

MEI LOCI

Demolition of Existing Four Retail Units and Two Residential Dwellings and Erection of Replacement Four Retail Units and 16 Residential Apartments, Car Parking, Flood Risk Mitigation, Highway and Public Realm Improvements

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Mawgan Porth Beachfront Regeneration, Mawgan Porth, TR8 4BA

For Mr. Charlie Jones

REF: M501_LVIA_MAWGAN_PORTH
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Mawgan Porth Beachfront Regeneration 2020
Landscape and Visual Impact Assessment

Executive summary

The proposed Mawgan Porth beachfront regeneration development seeks to improve the baseline condition of the application site, providing economical, social and environmental benefits in line with local policy and regeneration benefits of this previously developed brownfield site within the existing settlement of Mawgan Porth.

This LVIA was carried out during February 2021 and provides an assessment of the landscape and visual impact of the proposed development. This may be used in order to assist decision making and to inform an iterative design process, which has been mindful to minimise landscape and visual impact, designing in mitigation and enhancement measures for any residual effects where possible.

The main findings of the LVIA are:

- No direct effect is anticipated on any nearby nationally designated areas;
- The development will present a change to the locally designated Area of Great Landscape Value (AGLV) though this is limited to a small portion of the existing settlement;
- The impact of the proposed development on the Scheduled Monument in the vicinity of the application site has been assessed to have a negligible impact;
- Views from the beach will experience a minor change; additional roof lines will be partially visible above the dunes and vegetation in the context of partial views of existing properties

This LVIA concludes that as a consequence of the development, there is limited adverse effect of change as a result of the proposed development. The application site itself and the close distance surrounding area of Mawgan Porth (only) is expected to experience a notable effect of change due to the increase in mass and height of the proposals compared to existing built form. However, any perceived effect of change diminishes quickly with distance from the application site presenting a minor/negligible change.

Despite the increase in mass of the built form, there are also positive/beneficial changes in terms of the public/pedestrian interface with the landscape, highway and access to the beach.

It is also recommended that the outcome of the heritage assessment by South West Archaeology is read in conjunction with this LVIA.

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Definitions of terms

Development	= the proposed development (new public realm, enlarged commercial units, 16x residential/holiday apartments plus undercroft parking and enhanced accessibility and safety to road design)
Effect	= change resulting from the development; described using ‘magnitude’
Impact	= specific action/change being undertaken (should not be used to mean combination of several effects)
Landscape receptor	= aspect of landscape that will experience the effect
Magnitude (of effect)	= the nature of the effect: the probability, reversibility and spatial extent
Significance of effect	= level, or scale of change.
Sensitivity (of receptor)	= the nature of the receptor: depends on value, importance, susceptibility and resilience
Application site	= the area to which the application pertains, shown in Figure 1, contained by the red boundary
Visual receptor	= amenity views which will experience the effect

Glossary of acronyms

AGLV	Area of Great Landscape Value
AONB	Area of Outstanding Natural Beauty
AOD	Above Ordnance Datum
BAP	Biodiversity Action Plan
CWS	County Wildlife Application site
EIA	Environmental Impact Assessment
HLC	Historic Landscape Classification
GLVIA	Guidelines for Landscape and Visual Impact Assessment
LCA	Landscape Character Assessment
LDU	Landscape Description Unit
LVIA	Landscape and Visual Impact Assessment
NCA	National Character Area
NPPF	National Planning Policy Framework (2019)
OS	Ordnance Survey
PROW	Public Right of Way
SAC	Special Areas of Conservation
SSSI	Application sites of Special Scientific Interest
SWCP	South West Coast Path
VP	Viewpoint
WHS	World Heritage Application site
ZTV	Zone of Theoretical Visibility

1.0 Introduction

The Commission

- 1.1 This assessment has been undertaken by Landscape Architect, Jemima Line-Symonds and Michael Hawes, Chartered Member of the Landscape Institute, of Mei Loci Landscape Architects. Mei Loci is a registered practice with the Landscape Institute.
- 1.2 Mei Loci Landscape architects were originally commissioned by Mr Charlie Jones in January 2021 to provide a Landscape and Visual Impact Assessment (LVIA) to assess the impact of a proposed development 'Mawgan Porth Beachfront Regeneration 2020' to be constructed as replacement and additions to the current Cornish Fresh Application site (see Appendix 1: Figure M501_LVIA_01: Application site location).
- 1.3 The proposed development will be constructed within the application site boundary and is referred to throughout this LVIA as the "development".
- 1.4 This report provides an LVIA based on plans prepared by the project architects Superskrukt (see Appendix 3: Illustrative elevations).
- 1.5 The objectives of this LVIA are to assess the likely landscape and visual impact(s) that a proposed development may have on the landscape character and visual environment of the application site and its surroundings, and to identify measures to mitigate any significant landscape or visual effects resultant from the impact(s).
- 1.6 This LVIA has been prepared in accordance with the Guidelines for Landscape Visual Impact Assessment (3rd Edition), together with subsequent technical guidance notes.
- 1.7 The primary aims of this report are to:
 - a) provide a landscape impact assessment, a summary of landscape issues and a landscape character analysis for the area in order to determine the constraints and opportunities for the Application site development within the wider landscape context.
- 1.8 The assessment includes an appraisal of the existing landscape character baseline studies: 'The Cornwall and Isles of Scilly Landscape Character Study (2007)' in order to determine its sensitivity to change, the value and quality/condition of the existing landscape and to provide a baseline against which to evaluate the scale (or magnitude) of the change upon the landscape and the overall significance of effect on landscape character resultant from the development.
 - b) provide a photographic visual survey and visual effects analysis of the application site and the landscape context, taking in key viewpoints from all publicly accessible areas; in particular, those set within designated landscapes (where applicable), including public rights of way, public highways, and other public open spaces.
- 1.9 This process seeks to analyse the visual amenity of the area; in particular, views of the proposed development. This is to determine the quality and sensitivity of the view and the nature of the impact that the proposed development would have on the view. Viewpoints are evaluated in the context of the sensitivity of the visual receptors (or viewers) and are analysed for the scale (or magnitude) of visual effect likely to arise from the proposed development.

Note: where views may exist from private residential or inaccessible areas, a consideration of the likely effect(s) is given.

- c) provide a summary of recommendations for mitigation and conclusions for the development on the application site to ensure that the environmental, visual amenity and landscape character of the application site is maintained and/or enhanced where such opportunities exist and to ensure that the development does not form a detrimental element within the existing landscape.

The Application Site

- 1.10 The application site comprises existing retail and residential units and associated parking located in the base of Mawgan Porth valley (see Figure 1a, below, and also Appendix 1: Figure M501_LVIA_01: Application site location).

The application site is centred at Easting: 185011 Northing: 67183.



Figure 1a: the application site location (boundary shown in red). Not to scale.

