of the works for the client to retain.

revision      date      details

drawing status

**DRAFT - FOR COMMENT**

project Gilliflower Project, former Loshwithiel Golf Course Site, Loshwithiel, Cornwall,	drawing Site Plan
client Sir T Smit & A Smit	drawing number Smit/7/Gilliflower/PL0
scale 1:750 @ A1	revision -
date 07/12/2020	

## 5. Proposed Mitigation and Enhancements

5.1 Mitigation measures have been developed to exceed the requirements under Cornwall Councils Biodiversity SPD and the Biodiversity Net Gain (BNG) Requirements.

5.2 The Ecological Impact Assessment (EcIA) ref; - *EcIA\_Gilliflower\_Smit\_December\_2020v2* combined with the Plan illustrates landscape and ecological proposals which form part of the proposed development. The mitigation measures should be reviewed alongside any other measures including ecology.

The following is abbreviated and the *EcIA\_Gilliflower\_Smit\_December\_2020v2* should be interrogated should further details be required.

5.3 The proposed mitigation measures include:

- a The existing site boundary planting will be retained and enhanced to reinforce the robust landscape boundary. The hedgerows on the western and southern boundaries do not require augmentation or additional understorey planting as these hedgerows will be retained. This is in character with the local area.
- b Fruit Trees will be planted throughout the site and the grassland into which they are planted, will be turned from a poor golf course 'improved / amenity grass mix' into a native meadow mix. This will not only remove the artificial appearance of this section of golf course, but will create a wonderful habitat for invertebrates and other creatures further up the food chain, such as hedgehogs, bats and birds.
- c Proposed structures will integrate into the landscape via a combination of:

- being integrated into the landscape by carefully locating in positions to minimise any intrusion into this landscape;
- providing living roofs which will in the main 'camouflage' the structures within the landscape and;
- the use of natural colours to minimise the visibility of the site within the immediate and wider context.

### Biodiversity Enhancements

Where possible structures will host facilities to accommodate bats or birds. Where it is not possible due to construction techniques to 'build-in' wildlife facilities, alternative will be mounted upon suitable trees.

- f No external artificial lighting will be introduced to the site during the groundworks and construction phases of the development. Any lighting on site will be kept to a minimum to ensure minimal disturbance to bats and other nocturnal creatures. During the operational phase street lighting will be kept to the minimum level permissible. LED and/or low-pressure sodium lamps with glass glazing will be utilised instead of mercury or metal halide lamps. This type of lighting can be utilised more directionally and will reduce the range of light wavelengths emitted thus significantly reducing the levels of UV light which may attract increased levels of invertebrate bat prey items.

This approach will ensure little detriment to the existing tranquillity and dark sky aspect of the character area.

Proposals Mitigation (landscape strategy) Landscape Effects after 1 year

5.4 The potential effects of the proposed developed are assessed below, at year 1, when the potential effects are at their greatest and at year 10, following the establishment of the mitigation strategy. In order

to assess the potential effects of the proposals, certain assumptions have been made about the height of the proposed buildings, the size of trees specified and the growth rates of any proposed vegetation.

### **Landscape Effects after 1 year**

It being accepted that the golf course is currently an artificial landscape and the site is at best, glimpsed from a few identified locations, it is considered that after one year the Landscape Effects will be minimal and arguably an improvement on the existing landscape amenity value.

Albeit, during the construction phase it is likely that evidence of the construction work will be visible from the west of the site, particularly during the winter months when tree/hedgerow foliage is at its lowest ebb. During the spring, summer and autumn, visibility will be minimal and any construction visibility impacts will rapidly disappear as landscape planting is undertaken.

The assumptions are:

- a* Structures will be of the scale and numbers indicated upon the current Layout plan: Smit\_7\_PL01. Significant amendments to this plan, may require a reappraisal of effects and impacts.
- b* Maintenance of the orchards is beyond our remit and will be governed by the owners of the site.
- c* Any new trees planted within the proposed development as enhancement (this section is not relevant to the orchard planting), would be planted as per the EcIA and losses within the first five years replaced.
- d* Existing vegetation has an assumed growth rate of 0.35m per year. The existing hedgerows will be maintained as Cornish hedge bank

where no tree growth has occurred and tree growth will be facilitated for fruiting and flowering where trees exist.

- e* It is recommended that the selected pathways intended for public use, retain the existing grass mix and that the newly created meadow areas are sown with a mixture of annual and perennial wildflower seeds to create both a short term burst of colour via annual species and a longer term conversion from improved grassland to wildflower meadow, via the perennial seed mix.
- f* It is anticipated that although the stronger grass mix will be better able to absorb the impact of public use, a management scheme to ensure replanting of any patches or failed take-up will need to be established.
- g* A mowing regime to create simple paths across will discourage visitors making ad-hoc paths through the more important meadow areas. Information provided to visitors about the wildlife value of the meadow should serve to both protect the meadow and perhaps encourage the proliferation of meadows by visitors planting their own.
- h* The Lighting Strategy will remain as initiated. Where disturbance has been caused by the development of the Site, after one year where habitats are being re-established this should see an increase in the wildlife/nocturnal population where additional nesting and roosting provision has been provided.

### **Landscape Effects after 10 years**

It is envisaged that the site will nestle into the landscape and the maturing orchards will have completely hidden the previous artificial nature of the golf course.

## 6. Assessment of Landscape and Visual Effects

6.1 The following section summarises the assessment of the potential residual landscape and visual effects that the proposals may have upon the existing landscape character and visual receptors identified within the baseline appraisal.