- 1.11 The application site comprises previously developed land and buildings and is located within the existing condition of built form and hard landscaping centrally within Mawgan Porth. It consists of ordinary, mid-late twentieth century, 1-2 storey buildings with a variety of rooflines and related parking infrastructure.
- 1.12 The application site is predominantly northwest facing. The beach is located within 100m west of the application site with the valley extending eastwards with steep sides to the north and south.
- 1.13 The application site is located on the valley floor of Mawgan Porth on relatively level ground. The land across the application site is relatively flat, falling from between approximately 5.72 and 5.82AOD at the northern boundary to between approximately 5.21 and 5.46AOD at the southern boundary.
- 1.14 The landscape it is dominated by valley sides to the north and south, an open sandy cove to the west and largely open views along the valley to the east as the land rises from approximately 500m from the application site.
- 1.15 The adjacent roads provide basic site access and traffic calming to the northern edges. The main frontage will face northwest onto the B3276 road where a number of accessibility enhancements and public realm improvements are proposed as part of the development.
- 1.16 The application site currently contains no vegetation with the exception of small raised planters in front of the commercial units.

1.17 Due to the valley topography and location of the application site within the valley floor, the development will be highly visible from the immediately surrounding roads, dwellings/buildings and paths directly adjacent to and leading up to the application site (see Figure 1b, overleaf).

Views throughout the landscape are more limited along the roads and footpaths along the lower and mid slopes due to the taller hedgerows and shrubs, but more far reaching towards the top of the ridges where vegetation becomes reduced. In these locations there are more dynamic views along the valley from east to west.



Figure 1b: the Application site location, aerial view (shown in red). Not to scale.

1.18 The wider environment is wild rugged coastline to the west, and to the east, an inland undulating, rural valley landscape made up of a connected field network. Wetland areas exist on the flood plains, to the south of the application site, at the base of the valley landform.

1.19 Aside from various other small scale development within the area, there are no other cumulative development effects to be considered in conjunction with this development.

The Study Area & Scope

- 1.20 The initial study area of search for visibility and presence of national landscape related designations (AONB, Registered Park & Gardens, Heritage Coast, National Trails) and national landscape character areas has been set at a 5km radius, centred at Easting: 185011 Northing: 67183 (see Figure 2, below).
- 1.21 The study area of search for the identification of local landscape and visual receptors (other than those listed above) has also been set at 5km radius. Local footpaths have been identified to a 1km radius only, unless deemed to hold significant viewpoints which are to be investigated further.



Figure 2: Aerial view of the Study area. (5km boundary shown in red). Not to scale.

- 1.22 Individual residential properties that may experience views have been identified within areas defined by the ZTV and verified during field observations to determine whether they are deemed to have significant views of the development.
- 1.23 The 5km study area (see Figure 2) extends from Porthcothan in the north, to St Columb Minor on the edge of Newquay in the south; from the coastline to the west of Mawgan Porth and towards St Columb Major in the east.
- 1.24 The application site lies within the settlement of Mawgan Porth at the base of valley. It is overlooked

most directly to the northeast and southwest as the landform rises out of the valley. The beach is located within 100m west of the application site and the valley floor extends on relatively flat topography eastwards before rising gently, approximately 500m from the application site where the landform and vegetation acts as a barrier to views until 3-4km radius from application site is reached. The wider landscape is varied and undulating, terminating to the west via a variety of steep cliffs and sandy beaches at the base of multiple valleys.

- 1.25 It is a wild, coastal valley landscape with coastal valley floor and hillside settlements at the edge, transitioning to an undulating green agricultural landscape with interspersed hamlets and single dwellings dotted throughout the valleys.
- 1.26 The built form within the study area consists of a variety of residential and tourist accommodation within the coastal settlements, historic farmsteads and smaller scale hamlets within the valleys.
- 1.27 The scope of this study represents a landscape and visual impact assessment, identifying potential landscape and visual receptors to enable an understanding of likely landscape and visual issues and to also inform preparation of design proposals as part of a planning application to be submitted to Cornwall Council.

Approach & Methodology

- 1.28 The assessment was carried out over the winter months when deciduous leaf cover was minimal in order to provide a worst-case scenario of visual impact.
- 1.29 The assessment includes the following:
- An evaluation of the existing landscape character, designation and visual baseline and; based on this, the identification of potential landscape and visual receptors within the study area;
 - An evaluation of the sensitivity of potential landscape and visual receptors;
 - The identification of other developments to be considered in the appraisal of any cumulative effects and key factors with which are to be considered;
 - An evaluation of the magnitude and significance of landscape and visual effect(s) resulting from the proposals;
 - An evaluation of cumulative impacts of existing and proposed infrastructure;
 - Conclusion on the overall significant effects of the proposals on the landscape character and visual amenity within the study area.
- 1.30 Landscape character and visual amenity are closely related but have been assessed separately to avoid confusion and provide clarity between the two elements and as per the Guidelines for Landscape Visual Impact Assessment (3rd Edition).
- 1.31 Effects assessment criteria is detailed in 5.0 Landscape effects assessment and 6.0 Visual effects assessment respectively.
- 1.32 The application site design process has been an iterative one, which has been mindful of landscape and visual effects mitigation and enhancement in mind throughout.
- 1.33 The appraisal is based on desk study and computer-generated visibility mapping which has been verified during application site field work. The field work and viewpoint photography was carried out between 11th and 15th February 2021. Subsequent photographs for VP15 & 16 were obtained between 26th February and 9th March 2021.
- 1.34 Viewpoint locations were selected to provide representative data necessary to cover the likely significant effects of the proposal. Photographs and viewpoint location data were collated by Mei Loci's landscape architects during application site work (see Table 1: Viewpoint Schedule). These were taken within the study area for visibility and presence of landscape related designations and landscape character areas.
- 1.35 The study area was established considering the scale and location of the proposals in conjunction with wider area topography and visibility and resulting effects. This has been verified to be sufficient during field observations. It has been drawn from the centre point of the application site, then offset by 5km.
- 1.36 A radius of 2km is assumed the extent of visual acuity from the east and west due to vegetative and topographic features limiting views further, however one viewpoint identified approximately 4km was recorded to verify this.

- 1.37 A more detailed appraisal was carried out within a 500m radius of the application site, enabling all landscape and visual receptors which may experience noticeable effects as a result of the development to be considered, without resulting in excessive levels of detail that detract from the key points.
- 1.38 The Ordnance Survey (OS) base mapping was analysed to identify landscape and visual receptors such as designated areas, local residents, users of public rights of way and visitors to open spaces, and areas of countryside (as defined in 1.22-1.25).
- 1.39 The historic landscape character has been considered in terms of how it defines contemporary landscape character as described in Cornwall Council's landscape character assessment. Individual historic features and designations within the study area such as Scheduled Ancient Monuments, Listed Buildings or Conservation Areas are considered where there are immediately obvious potential effects on their setting i.e. they are next to, or in direct line of sight of the Application site, or issues have been raised as a key concern by Planning Officers.
- 1.40 All distances to or from the application site and Above Ordnance Datum (AOD) values are approximate based on those taken from OS base mapping and assumes that the receptor view from a public right of way (PROW) or public open space is 1.5m in height.
- 1.41 Where multiple categories of visual receptors are identified as present at the same viewpoint, the most sensitive categorisation has been assessed against.

Sources of Information

1.42 This assessment of likely effects in relation to the landscape character and the visual amenity has been undertaken with reference to:

- www.cornwall.gov.uk – local landscape designations and character areas;
- Natural England National Character Area profile (2014) Cornish Killas (152);
- Cornwall and Isles of Scilly Landscape Character Study (2007/8) - local landscape character descriptions;
- Historic England - historic landscape references;
- Cornwall Wildlife Trust – county wildlife Application sites;
- www.cornwall-aonb.gov.uk - Cornwall AONB Management Plan (2016-2021) - AONB descriptions and management plans;
- Natural England - landscape designation conditions;
- Cornwall Local Plan, Strategic Policies and community Network Sections 2010-2030 (Adopted November 2016);
- Restormel Borough Council (2001) Restormel Local Plan 2001-2016;
- Heritage assessment by South West Archaeology (2021);
- Transport Statement by Hydrock Consulting Ltd (2021);
- National Planning Policy Framework (2019);
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017;
- Guidelines for Landscape Visual Impact Assessment (3rd Edition).

The Proposals

1.43 Proposals for the application site are presented as outlined below.

1.44 The proposal plans include:

- Replacement and enlarged commercial units, constructed on 'stilts' for coastal and fluvial flood resilience;
- 16x residential/holiday apartments plus undercroft parking to serve;
- New, improved public realm spaces;
- Enhanced accessibility and safety to road and pavement design.

Indicative visualisations, floor plans and elevations are as follows:



Figure 3: Indicative development visualisations: aerial direction from the beach; northerly direction at eye level direction, respectively. Not to scale. Refer to Appendix 3 for current proposals.



Figure 4: Development floor plan. Not to scale.

See also Appendix 3: Illustrative elevations and 3d visuals.

1.45 The development proposals have been shaped and altered in response to public consultation and design review panel feedback throughout the duration of the project process. These include:

- Improving the public realm and pedestrian interfaces with vehicular movement;
- The introduction of breaks in the built form roofline to reduce massing and visual impact;
- Enhancement of biodiversity and habitat creation within built form and landscaping;
- Incorporation of 'stilts' in the building design for improved flood resilience.

1.46 Likely effects of development are:

- The bulk and mass of the proposed buildings will represent an increase in built form within a setting of existing landscape features;
- The impact of landscape effects are likely to be limited to the immediate application site and surrounding valley environment only;
- Increase in traffic during construction is likely to affect the tranquility of the immediate character setting and impact visual amenity;
- Viewpoints from the east and west will be more sensitive to change, due to the undulating landform and more open views of the receptors from these directions
- The AGLV, a locally designated landscape receptor based on character and landscape elements, is susceptible to change;
- The adjacent roads are likely to experience an improvement to safety and access provision;
- The development is likely to impact local landscape designations indirectly with a minor increase in recreational pressures due to higher visitor numbers;
- Local PROW may experience a change to setting during the construction stages but the perception of arrival and appreciation of landscape and character from the SWCP unlikely to be affected in the longer term.

1.47 Mitigation steps include:

Primary measures (prevention/avoidance of effects):

- The general arrangement has been designed to minimise the effect of visual impact to receptors as far as practically possible;
- Heights and ridgelines of built form to be no higher than the Merrymoor Inn and a broken ridgeline has been incorporated into the development since feedback from design review panels and public consultation;
- The application site is near sustainable transport links using an adjacent bus stop and the nearby PROW.

Standard measures (reduction of effects):

- Vehicular access restricted to specific areas;
- Construction working hours to be limited in accordance with the agreed construction

management plan as appropriate in order to affect the tranquility of the landscape due to the movement of construction vehicles and associated activities;

- Limited vegetative screening options are available due to the scale of the development however biodiversity net gain enhancements are designed in within the built form and landscaping proposals.

2.0 Planning Policy

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining applications.
- 2.2 National planning policy guidance was completely revised with issue of the new National Planning Policy Framework (NPPF), published in 2012 and most recently updated in February 2019. This single document supersedes all previous Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) documents. It is accompanied by a letter to the chief planning officer, a separate document dealing with traveller Application sites and waste, and a technical guidance document dealing with flood risk and minerals policy. The UK Government advises that this major revision was implemented to form “... a key part of our reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth...” (NPPF, 2019).
- 2.3 A key focus within the NPPF is sustainable development (achieved through interdependent economic, social and environmental objectives) and environmental net gain.
- 2.4 The following are extracts from the NPPF which are relevant to the LVIA of the proposed development.
- 2.5 Section 2: Achieving sustainable development:
- Para. 8. “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - 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” (NPPF, 2019).
 - Para. 11. “Plans and decisions should apply a presumption in favour of sustainable development:
- 2.6 For plan-making this means that:
- a) plans should positively seek opportunities to meet the development needs of their area, and

be sufficiently flexible to adapt to rapid change;

- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.7 For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole” (NPPF, 2019).

2.8 Section 8: Making safe and healthy communities:

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” (NPPF, 2019).

2.9 Section 11: Making effective use of land:

Para. 118: “Planning policies and decisions should:

- 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...;” (NPPF, 2019)

2.10 Section 12: Achieving well-designed places:

Para. 127: “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for 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 Application 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 promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (NPPF, 2019).

2.11 Section 15: Conserving and enhancing the natural Environment:

Para. 170: “Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, Application sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) 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 trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate” (NPPF, 2019).

2.12 Para. 172: “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 also important considerations in 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. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public

interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

2.13 Section 16: Conserving and enhancing the historic environment:

Para. 184: “Heritage assets range from application sites and buildings of local historic value to those of the highest significance, such as World Heritage Application sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.14 Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place” (NPPF, 2019).

The Cornwall Local Plan

- 2.15 The Cornwall Local Plan Strategic Policies 2010-2030 (formerly known as the Core Strategy) was formally adopted on 22nd November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall for the period up to 2030.
- 2.16 The plan was submitted to the Secretary of State in February 2015 for examination and the inspector's report was published in September 2016. The Inspector's recommended main modifications have been included in the adopted plan.
- 2.17 The following are extracts from the Local Plan which are relevant to the LVIA of the proposed development.
- 2.18 Policy 1: Presumption in favour of sustainable development.
"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.
- 2.19 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" (Cornwall Council, 2016).
- 2.20 Policy 2: Spatial Strategy:
"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...
- 2.21 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:
 - a) Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;
 - b) Considering the impact of development 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;
 - c) Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;
 - d) Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.
 2. Providing solutions to current and future issues: Proposals should assist the creation of resilient and cohesive communities by:

- a) Delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption through a range of renewable and low carbon technologies;
 - b) Ensuring that built and environmental assets can adapt to and be resilient to climate change;
 - c) Creating landscapes and biodiversity and geodiversity assets that are resilient and sensitively accommodating investment and growth within Cornwall's unique landscape and wealth of biodiversity and geodiversity, ensuring that people continue to be drawn to Cornwall to visit and invest and for a thriving healthy population to live and work;
 - d) Supporting the delivery of made Neighbourhood Plans and other community based initiatives that help to make communities more resilient.
3. Generating and sustaining economic activity: Proposals will be welcome that improve conditions for business and investment in Cornwall, in particular by:
- a) Supporting key regeneration activities and the economic vision for Cornwall..." (Cornwall Council, 2016).