6.2 The assessment of any likely effects takes account of the proposed mitigation measures described above, which are integral to the design and form part of the planning application. Judgements regarding the estimated scale, magnitude and significance that any of the remaining residual effects are likely to have, are based upon the methodology outlined in Appendix 1.

### Landscape Character – CA 21 Fowey Valley & Cornish Killas 152

6.3 The character landscape is described here to summarise the overarching landform applicable to the 2km theoretical zone of influence from the proposed Site: *An undulating slate plateau cut by a complex pattern of valleys leading to richly varied coastlines.*

It is this character aspect of landform itself of contrasting valley and hills – undulating – which either makes or negates visual amenity with regard to the proposed Site, particularly where the hillside is further typified by woodland, and these combined features were acknowledged as pertinent throughout the assessment of visual amenity - *Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.*

6.4 Due to the scale of the Site, its location & scale to the periphery of Lostwithiel town, outer reaches form and design of the proposed development, its and a constrained visual envelope in relation to its context and the National Character Area: wooded ria valleys, the National Character Area offers a high sensitivity to change, however, the

significance of effect of the proposals on the NCA is assessed as Neutral or toward Minor positive (beneficial) impact - where the development would cause a barely perceptible improvement to the existing environment.

### District Landscape Character Areas

6.5 The district is dominated by the tributaries of the River Fowey and Fowey ria. The valley widens into mature ornamental parkland within Lanhydrock and Boconnoc, and as the River flows into Lostwithiel, the landscape is dominated by well wooded farmland, valley wooded slopes, Cornish hedgerow enclosures and to a floodplain of wet woodland, wetland, saltmarsh and intertidal mudflats.

6.6 The Site itself is contained within a predominantly mixed rural landscape – private leisure/recreational to the west, agricultural to the north. The roadside boundaries are high banked and mature Cornish hedgerows with native trees astride. Recent development lies along a branch of Cott Rd, the closest to the Site – connecting the Site to Lostwithiel town. Banks of woodland – both ancient, broadleaved and plantation exist in the area such as Polsoe Wood, Leadenhill Wood, Churchpark Wood, Terras Hill Wood, and Poldew.

6.7 The Site's history is of importance in that it was recreational/leisure with these effects absorbed into the existing local character environment; the proposed changes to Site are not dissimilar from that previously in existence and part of the landscape structure.

The area around the Site is considered to be within the Network Enhancement Zone 1 (National habitat Network All habitats combined) *Network Enhancement Zone 1: Land connecting existing patches of primary and associated habitats which is likely to be suitable for creation of the primary habitat. Factors affecting suitability include: proximity to primary habitat, land use (urban/rural), soil type, slope and proximity to coast. Action in this zone to expand and join up existing habitat patches and improve the connections*

between them can be targeted here. [Source National Habitat Network Maps p5]

As an interpretation for this, the introduction of orchards into the character area will create an eventual connection to external habitat - existing orchard, to the south east of the Site – and reintroduce rare and heritage breeds of fruit tree. The Site is named for the Cornish apple: the Gilliflower, which originates from the county of Cornwall discovered in the early 19th century available in Victorian England. Until recently, it was considered that most farms in Cornwall would have had a mixed orchard of apple, cider apple, pear, plum, quince and medlar trees, protected by hedges. In West Cornwall special varieties of apples were grown for pickling. [Source – website - Orchard Network, Peoples trust for endangered species accessed 2020]

The sensitivity of the LCA is assessed for its ability to accommodate change without adverse effects on its character. However, this must be taken in conjunction with the significance of effect, which in this case is assessed as minor positive impact - where the scheme would cause a barely perceptible improvement to the existing environment.

### Site Landscape Character

6.8 Whilst the site has value with its features reflecting the local character; Cornish hedges, enclosed field, it is not considered to be a rare or distinctive part of the wider Landscape Character Area and has not been identified as a key green space in the Neighbourhood Plan, and the site and its immediate surrounding landscape has not been designated as part of the AONB or Conservation Area. The tranquillity and rural character of the Site was already compromised by its previous incarnation as a leisure facility. The visual amenity to the Site has been subtly compromised over the last few years owing to changes to the landscape

as the Golf Course was unused and recently in preparation for its proposed development with the public growing familiar with the sight of works to rub out of the Golf Course and the planting of orchards with general landscaping works that have ensued.

Familiar landscape features are retained: the hedgerows. Unfamiliar built form is introduced, albeit the LNDP conceded that it would be difficult to define a single architectural style to cover the whole town, but that there are common features such as low-rise buildings, often with quite high densities, narrow streets, and a widespread use of local materials, stone and slate. The LNDP recognizes that more modern developments include 'a lot of rendered block work.' [Source- LNDP – p26]

However, the Site is not within the folds of the town where it must be expected and written into policy that the heritage of buildings and their design and appearance is protected against what would be considered to be adverse changes to the local character where the magnitude of visual impact would be high. Of import is that there are no clear views of the whole site from any of its assessed receptors: PRoWs, Scheduled Monuments, other and this is further discussed in each relevant section. Therefore, a synergetic combination of national/local and neighbourhood policy could be additionally taken into account which considers its heritage landscape and application beyond the Conservation Area alongside a need for employment and local economy and presumption in favour of sustainable development

The structures proposed will be mainly screened by vegetation/or sunken/and all sedum – green living roofs, of colours complementary to the natural environment as opposed to distracting from - to respond sympathetically to the need to minimise visual impact on the character area and relate to issues of sustainability and the need to achieve enhancement for biodiversity.

The proposed Site, being previously for recreational and leisure purposes is a relatively unimportant landscape tolerant of change. The significance of effect is assessed as being - Minor positive (beneficial) - where the development would cause a barely perceptible improvement to the existing environment owing to the planting of orchards, creation of wooded connected habitats and introduction (in this area) of native heritage fruit tree species which would become part of the visual experience from those receptors which have a visual amenity toward the Site.

### Potential Visual Effects

6.14 The visual appraisal has identified a number of representative key views. These have been described in Section 3 and the visual effects on these is described and assessed in the Table 1 & 2 and summarised below. For each view, the category of the visual receptor is identified, and the effect is assessed against the receptor sensitivity and magnitude of change to determine the potential significance of the effect on each receptor. The assessment considers the potential effects of the proposals in relation to the existing baseline.

### Potential Landscape Effects Statutory Landscape Designations

6.3 There are no International Sites for consideration. One Site of National Importance exists: SSSI Redlake Meadows and Hoggs Moor at 1.8km SE. There is no intervisibility between this Site or a National designation within the zone of 2km.

The magnitude of change towards the SSSI from the proposed development is negligible/none. The significance of effect is therefore neutral/negligible: - no discernible change, deterioration or improvement to the existing environment. This need not be considered further.

The Site lies within the area of Great Landscape Value and the sensitivity to change is considered and assessed through the landscape character

attributes and intervisibility between various receptors: PRoW's, Bridleways and Historic features.

Aspects of Lostwithiel town also lie within a Conservation Zone. The permissions for construction of Gilliflower Farm are unaffected or unrestricted by this factor.

### Potential Effects on Historic Environment

6.4 The National Character Area is given as Cornish Killas 152. This NCA has the following historic designations:

- 32 Registered Parks and Gardens covering 2,985 ha.
- 1 Registered Battlefield covering 51 ha.
- 711 Scheduled Monuments.
- 8,809 Listed Buildings.

[Source - NCA152]

Of which those, within 2km, the following were not considered further owing to location/ proximation to the Site, landform/topography including natural landform: hills/ valleys/ woodland /trees/ hedges and built area: urban/rural settlement, listed, historical.

- a. Registered Parks and Gardens: Boconnoc (east) and Lanhydrock – (north-west.)
- b. The Lantern Cross & Grave Slab at St Bartholomew's Church/St Bartholomew's Church
- c. Two Bowl Barrows - NE.
- d. Wayside Cross at Druids Hill – NE
- e. Wayside Cross at St Nectan's Chapel Yard – E
- f. Listed Buildings – numerous within the town

Those listed above have been assessed as having a high sensitivity, however, any visual amenity afforded towards this Site from the Registered Park and Garden Bocconoc and rural historic features (the

latter not being located along any PRoW or Bridleway but located within private land) is effectively screened by vegetative landform typical of the area – wooded valley slopes. The sensitivity of the landscape effect to change is high - Where the scheme would cause a significant change to the character of the landscape. However, there is no intervisibility and therefore the magnitude of change is negligible: - Where the scheme would cause a barely perceptible change, or no change, to the existing view.

With regards to those features located within the townscape (despite the Site being at a higher elevation) in the main, the historic part of the town lies within the extent of low elevation of the river valley, the bridge itself – a historic feature, lying at only 14ft, and urban build provides effective visual barriers towards the Site. At any point of elevation of a height enough to view the Site, the public could not achieve this from within the bounds of acceptable access to scheduled monuments or listed buildings.

The historic features have a high sensitivity to change, however, the experience of the view is negligible: - truncated / curtailed / no view of the site or the site is difficult to perceive. The magnitude of change is therefore negligible/ none and the significance of effect therefore negligible/none: no discernible change, deterioration to the existing environment.

6.5 Lostwithiel Conservation Area lies approximately 900m to the south west of the Site. The area is assessed as High value with a High sensitivity to change. Intervisibility between the Site and the Conservation area is negligible to none, owing to both topography and urban development/built form which lies between. The Conservation Area is assessed as having a High value, but in this case, there will be negligible or no effect to the Conservation Area from this development.

6.6 The assessment in Section 3.8 provided detail in terms of the significance, setting and contribution of the site for each of the affected assets and these are re-considered here in relation to the proposals Restormel Castle including Lanhydrock Registered Park and Garden.

The primary views from the castle were not possible to record owing to present legal health restrictions in place. Given the topographical elevation of the castle lies at approximately 245ft and the Sites closest boundary to the castle at approximately 188ft, it should be possible to view the Site. Images taken from proximity to the Site afford a partial view of the Site, framed either side by vegetative woodland screens. The extent of the Site development that could viewed is questionable – as the proposed Site declines in height toward the River Fowey (14ft) and Lostwithiel town, and then beyond that the land elevates with a view of rural and agricultural lands, there will not be an intrusion into the skyline to prohibit any far-reaching views. Indeed, the main buildings will be sunken into the ground to prohibit such effect and also, the positioning of the main structures is within an enclosure of plantings which provide their own natural screening – in addition, the roofs will be sedum and meld within the landscape to be a barely discernible effect overall. Of pertinence when assessing any visual amenity to the Site from any point of high sensitivity is the fact the views previous to the proposed development (permitted works to landscape have already ensued and altered the landscape via orchard planting and removal of the bunkers) - would have been of a predominantly manicured landscape beyond the rough, and bunkers which would have drawn the eye from the fairway owing to their distracting colour. The proposed drum roofs essentially provide an echo to the softer circular outlines of the bunkers, however, without the final distraction of the lighter colour, as the drum roofs will also be sedum, able to blend into the landscape, continuing the appearance of an undulating landscape.