2.22 Policy 12: Design:

"Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:
- b) character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting;
 - c) layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space;
 - d) movement – creating a network of safe, well-connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and Cornwall Local Plan: Strategic Policies 2010-2030 Combined document showing proposed Main and Minor Changes (October 2016);
 - e) adaptability, inclusiveness, resilience and diversity. Building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses;
 - f) engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.
2. In addition development proposals should protect individuals and property from:
- a) overlooking and unreasonable loss of privacy;

- b) overshadowing and overbearing impacts;
- c) unreasonable noise and disturbance” (Cornwall Council, 2016).

2.23 Policy 22: European Protected Application sites:

“2.150: Areas of Outstanding Natural Beauty (AONB): Proposals within the AONB, or those that could affect its setting will be supported where they are small scale and meet an identified local need, where landscape capacity can be demonstrated and the natural beauty of the AONB can be conserved and enhanced in accordance with Policy 23...

2.153: Area of Great Landscape Value (AGLV): Identified on the Local Plan policies map these are areas of high landscape quality with strong and distinctive characteristics which make them particularly sensitive to development. Within AGLVs the primary objective is conservation and enhancement of their landscape quality and individual character...

2.159: Application sites of Special Scientific Interest (SSSI): Development proposals within or outside an SSSI which would be likely to adversely affect the Application site will not be permitted unless the benefits of the development clearly outweigh both the adverse impacts on the Application site and any adverse impacts on the wider network of SSSIs.” (Cornwall Council, 2016).

2.24 Policy 23: Natural Environment:

“Development proposals will need to sustain Cornwall’s 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:

Development should be of an appropriate scale, mass and design which recognise and respect the distinctive and diverse, landscape character and coastline as being vital to Cornwall’s economy whilst having regard for the sensitivity and capacity of the landscape asset, the potential for cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed as set out in the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value...

[Mitigation]: 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” (Cornwall Council, 2016).

2.25 Policy 24: Historic Environment:

“The NPPF draws a distinction between significance and importance. All heritage assets have significance, but there are degrees of importance accorded to different assets, usually reflected in levels or grades of designation. The greater importance the asset has, the greater level of assessment would be expected, and when considering the impact of a proposed development on significance, the greater the weight will be accorded to the asset’s conservation...

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by

the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated (Cornwall Council, 2016).

2.26 Policy 25: Green Infrastructure:

“Development proposals should contribute to an enhanced connected and functional network of habitat, open spaces and waterscapes by:

1. Retaining and enhancing the most important environmental infrastructure assets and connections that contribute to the functionality of networks of ecosystems and our Strategic Environmental Infrastructure Network 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 Application 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 Application site and linking to adjacent Application 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...” (Cornwall Council, 2016).

Restormel Local Plan

2.27 Mawgan Porth is not covered by a neighbourhood plan. Until the Cornwall Local Plan was adopted in 2016, superseding any other local plan, the Restormel Local Plan was applicable to current applications.

Chapter 38 refers to Mawgan-In-Pydar.

2.28 Policy R36: Tourism:

“Proposals for limited sensitive enhancement of existing tourism facilities for tourism uses adjacent to Mawgan Porth beach will be permitted where:

1. The visual quality of the new buildings is consistent with the design criteria of Policy;
2. No greater land area is occupied by buildings.

“38.17: The major industry within the parish is tourism, particularly at Mawgan Porth. The proposals for improved access to the countryside contained within this Plan should contribute to passive enjoyment of the countryside which most visitors to this area of the Borough seek.

38.18: Mawgan Porth itself is a popular tourist destination however much of the built environment, particularly next to the beach, is of poor quality. Policy R36 above seeks to encourage appropriate redevelopment which enhances the tourism role of the settlement as well as improving the built environment. New development which extends the built up area will not be supported” (Restormel Borough Council, 2001).

Pre-application consultation was undertaken with Cornwall Council in 2016 and while the Restormel Local Plan no longer forms part of the development plan it does provide background policy support for the regeneration of the site.

Cornwall Landscape Character Assessment Best Practice Guidance (2011)

- 2.29 Adopted by Cornwall Council in 2011, this guidance embraces a wide range of developments, however Parts 1 and 2 of the guidance document deal specifically with the planning policy and legislation context, as well as explaining general principles and landscape character.
- 2.30 The guidance explains the use of a landscape character based Application site appraisal, evaluation and assessment process to inform development proposals, and how the currently available guidance in Cornwall and nationally can be used to achieve this.
- 2.31 The aim is to achieve better development that seeks to: -
- i. “protect and enhance the quality, character and amenity value of the countryside and the landscape setting of urban areas;
 - ii. provide higher protection to the most valued and designated areas;
 - iii. use local materials, traditional building styles and methods, and plant native species;
 - iv. respect and enhance cultural heritage, sense of place and local distinctiveness.
- 2.32 The local authority will be using the Landscape Character Study to provide support and guidance to deliver good quality sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the landscape...” (Cornwall Council, 2011).
- 2.33 Part 3 of the guidance explains how to use the available landscape character information. Table 3 in the guidance document provides a detailed guide on how the Landscape Character Area (LCA) attributes in the Cornwall Landscape Character Assessment can be used to evaluate a development in its context. This details how:
- The initial area of search and study area are checked for designations, and this is illustrated on a plan accompanying this report.
 - The summary is reviewed to set the scene for the LCA description in this report. Key characteristics are examined and it is evaluated whether they are changed or affected as a result of the proposals.
 - Physical attributes such as geology and soils, field patterns, settlement and transport patterns are briefly reviewed to inform the assessment, including:
 - i. Pressure / Forces for Change
 - ii. Aesthetic and sensory qualities
 - iii. Distinctive features
 - iv. Vision and Objectives
 - v. Management and Planning Guidelines
- 2.34 Part 4 in the guidance states that when considering design and siting of new development, developers should consider community involvement, landscape distinctiveness, sensitivity and quality, the landscape assets AONB and World Heritage Application site (WHS), development pressures, management of development, small scale development effects (especially cumulative),

creation of new landscapes and inter-visibility between developments.

3.0 Baseline: Landscape and Character

Introduction

- 3.1 The baseline quality (condition) represents the existing situation both within the application site and within the locality of its surroundings and context within the study area. The description is confined to those landscape and character features, or elements, that may experience likely effects by the development proposals.
- 3.2 In order to appropriately make informed and responsible decisions on the management and planning of sustainable future landscapes the existing character must be respected. By understanding how places differ we can also ensure that future development is well situated, sensitive to its location, and contributes to environmental, social and economic objectives as promoted in the NPPF (NPPF, 2019).
- 3.3 Landscape Character Assessment (LCA) is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. It may be defined as: "Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people." (Natural England, 2014).
- 3.4 LCAs provide more detailed descriptions and analysis at a local level within the national framework of National Character Areas (NCA).
- 3.5 In respect to this LVIA, the relevant NCA, LCAs, Historic Character Areas and landscape Designations are described first, followed by more specific field observations and analysis of the landscape Description units, physical characteristics, features and elements of the local landscape.
- 3.6 For the sake of clarity, aspects of the following descriptions most relevant to the application site LVIA are highlighted in **bold**.