Further impacts on the experience could come from the increase in activity on the site that will arise from casual visitors, longer-term visitors and employees on the farm, However, the view of activity onsite from its period as a Golf Course will have become a familiar and acceptable part of the landscape – approved at the time. There will likely be an increase in activity, however, there is a limit to the activity the proposed Site occupations can generate and absorb and once again, specific plantings, when established, will provide privacy and screening of the activity onsite.

The parking area will be screened from view – there is no intervisibility between this and the castle therefore, the magnitude of change is negligible,

6.7 In this case, the significance of Restormel Castle is very high, the contribution that the setting makes to this significance is very high and the contribution of the site to the setting is high as part of the wider landscape, but minimal. The extent of the view that will be impacted is partial; the proportion of the particular features that will be visible and with regards to a negative experience will be a small amount; the distance of the viewpoint allows for the development Site to be one element within a panoramic view, not in close proximity.

6.8 Having regard to the relevant guidance in the Planning Practice Guidance (PPG), the proposals will not affect the key elements of the Castle’s significance, assessed to be important in archaeological, architectural and historic interest, however there may be a limited impact on the setting through the location of the drums and the increased activity on the site, although this must be considered against the previous uses of the site.

**6.9 Roman Fortlet:** - The significance of the remains of the Roman fortlet is very high, the contribution that the setting makes to this significance is medium and the contribution of the site to the setting is

neutral. There is little experience of the fortlet site from the development site, especially the western side below the central tree belt, and this is where all of the construction will take place.

From the east of the site, where the owners’ accommodation is proposed, there will be long range views, however these will not impact on the appreciation or understanding of the significance of the asset and will not be detrimental to its setting. The development will therefore not impact the significance or setting of the Roman Fortlet.

#### **6.10 Restormel Manor and Restormel Farm.**

The significance of Restormel Manor and the Farm is high, the contribution that the setting makes to this significance is high and the contribution of the site to the setting is negligible. There is no experience of the site from Restormel Manor, or the manor from the site, however there is a kinetic experience from the access road, viewed across the river and golf course and this approach forms part of the setting of the Manor and Farm. From this approach, the drums may be glimpsed between the trees, but the simple design and materiality of these will not disrupt views of the overall landscape. The increased activity will be comparable to the historic activity of the golf club. As such, the development it is considered that the development will not impact the significance or setting of Restormel Manor and Farm.

#### **6.11 Battle of Lostwithiel Battleground.**

The significance of the Registered Battlefield is high, the contribution that the setting makes to this significance is high and the contribution of the site to the setting is high, but minimal. The overall Battlefield site is vast and the site is not within it, but the boundaries touch at one point in the north east corner. This is the location for the owners’ accommodation and

consideration has been given to the setting of its surroundings through the design, massing, orientation and materiality to ensure that the impact is reduced to a minimum.

The property itself will not cause any harm to the physical significance or setting of the battlefield, however it is understood that a watching brief and archaeological recording is likely to be required in this area during the construction phase. The development to the west of the site is unlikely to be seen in close context with any part of the battlefield and as such is not considered to impact upon it; the removal of the golf course and replacement with orchards will benefit the wider landscape setting.

6.12. When considering any magnitude of change the scale of change in the view from any of the receptors with a high sensitivity - with respect to loss in composition the assessment is 'low' – minimal change for many viewers – the features lost are recreational – not part of the Landscape Character. The significance of effect could be optimistically assessed as having a future moderate positive/beneficial impact where the development would cause noticeable improvement to the existing environment – where the scale of mitigation and enhancement, plantings and management provide for habitat – orchards being a part of the landscape character.

#### Visual Effect on PRoW, Bridleway, Byways.

6.13 The topography of the land plays a significant part as to whether any area of a proposed development can be viewed from any location of importance. The landform itself is significant, e.g. the direction in which the PRoW footpaths and Bridleways meander around the curve of the landscape, the presence of hedgerows and other natural barriers such as trees. Within this specific landscape, the impact of the River Fowey has shaped the topography significantly. Built structure/settlements are also significant as affecting visual amenity.

In this section the design and scale of the development is all important as is a reference to the previous context of the visual landscape experience – that of a Golf Course. The design seeks the minimum of visual effect on the landscape through applying low lying structures, the main structures partially sunken to decrease their effect on any skyline, and using sedum roofs, tree/shrub/hedge planting as screening. Where reference is made to the scale and design – it is these features which are being considered and referred to.

6.14 Views from the east: - The landform is of elevated topography – characterised as enclosed agriculture and ancient fields, precluding any visual amenity towards the Site. Beyond the elevation, the land is characterised as recreation park and garden – representative of Boconnoc. There is no settlement. There is no PRoW on this aspect for consideration.

6.15 Views from the south – The landscape on Site declines towards the south aspect and isolated residences/structures – a scatter of residences – exist in close and near proximity which are screened by the high Cornish hedgerows. The land is characterised as enclosed agriculture, ancient fields and enclosed agriculture, planned fields. – to the skyline, the land is characterised as woodland and forestry (ancient.)

PRoW from this aspect and travelling toward the Site do not offer any intervisibility: BW 407/23/1, FP 407/20/1, 407/21/1, 407/33/1, 407/24/1, 635/5/1, BW 407/22/1, 407/26/1, 407/25/1, BW 407/5/1. The visual effect of the development will be Negligible/No Change.

6.17 Byway 407/31/1 offers a seasonal winter glimpse, transient where walking/travelling the byway from east to west at a distance of 100m from the Site. Only a fraction of the Site will be seen. Owing to the scale, design and telescopic effect of what will be viewed – the Magnitude of change

negligible with the Significance of effect - negligible: no discernible change or deterioration to the existing environment.