Landscape Character (National)

- 3.7 The application site and study area are both located with the NCA '152: Cornish Killas' (Natural England, 2014).
- 3.8 The NCA Cornish Killas is a large character area covering most of Cornwall from the north to south coast and from the Devon boundary to Mounts Bay in the south west, punctuated only by the granite intrusions of Bodmin Moor, Hensbarrow and Carnmenellis.
- 3.9 The underlying geology is of slates and shales forming an undulating plateau divided by incise, sheltered and often wooded valleys contrasting with exposed treeless hills. The valleys lead to varied indented coastlines; the south coast is far less exposed than the north and at times equally as rugged but generally of a gentler character.
- 3.10 Trees and woodlands are far more prevalent toward the south coast but generally the land cover is agricultural divided by Cornish hedges.
- 3.11 Hedgerows and Cornish hedgebanks (some stone-faced), enclose a landscape of mixed farming. Field patterns vary widely, though generally the landscape is one of ancient enclosure formed in the medieval period and in some cases earlier. The Cornish Killas NCA contains a high degree of scattered farmsteads and hamlets, **including a high proportion of medieval or earlier origin.**
- 3.12 Large amounts of visible archaeology remain, including cairns, barrows, Neolithic to Iron Age hillforts and defended systems, field systems, cliff castle and hillforts, medieval castles, and medieval wayside crosses.
- 3.13 **Based on the CPRE map of tranquillity (2006) it appears that a large proportion of the NCA, although not heavily disturbed, does suffer to some degree from disturbance.** The most tranquil areas can be found along the less developed stretches of coastline such as the Roseland peninsula and Port Isaac Bay. The least tranquil are around the larger town of Truro, St Austell, Falmouth and Padstow.
- 3.14 **Key characteristics of the NCA found within the Study area are:**
- Dispersed hamlets and farms;
 - Variable field pattern [dominated by stone-built Cornish hedges];
 - Undulating slate plateau with little woodland and few hedgerow trees;
 - **Settlements connected by a network of ridge top and valley roads or lanes.**
- 3.15 The vernacular building materials used widely across the NCA reflect the underlying geology with the most common traditional building materials being stone and granite, often whitewashed, with slate roofs and sometimes slate hanging to walls. Cob was formerly widespread and often found used to build upper floors of rural and town buildings into 19th century. Limited use of brick is evident, largely confined to ports such as Truro and Fowey.
- 3.16 **The NCA report highlights the impact of the tourism, the use of non-vernacular housing types, settlement patterns and materials as detrimental to the landscape character.**

Landscape Character (Local)

- 3.17 The application site is located within the fringes of 'CA15: Newquay and Perranporth Coast' as per the LCA of Cornwall and Isles of Scilly Landscape Character Study (Cornwall Council, 2008), (see Figure 5, below and Appendix 1: M501_LVIA_05: Landscape Character areas).
- 3.18 'CA19: Trevoze Head and Coastal Plateau' lies in close proximity to the north (within 1km); 'CA14: Newlyn Downs' and 'CA18: St. Breock Downs' also feature within the Study area, located within 3km and 4km of the Application site, respectively. These LCA's have been documented and considered within the report due to their proximity to the application site, however due to the topography and vegetative barriers within the landscape, the development is not anticipated to have a direct impact on these particular receptors.

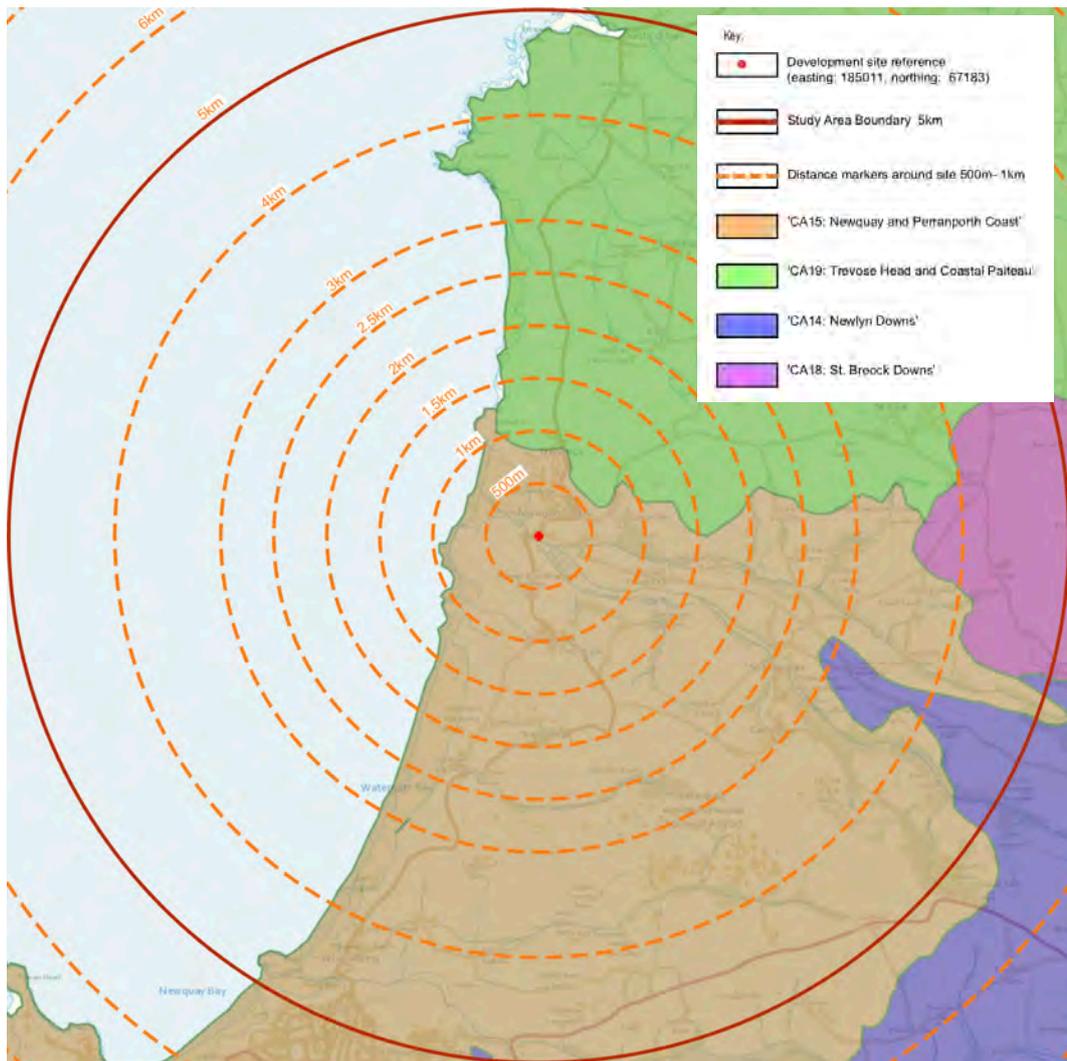


Figure 5: The application site is located within Landscape Character area 'CA15: Newquay and Perranporth Coast' (5km Study area boundary shown in red). Not to scale.