6.18 Views from the west of Lostwithiel: - The area is characterised by settlement. There was no intervisibility between these PRoW and the Site. The visual effect of the development will be Negligible/No Change.

### Effects During Construction

6.21 The permitted landscaping aspect of the development has proceeded. Orchards have been planted, land cleared for the Potagers garden, and golf bunkers taken out with aspects of the land re-shaped. Roads are in place and the boundaries are retained.

The construction phase is characterised by different physical elements and activities to the finished scheme. This is likely to include:

- Site access and haulage routes
- Materials stockpiles and construction compounds.
- Construction equipment and plant
- Utilities, including lighting
- Protection/retention of existing features
- Clearance of grassland.

6.19 North and north west: - The area is characterised by enclosed agriculture and planned fields, enclosed agriculture and ancient fields, wooded hillside and Cornish hedgerows. Beyond that is recreation, park and garden (Lanhydrock).

It is this aspect to the north west that features the greatest opportunity for visual amenity and includes the castle and fortlet.

## 7. Summary and Conclusions

The proposed development of the Gilliflower Farm project is for business/commercial, farming, leisure, training and education; - comprising an Owner's Residence, The Hub, Eco-Drums and associated hard and soft landscaping, aims to provide an innovative project designed for the minimum effect on visual amenity and to the landscape character of the area within Lostwithiel parish.

Of import and informing the assessment and conclusions are the National Policy Planning Framework (NPPF) sections: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 15.

The Cornwall Local Plan includes a number of relevant landscape strategies and development management policies which are also considered to pertain to this proposed development: 1, 2, 2a, 4, 5, 6, 13, 17, 22, 23, 25, 26, 27, 28.

The focus of this conclusion is from the Local Neighbourhood Plan as this reiterates and adds to the Cornwall Local Planning Policies which is in turn informed by the NPPF.

The landscape proposals for the site are derived from an assessment of local landscape character and a clear understanding of the Lostwithiel Neighbourhood Development Plan – in particular, it is as if one statement within the LNDP conceived of the possibility of this project before any other pre' 2017. Paragraph 98 of the plan suggests: *Reflecting the historic and environmental character of Lostwithiel, we recognise a great scope for agricultural and related development that would increase local employment and create opportunities for increasing the number of visitors to the town. The success of nearby Heligan and the Eden Project show what is possible through sympathetic business ventures in the countryside that can enhance the local environment while simultaneously enhancing the local economy.*

In this case, the neighbourhood plan can be read as being supportive of a project such as the proposed Gilliflower Farm which has already begun transforming the landscape through purposeful planting of orchards, removal of golf bunkers and reshaping the Site into the reality which will potentially be The Gilliflower Farm project. This project intends agricultural processes with related development (The Hub and Drums) and intends to increase employment opportunities through farming/horticulture and managing the project enterprises within the Hub and on the land – including the opportunities for tourism – potentially encouraging people to the town of Lostwithiel whilst vacationing and training onsite. The project intends to make further links with Heligan and Eden and shares processes and characteristics and vision with these sites. [www.lostwithiel.org.uk/business/gillyflower-farm](http://www.lostwithiel.org.uk/business/gillyflower-farm)

With regards to the visual amenity afforded to the site from various receptors of high sensitivity, the conclusions reached have been informed by firstly identifying those within the 2km zone, scoping-out those whose topography and distance naturally disinherit visual amenity, and assessment of those within the area according to their sensitivity, view type, extent of view, proportion of view, perceived magnitude of change, and the perceived significance of effect.

It was further considered that an important aspect which must be taken into account when making the final assessment for effects upon visual amenity - was the experience of the view of the Site prior to its conception as a Golf Course, and the experience of the Site as a golf course. It naturally follows that when planning was achieved for the Golf Course venture, the changes brought to the landscape character by the Golf Course development were considered to be acceptable with regards to the changes brought to the Landscape Character and from those same specific visual receptors: it's National Designation: Redlake Meadows & Hogg Moor, its Historic Designations, including Registered Parks and

Gardens (Lanhydrock and Bocconoc), Scheduled monuments including Restormel Castle, the Battlefields, the fortlet, PRoWs, Byways, Bridlepaths, Listed buildings and Area of Great Landscape Value, which are all pertinent to the Gilliflower Project.

Those important receptors which will experience change in their visual amenity have been variously assessed as having negligible to glimpsed or partial transient views. No open, sustained or full views of the site are experienced, only small parts, which are absorbed within the panorama of the landscape, none affecting the skyline owing to the topography rising in each direction from the Site, and therefore leading to a final assessment of: -

- The Landscape effect is High – Where the scheme would cause a significant change to the character of the landscape.  
The extent of views affected are ‘glimpsed/at most partial’ with a proportion of small amount viewed. The distance of the viewpoint is such that the development would be absorbed into the panoramic view, forming one element within the panoramic view.
- The magnitude of change is at most low, (views of visitor activity) but erring on negligible as the low change are considered minor beneficial – it being predominantly views of trees/orchard.
- It has been determined that any International or National designation within the zone of 2km, although of High value – the effect on these Sites is negligible – none.
- The Site lies within the Area of Great Landscape Value, however, the magnitude of change brought by this project in terms of its landscape character are determined to be neutral – with opportunity to be minor positive (beneficial) owing to the return to farming/horticulture. It must be considered that due consideration was given at the time to the overall effect upon character, landscape and visual amenity with no lasting concerns

raised regarding the construction of the Golf Course and its various amenities.

- Lostwithiel Conservation Area is assessed as having a High value with a high value sensitivity to change, however, intervisibility between the Site and the Conservation Area is negligible.

Although the Neighbourhood Plan does not specifically address the concept of a project such as Gilliflower farm – it can be extruded from the section on ‘Housing’ point 19, that the intention to: *support development that is sensitive to the natural environment and recognises the consequences of climate change* - will directly relate to this project.

Furthermore: - with regard to Employment and the Local Economy, point 19 – the LNDP supports development to improve the local economy - where the character of the town is retained – and it has been considered that the design of the project suits its particular purpose. Although not of the material and design of the urbanity of Lostwithiel, it fulfils the sustainable design principle and gives due regard to the impact upon the landscape character. The Site is well screened and of sufficient distance from the central town of Lostwithiel. The project offers potential to attract visitors to Lostwithiel town, ostensibly playing a part in the revitalisation of the town.

Point 19 - Town and Country Environment: A Heritage Landscape – cites protection and preservation of Lostwithiel’s natural environment through promoting biodiversity and encouraging wildlife, respecting important sensitive environmentally important habitats, and works towards being carbon neutral. Aspects of the project embrace aspects of this vision. Important ecological features such as Cornish Hedgerows will be protected and retained, the river has been cleared of dead wood and over encroachment of willow, orchards have been planted, and these are heritage fruits. The project also mitigates for the ground it has built upon

by providing sedum roofing. The landscape character is being returned to a closer form than when the site was a golf course.

In addition, and linked to Transport and Travel, the project seeks to facilitate more active and sustainable modes of travel in and around the site - considering walking and cycling and links to facilities beyond the Site.

With regard to Community, Wellbeing and Recreation – the Neighbourhood plan describes in several sections their sense of community and its importance to its residents: - the Gilliflower project offers cultural activity for the public with its 'Grow and Taste' cookery opportunities, the Horticulture and training, opportunities to holiday in the area – and could be conceived as strengthening the community through a wide range of cultural activities whilst building and maintaining community spirit in all respects.

The National Character Area Profile 152 – noted that between 2000-2009, holdings specialising in horticulture declined significantly from 184 by 56. Recent figures are not available, but it can be concluded that a reintroduction to the farming landscape character of projects supporting horticulture and providing training and knowledge to further advance horticulture will be a welcome return.

Finally, the development also has an opportunity to promote Section 12 – of the NPPF: - the proposed development: -

- *will function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development;* (providing employment, tourism, learning, training in horticulture, providing food)
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

(Structures designed to be of minimal impact on the visual amenity, having regard to sustainability)

- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.' [Para. 127]*

Therefore, overall it is concluded that the experience of the Site by the public from sensitive receptors will not be affected in a negative manner and that those qualities intrinsic to the landscape character of the area will not be negatively affected by this project.

Neighbourhood plans give communities direct power to develop a shared vision for their neighbourhood and sits alongside the local plan prepared by the LPA. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

In this case, paragraph 98 as cited at the beginning of this section can be considered to represent a view that a project such as Gilliflower Farm has the support of the local community.

## 7. Appendix 1-

### Landscape & Visual Impact Assessment Methodology

#### Baseline Study

The initial step in the landscape or visual assessment was to understand the existing landscape and visual resource in the vicinity of the development site; that is the baseline landscape and visual conditions. The data collected during this process formed the basis against which the magnitude and significance of the landscape and visual effects of the development was assessed.

The existing landscape features, characteristics, the way the landscape is experienced, and the value or importance of the landscape and visual resources in the vicinity of the proposed development were recorded through research, classification and analysis of the landscape and visual resources as follows:

- Research/survey involving both desk and field studies to assemble basic information;
- Classification of landscape into units or groups of distinct and recognisable type and character (Character Area);
- Analysis of the Character in order to understand how it is experienced and the relative townscape and visual importance of the constituent parts.

A desk study, exploring patterns and scale of landform, land cover and built development informed our understanding of the overall landscape character of the surrounding area, provided the basis for subsequent field survey work which included the identification of landscape character areas around the development site, the likely zone of visual influence and principal viewpoints. The field survey identified and recorded specific sensitive receptors.

The assessment reviewed relevant National and Local Landscape Character Assessments, and the baseline study provides a concise description of the

existing character of the site and its surrounding landscape, and the classification of the landscape into distinct character areas or types, which share common features and characteristics.

The approximate visibility of the site (preliminary Zone of Theoretical Visibility ZTV) was determined through desktop and survey work, and the actual extent of visibility (Zone of Theoretical Visibility, ZTV) checked in the field to consider the localised screening effect of topography, intervening vegetation and built form. Following the field survey, the ZTV was graphically represented in the Visual Appraisal Plan which illustrates the views into / towards the Site and identifies specific elements such as landform, buildings or vegetation which interrupt, filter or otherwise influence views.

Representative viewpoints within the area surrounding the site were identified. The viewpoints used selected to demonstrate the relative visibility of the site (and existing development on it) and its relationship with the surrounding landscape and built forms; and were selected on the basis of the following criteria:

- An even spread of viewpoints within the visual envelope, and around all sides of the site.
- Locations which represent a range of near, middle and long distance views.
- Photographs from public viewpoints, i.e. from roads and public rights of way and other areas of open public access, were selected since they are the most significant in terms of the number of receptors affected.
- Views from sensitive receptors within designated landscapes.

Photographs were used to record the views from each representative viewpoint.