- 3.19 The 'CA15: Newquay and Perranporth Coast' area is defined as having the following key landscape characteristics:
- **“Gently undulating north west facing coastal shelf dissected by small streams with narrow**

valleys to the sea;

- **Open and exposed landscape with little tree cover;**
- **High slate cliffs form a dramatic and varied coastline with long sandy west facing surf beaches;**
- Extensive areas of rough ground, scrub, and sand dune systems;
- Small to medium scale field pattern;
- Large settlements based on tourism and other clustered settlements with small or estate farms;
- Caravan and camp sites scattered across the coast and hinterland;
- Tourist signage and other features on roads” (Cornwall Council, 2008).

3.20 The general description continues: **“the area is an exposed northwest facing coastline with numerous surfing beaches and small sandy coves,** backed by dramatic cliffs in the east and extensive Coastal Sand Dunes in the west. Inland **there are sheltered valleys with narrow woodlands and small areas of wetland along the small streams which run to the coast and pastoral and arable land enclosed with Cornish hedges. The maritime cliff remains largely undeveloped and includes small areas of heath and rough ground.** The area attracts large numbers of tourists and surfers and this has led to a proliferation of holiday accommodation especially in association with the holiday resort of Newquay and settlements such as Perranporth. Caravan and camp Application sites and associated roadside development have a major impact on the landscape character especially during the summer months. Newquay Cornwall Airport and RAF St Mawgan lie to the north on the coastal plateau” (Cornwall Council, 2008).

3.21 The aesthetic and sensory experience is described as: **“..an exposed, coastal influenced landscape, with the smell of the sea prevalent.** The quiet rural parts and the wild landscape character of both cliff tops, headland, and sand dunes **provides a sense of escape and tranquillity** away from honey-pots full of people and activity during the summer months. It is also the contrast of these areas with those that have been altered by tourism that help highlight the value of this coastal landscape” (Cornwall Council, 2008).

Pressures on the LCA are noted as:

- “Tourism - holiday facilities, caravan parks, theme parks, golf courses, signage;
- Walls and enclosure, **road improvements;**
- Reduced management of rough land;
- Recreation pressure on coast path;
- Expansion of Newquay” (Cornwall Council, 2008).

3.22 Summary and vision/guidelines: “An area where there is a strong contrast between the developed and undeveloped coast. The objective must be to conserve the undeveloped sections of coast and improve the appearance of the tourist areas, **restoring and repairing in keeping with the landscape character that makes this area such a popular destination”** (Cornwall Council, 2008).

3.23 The ‘CA19: Trevoze Head and Coastal Plateau’ lies within 1km to the north and is featured within the

Study area. This area is defined as having the following key landscape characteristics:

- **“Gently rolling, low lying, exposed coastal plateau;**
- Coastline of cliffs with heads and some stacks, including Bedruthan Steps and Trevoze Head;
- Strong medieval field pattern of medium sized fields with Cornish hedges, slate walls and hedgerows with **few trees except in valley;**
- Coastal Sand Dunes at Constantine Bay;
- **Limited riparian woodland cover in valley bottoms;**
- Rural settlement pattern of small farms and farm hamlets with **a number of twentieth-century nucleated settlements focused on tourism”** (Cornwall Council, 2008).

2.34 The general description continues: “the area is an open and windswept, gently undulating slate and siltstone coastal plateau with large scale cliffs and some areas of harder greenstone that give rise to the headlands of Trevoze Head, Park Head and Stepper Point which offer panoramic views inland and along the coast. Between the headlands, softer slates give rise to shallow stream valleys behind sandy bays such as Harlyn, Trevone and the dunes at Constantine. Above the cliffs and behind the bays, heath and rough grassland fringe the coastline, whilst on the plateau; land cover is mainly improved pasture with extensive arable crop fields. **The field pattern is predominantly a medium scale medieval one which appears larger in scale due to the rolling topography. At the coast, fields are larger and more regular, giving away the more recent enclosure of the coastal rough ground.** Field boundaries are low Cornish hedges, often with visible stone faces, where the distinctive herringbone pattern of hedges in this area can be seen. **This area is relatively treeless, except in a few sheltered folds of land and linear in valley bottoms, particularly to the south.** Towards the coast, Tamarisk grows atop the hedges in abundance. The rural settlement pattern is of small farms with the present nucleated settlements developing almost universally during the twentieth century. **The main villages are small and along the coast.** Slate is commonly used as a material. Tourism and recreation are significant features of this landscape, the coastal rough ground interrupted with frequent coastal caravan Application sites, some extending to the very edges of the cliffs and a large golf course between Harlyn and Constantine bays. Caravan Application sites and holiday parks also occur inland and around settlements such as at St Merryn which has been extensively developed for holiday accommodation” (Cornwall Council, 2008).

3.25 The aesthetic and sensory experience is described as: **“this exposed, coastal landscape has a variety of interest reflecting its local geology in landform and vernacular architecture.** The most dramatic and uplifting elements are at the coast - Bedruthan Steps being the highlight, but also the other headlands and gentle coves. The hinterland contains an overall continuity of medieval field pattern and settlement pattern which is easily appreciated from the south looking towards the coast. **In coastal areas, the integrity of the medieval landscape has been eroded by more recent tourism changes in agricultural practices”** (Cornwall Council, 2008).

Pressures on the LCA are noted as:

- “Tourism on the coast and inland;
- **Built development;**

- **Road schemes or improvement;**
- Wind power development” (Cornwall Council, 2008).

Summary and vision/guidelines: **“a gently rolling agricultural landscape open to the winds from the sea and a contrasting coastline of dramatic rock features, headlands coves and sand dunes.** The objective must be to maintain the existing agricultural patterns and keep the impact of the tourist industry to a minimum especially along the coast” (Cornwall Council, 2008).

3.26 The ‘CA14: Newlyn Downs’ lies within 3km to the east to the north and is also featured within the Study area. This character area is defined as having the following key landscape characteristics:

- **“Open, gently undulating plateau with shallow valleys, incised with minor river valleys. In the north, these reach the coast;**
- Medium to large scale broadly rectilinear fields of pasture or arable;
- Low Cornish hedges and hedgerows;
- Significant area of Lowland Heathland at Newlyn Downs and along the coast between Perranporth and St Agnes;
- Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations;
- Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns;
- Prominent barrows on higher ground, numerous late prehistoric defended / enclosed farmsteads (rounds) and mining remains in the west;
- A30 along the higher ground with associated development (roadside settlements). Windfarms at two Application sites along the ridge line;
- **Long views to the north and the coast”** (Cornwall Council, 2008).