The visual assessment considered groups of properties, roads, public rights of way and public open space that lie within the ZTV. (The term "properties" includes dwellings, community facilities and places of employment). The visual assessment identifies variation in visibility ranging from no view of the site to full open views. To indicate the degree of visibility of the site from any location,

including from roads, railway lines, public rights of way, public open space and properties, four categories have been used:

**Negligible:** truncated / curtailed / no view of the site or the site is difficult to perceive;

**Partial View:** a view of part of the site, or a filtered view of the site, or a distant view where the site is perceived as a small part of the view;

**Transient/Glimpsed View:** a quickly passing view of part of the site, or a fleeting view of the site when passing the site at speed, either from vehicle, public transport, or when walking/cycling; and

**Open View:** a clear view of a significant proportion of the site within the wider landscape.

The final stage in the field survey was to identify and address specific sensitive receptors including landscape elements and features that may be directly affected by the development, as well as residents, visitors and other groups of viewers.

The next stage in the process was the analysis stage during which the landscape was classified into distinctive character areas or types, based on variations in landform and land cover. The classification drew upon National and Local Landscape Character Assessments whilst recognising specific local conditions. At the same time as carrying out the landscape character analysis, conclusions were drawn as to the overall sensitivity of the landscape and visual environment to the type of development envisaged. The sensitivity of the landscape to change is reflected in the degree to which the landscape is able to accommodate change without adverse effects on its character. This may be influenced by the extent of existing or new landform and/or existing vegetation or new planting. These and other factors determine the visibility of the proposed development and therefore influence the extent of its effect on the perceived character and visual amenity of the surrounding landscape.

## Assessment of Landscape and Visual Effects

Following completion of the Baseline Study the Landscape and Visual effects were assessed separately. The assessment of effects aimed to:

- Systematically identify the likely effects of a development;
- Indicate the measures proposed to avoid, reduce, remedy or compensate for those effects (mitigation measures);
- Estimate the magnitude of the effects;
- Provide an assessment of the nature and significance of these effects in a logical and well- reasoned fashion.

Consideration is given to the effects on completion of development at Year 1, and when the soft landscape proposals are at maturity at Year 10, so that the residual effects of the development after mitigation are identified.

## Landscape Effects

These include the direct and indirect effects of a development on individual landscape elements and features as well as the effect upon the general landscape character and quality of the surrounding area. The landscape effects have been described clearly and objectively, and the extent and duration of any adverse/beneficial effects quantified, using four categories of effects:

**High:** Where the scheme would cause a significant change to the character of the landscape. **Medium:** Where the scheme would cause a noticeable change to the character of the landscape.

**Low:** Where the scheme would cause a small change to the character of the landscape. **Negligible:** Where the scheme would cause a barely perceptible change, or no change, to the character of the landscape.

Where appropriate effects have been quantified, i.e. how many mature trees are to be lost as a result of the development proposals, and this type of factual data has the advantage of helping to put in context the degree of change that would occur.

Wider effects on landscape character and quality are less easy to predict objectively and interpretation and professional judgement has been used to identify where this may occur. A clear picture of likely effects is presented by referring back to the baseline landscape character assessment, and describing how the development may alter existing patterns of landscape elements and features.

In order to develop thresholds of significance, both the sensitivity of receptors and the magnitude of change must be classified for landscape receptors as follows:

### Landscape Receptors

Sensitivity	Landscape Value	Magnitude
Important landscape components susceptible to small changes	High	Notable change in character over large area or intensive change over limited area
Moderately valued landscape tolerant of change	Medium	Moderate change in localised area
A relatively unimportant landscape tolerant of change	Low	Imperceptible change in landscape components

### Visual Effects

The assessment of visual effects describes-

- The changes in the character of the available views resulting from the development;
- The changes in the visual amenity of the visual receptors.

The visual effect of a development on a view would depend upon a number of factors. These can be summarised as-

- the nature of the proposal;
- its siting in the landscape;
- its size;
- its detailed design; and
- the position from which it is viewed.

The visual assessment identifies the visual receptors (i.e. all properties or groups of properties, and users of roads and public rights of way) that are likely to be affected by the proposed development. The assessment seeks to understand the impact of the development in terms of the degree of change in the view experienced by the observer. The results are presented in a systematic form allowing an informed judgement to be made of the impact of the development proposals. In the assessment of views there is likely to be a continuum in the degree of visibility of a development from Open View to No View, and in order to assist in the description and comparison of the effect on views, simplified categories were used which considered:

- The extent of the view that would be occupied by the development (degree of visual intrusion): Full, Partial, Glimpsed etc;
- The proportion of the development or particular features that would be visible: Full, Most, Small Amount, None;
- The distance of the viewpoint from the development and whether the viewpoint would focus on the development due to proximity, or the development would form one element in a panoramic view;
- Whether the view is transient or one of a sequence of views, as from a moving vehicle or footpath.

Changes in visual amenity may arise from both built or engineered forms, and soft landscape elements of the development. Consideration has been given to the seasonal differences in effects arising from the degree of vegetative screening and/or filtering of views that would apply in summer and winter. The

assessment is based upon the "worst case" situation in the winter, when there is the least leaf cover and therefore minimal vegetative screening.

### Sensitivity of Receptors

The sensitivity of visual receptors in views is dependent on:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptor;

The importance of the view (which may be determined with respect to its popularity or numbers of people affected, its appearance in guide books, on tourist maps, and in the facilities provided for its enjoyment and reference to it in literature or art).

The most sensitive receptors include:

- Users of all outdoor recreation facilities, including public rights of way, whose attention or interest may be focused on the landscape;
- Communities where the development results in changes in the landscape setting or value of views enjoyed by the community;
- Occupiers of residential properties with views affected by the development proposals.