3.27 The general description continues: **“This extensive Landscape Character Area takes in the open and exposed gently undulating plateau landscape extending east to west with extensive views out to sea from the higher ground. In the north the area acts as a backcloth to the coast (Landscape Character Area 15 Newquay and Perranporth Coast).** To the south it meets the river valleys of Landscape Character Area 13 (Fal Ria, Truro and Falmouth). The area is incised by shallow valleys on the margins. Field patterns are predominantly medieval but with strongly rectilinear post medieval enclosure of former rough ground in some areas, particularly in the southern part of the LCA. Land use is a mix of pasture and arable. Cornish hedgerows are prevalent but mature trees are fewer on higher ground due to exposure and close flailing of hedges. There is some woodland, mostly Wet Woodland, in the valleys with small areas of wetlands with Fens. There is a significant area of Lowland Heathland at Newlyn Downs and along the coast between Perranporth and St Agnes. The historic routeway of the A30 and its associated development follows the east-west spine of higher ground. Two windfarms are highly visible at Carland Cross and Four Burrows. Settlement is generally small nucleated villages associated with the communications network and dispersed farm settlements. Tourism development, including

caravan Application sites is prevalent within the northern part of the Landscape Character Area nearest the coast” (Cornwall Council, 2008).

- 3.28 The aesthetic and sensory experience is described as **“the area has an open and windswept landscape character combined with extensive views, some to the sea, and a gentle landform.** The area is generally uncluttered although the windfarms are prominent features and caravan Application sites impinge on the edges near the coast. Some of the villages are unchanged by modern development, and **this area has an intrinsic, quiet rural character. Some new development acts as a detractor due to poor design”** (Cornwall Council, 2008).

Pressures on this LCA are noted as:

- “Windfarm development;
- Tourism facilities including caravan Application sites;
- Conversion of farms to commuter dwellings and holiday accommodation;
- Conversion of tourism facilities to residential;
- **Road improvements;**
- Telecommunications.” (Cornwall Council, 2008).

- 3.29 Summary and vision/guidelines: **“This area has an intrinsic, quiet rural character where the landscape is generally uncluttered. The objective must be to encourage the conservation of the existing countryside while strictly controlling development which would clutter the landscape”** (Cornwall Council, 2008).

- 3.30 The ‘CA18: St. Breock Downs’ lies within 4km to the east and is featured within the Study area. This character area is defined as having the following key landscape characteristics:

- “Rounded and undulating hard rock ridge;
- Open landscape, previously much rough ground and heath, with mix of medium and large field sizes, enclosed by Cornish hedges, stone walls and wire fences;
- Patches of semi-natural vegetation and two large areas of heath;
- Wide views over surrounding lower land including Camel estuary and south to coast;
- Windfarm and mast development are prominent features;
- **Coniferous plantations to the east and limited,** small broadleaved copses elsewhere;
- **Numerous prehistoric monuments”** (Cornwall Council, 2008).

- 3.31 The general description continues: “the area is an elevated rounded and undulating hard rock ridge on the boundary between the districts of Restormel and North Cornwall. The area is mainly 20th century enclosed downland with some patches of semi natural vegetation including heath remaining. There are older enclosures and wet collecting grounds around the margins. Wire fences prevail although there are some Cornish hedges on earlier enclosed land. **Conifer plantations feature to the east** and there are isolated broadleaved blocks elsewhere. Settlement is sparse, limited to farmsteads. **The area has a large number of prehistoric Application sites, particularly ritual**

and ceremonial monuments of the Bronze Age. There are wide views north and south and two windfarms are prominent in this open landscape” (Cornwall Council, 2008).

3.32 The aesthetic and sensory experience is described as: **“The area is a large scale and expansive landscape, exposed and bleak in harsh weather, which allows long views.** These views are significantly affected by the two windfarms” (Cornwall Council, 2008).

Pressures on the LCA are noted as:

- “Windfarm development;
- Energy crops;
- Forestry;
- Agricultural retreat in parts and intensive agriculture elsewhere;
- Tourism development” (Cornwall Council, 2008).

3.33 Summary and vision/guidelines: “an open, upland heathland area, with a wild landscape character and sweeping views diminished by the presence of windfarms. Much of the heath has been lost to 19th and 20th century enclosure. The objective must be to conserve the open and wild landscape character of the area re-introducing heathland where possible” (Cornwall Council, 2008).

Historic Landscape Classification

- 3.34 Despite its location within an established settlement, the application site is classified as Modern Enclosed Land, its defining attributes described as: “mainly Anciently Enclosed Land or Post-Medieval Enclosed Land whose field systems have been substantially altered by large-scale hedge removal in the 20th century (main source of information being comparison of 2nd edition OS maps of c1906 and later aerial photos). It also includes, however, 20th century intakes from rough ground, woodland and marsh. The larger fields that result from hedge removal are often farmed more intensively, using heavier machinery, than in ‘unimproved’ Anciently and Post-Medieval Enclosed Land.
- 3.35 In Cornwall generally, there are two principal subtypes of modern enclosure (see Herring 1998) that were mapped separately in the Lynher Valley HLC and the north Cornish coast HLC undertaken for the Atlantic Coast and Valleys Project (Herring and Tapper 2002; Val Baker 2003) and should be in any future reworking of the Cornwall HLC:
- Intakes beyond the edges of Anciently or Post-Medieval Enclosed Land, including some whole new farms (notably on the St Breock Downs);
 - Alterations to field systems in Anciently or Post-Medieval Enclosed Land” (Cornwall Council, 2008).

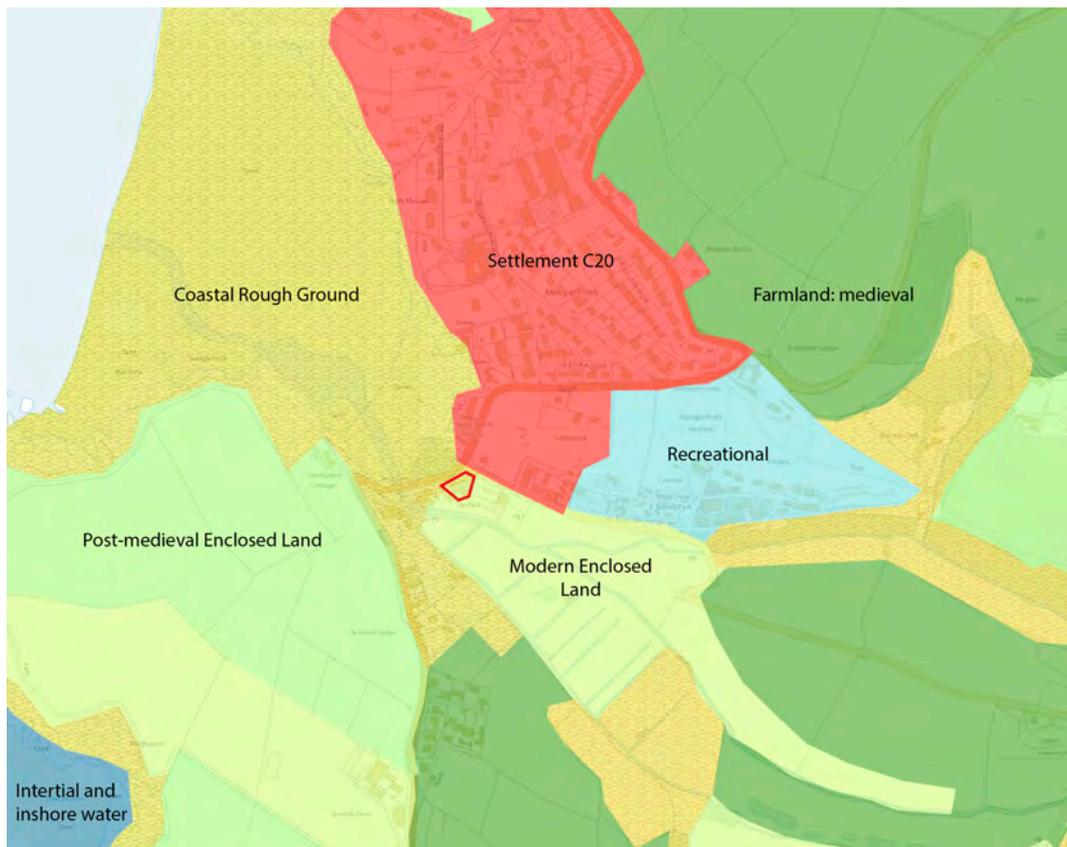


Figure 6: Historic Landscape Classification. Application site boundary denoted by red line. Not to scale.