Other receptors include people engaged in outdoor sport and recreation, people travelling through or past the affected landscape in cars, on trains or other transport routes, and people at their place of work. The least sensitive receptors are likely to be people at their place of work, or engaged in similar activities whose attention may be focused on their work or activity, and who therefore may be potentially less susceptible to changes in the view.

### Magnitude of Change

In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of scale or visual change is described by reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements;
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous;
- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

The magnitude of change in the view is assessed in degrees of impact as defined below:

**High:** Where the scheme would cause a significant change in the existing view.

**Medium:** Where the scheme would cause a noticeable change in the existing view. **Low:** Where the scheme would cause a small change in the existing view.

**Negligible:** Where the scheme would cause a barely perceptible change, or no change, to the existing view.

### Significance of Effects

The two principal criteria determining the significance of effects are the scale or magnitude of effect, and the environmental sensitivity of the location or receptor. A higher level of significance is generally attached to large scale effects and effects on sensitive or high value receptors; thus, the small effects on highly sensitive sites can be more important than large effects on less sensitive sites. It is therefore important that a balanced and well-reasoned judgment of these two criteria is achieved.

In order to develop thresholds of significance, both the sensitivity of receptors and the magnitude of change are classified for visual receptors as follows:

### Visual Receptors

Sensitivity	Visual Amenity Value	Magnitude
Residential Properties, Public Rights of Way	High	Major change in view for many viewers
Sports and Recreational Facilities, Users of roads and transport system	Medium	Many viewers but moderate change. Major change but fewer viewers
Industry/Work places	Low	Few viewers affected. Minor change in view

### Significance of Effect

The Significance levels are determined by assessing the sensitivity and magnitude of the effect of the proposed development to determine the overall significance of the visual change:

- **Major positive (beneficial) or negative (adverse) impact** - where the development would cause a significant deterioration (or improvement) to the existing environment;
- **Moderate positive (beneficial) or negative (adverse) impact** - where the development would cause a noticeable deterioration (or improvement) to the existing environment;

- **Minor positive (beneficial) or negative (adverse) impact** - where the development would cause a barely perceptible deterioration (or improvement) to the existing environment; and
- **Neutral/negligible** - no discernible change, deterioration or improvement to the existing environment.

### Effects during Construction

It is recognised that project characteristics and hence sources of effects, would vary through time. The construction, operation, decommissioning and restoration phases of a development are characterised by quite different physical elements and activities. In the construction phase, sources of landscape and visual effects include:

- Site access and haulage routes
- Materials stockpiles and construction compounds.
- Construction equipment and plant
- Utilities, including lighting
- Protection of existing features

### Mitigation

The purpose of mitigation is to avoid, reduce and where possible remedy or offset, any significant, negative (adverse) effects on the environment arising from development proposals. Mitigation is thus not solely concerned with "damage limitation" but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under two categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Secondary measures designed to specifically address the remaining (residual) negative (adverse) effects of the final development proposals.



The design development process incorporated primary measures to minimise the landscape and visual impact of the development. The assessment identifies any further mitigation, such as landscape management measures, that would further offset negative (adverse) effects.

Where proposed mitigation has the potential to reduce or offset any significant, negative (adverse) effects on the environment arising from development proposals this is considered in the assessment and the potential impact after mitigation explained. The final impact may change over time, for example as planting becomes established and screens particular views of the site.

### Conclusions

The conclusion summarises the Landscape and Visual Impact Assessment and sets out the overall outcome of the assessment, considering potential changes to the site's context or mitigation.

Ecological Landscape Design LVIA

## 1. References

Cornwall Local Plan Strategic Policies. 2010-2030 – (Jan 2016)

<https://www.cornwall.gov.uk/media/17155253/local-plan-combined-version-jan-2016-small.pdf>

Cornwall Local Plan Housing Implementation Strategy 2030 (07.2020)

National Planning Policy Framework - Presented to Parliament by the Secretary of State for Housing, Communities and Local Government by Command of Her Majesty February 2019

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

e4a-landscape sensitivity

Check My Street website: - [www.checkmystreet.co.uk](http://www.checkmystreet.co.uk)

Google Maps – [maps.google.co.uk](http://maps.google.co.uk)

Grid Reference Finder: - [www.gridreferencefinder.com](http://www.gridreferencefinder.com)

LandsatLook - <https://landlook.usgs.gov/viewer.html>

Landscape Institute and Institute of Environmental Management & Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition. Routledge: Abingdon

Lostwithiel Neighbourhood Plan 2015-2030

[Magic Map defra.gov.uk- www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)

National Association for Areas of Outstanding Natural Beauty 2020

The UK's AONB – Overview –

National Habitat Network Maps User Guidance v.2 May 2020 Natural England

National Character Area Profiles - <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

Natural England – [www.gov.uk/government/organisations/natural-england](http://www.gov.uk/government/organisations/natural-england)

Rowmaps.com - [www.rowmaps.com](http://www.rowmaps.com)

Topographic – Map.com – <https://en-gb.topographic-map.com/maps/b9/England/>

[www.constantinecornwall.com](http://www.constantinecornwall.com)



*Glimpse of site from field below the Castle*



*View from Castle Car Park*

**All images within this report were taken using a Panasonic Lumix DC-FZ82 camera with 20mm-1200mm Leica zoom.**

**All Photographs were taken using a 50mm setting**



*FP 407/8/1 Glimpse under Beech at start of PRow – 600m distance*



*View from 407/6/1 towards the site – view obscured by topography*

**END**

Ecological Landscape Design