- 3.36 Typical historical and archaeological components are described as: “fields are often very large, but

when derived from Anciently Enclosed Land they usually have sinuous sides as selected ancient hedges are retained. Permanent and temporary fencing is also common, especially in that taken in from Rough Ground, Woods, etc.

- 3.37 Settlements and most of the other historic components of that Modern Enclosed Land established within earlier field systems usually retain many features of Anciently Enclosed Land, although farmsteads are often also altered, with numerous large covered yards, silage pits etc and often few surviving stone farm buildings. Occasionally whole farmsteads have been removed.
- 3.38 The use of heavier agricultural machinery means that there are usually even fewer prehistoric features visible at surface than in Anciently Enclosed Land and also that sub-surface remains are more likely to be damaged or destroyed.
- 3.39 The aesthetic is described as **“large fields and boundary fences [which] stand out as alien in the otherwise intricate Cornish farming landscape”** (Cornwall Council, 2008).
- 3.40 Forces for change on Modern Enclosed Land area are noted as:
- **“The modern features are themselves not subject to forces for change beyond the appeal of conservationists to return certain aspects to more traditional forms;**
 - The Type is itself a force for change in Anciently and Post-Medieval Enclosed Land and on the unenclosed land that it is taken in from” (Cornwall Council, 2008).
- 3.41 Summary to safeguarding the Type: “Incentives for conserving older and more varied forms of Enclosed Land could be coupled with legislation such as the Hedgerow Regulations to discourage the creation of this Type. See Anciently Enclosed Land for traditional husbandry methods” (Cornwall Council, 2008).
- 3.42 Historical value is summarised as: “away from the fields, the comments for Anciently and Post-Medieval Enclosed Land apply, but the damage to fields that were first established in the prehistoric or medieval periods seriously reduces the evidence. The survival of a small number of sinuous boundaries, now defining the very large enclosures used by modern farmers, does leave a little evidence for those who can appreciate that these are relatively early features” (Cornwall Council, 2008).
- 3.43 Communal value is summarised as: “The large fields, usually with uniformly coloured crop or grass, are striking features of the present landscape. Modern farmers will appreciate the necessity for this form of landscape if the production levels required to feed a heavily populated country and to achieve adequate returns for capital are to be achieved. Many other people, however, lament the loss of the recognisably and reassuringly ancient or historic field patterns that they may have either grown up with or that they associate with Cornwall. As well as this loss, the replacement of a previously fragmented and intricate landscape containing local shelter and uneven splashes of colour with a monotonous one is widely considered unfortunate” (Cornwall Council, 2008).
- 3.44 South West Archaeology has recently completed an updated heritage assessment of the area (refer to Heritage Impact Assessment (2021), see Bibliography).

Landscape Designations

3.45 The application site lies within an Area of Great Landscape Value (AGLV) (Watergate and Lanherne) (see Appendix 1: Figure M501_LVIA_04: Landscape Designations).

“Identified on the Local Plan policies map these are areas of high landscape quality with strong and distinctive characteristics which make them particularly sensitive to development. Within AGLVs the primary objective is conservation and enhancement of their landscape quality and individual character” (Cornwall Council, 2016).

3.46 The closest AONB is within 2km to the north (Carnewas to Stepper point).

“Extremely varied coastal scenery, from the high headlands of Trevoze Head and Stepper Point to the large cliffs and rocky stacks of the Bedruthan Steps. Small coves and gentle sandy bays give way to sand dunes at Constantine Bay, whilst a gently rolling inland plateau gradually rises toward distant higher ground at Bear Downs. High, windswept headlands with panoramic views are to be found at Stepper Point, including the yawning Camel Estuary” (Cornwall AONB, 2021).

3.47 Scheduled Ancient Monuments within the 5km Study area consists of:

- Mawgan Porth Dark age settlement: early medieval settlement and associated burial ground, 250m west of Lanerick (~110m northeast of the Application site)*;
- Liveloe, later prehistoric cliff castle with hut circles on Griffin’s Point, and prehistoric round barrow 600m southwest of Bra-Pen Farm;
- Two round barrows 440m and 510m north west of High Cove Farm;
- Redcliff Castle, later prehistoric cliff castle 550m southwest of Bedruthan;
- Part of an early Christian Chapel enclosure at The Old Vicarage;
- Camp SE of Lower Treviskar;
- Standing Cross immediately west of St. Mawgan Church;
- Lanherne Cross, Standing Cross in the grounds of the Convent, Lanherne.

3.48 Often occupying prominent locations, scheduled Monuments are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection.

3.49 *The Mawgan Porth Dark Age Settlement is closest to the application site (~110m northeast), and overlooks the application site, therefore is more noteworthy in this report. “The monument includes an early medieval settlement at Mawgan Porth, situated close to the mouth of the estuary, on the northern bank of the River Menalhyl. Both the settlement and cemetery are known to extend beyond the present scheduled area although the full extent is not known. It is expected that a chapel also will survive in the wider area. These are preserved as buried features. The excavated buildings are still visible, although the excavated graves have been backfilled. Well- preserved deserted sites are rare and in the case of Mawgan Porth its associated cemetery is also intact. Because it appears to have been engulfed by encroaching sand it has not been successively built on in the intervening

periods and so survives particularly well. Although partially excavated, it still contains a great deal of further archaeological and environmental evidence. It remains one of the most important sites of its type in Cornwall and England” (Historic England, 2021).

3.50 St. Mawgan Conservation Area is located within 2.5km southeast of the application site, however, the Designation is situated in a vegetated valley and so is shielded from effects of the proposal, as indicated by the ZTV (see Appendix 1: Figure M501_LVIA_03: ZTV Analysis) and verified during fieldwork investigation.

3.51 There are no listed buildings and structures within the 5km Study area which, based on the ZTV analysis (see Appendix 1: Figure M501_LVIA_03: ZTV Analysis) will experience development effects, therefore these have not been listed here.

3.52 There are no Sites of Special Scientific Interest (SSSI) near to the proposed development application site which, based on the ZTV analysis (see Appendix 1: Figure M501_LVIA_03: ZTV Analysis) will experience development effects.

3.53 However, the application site lies in an SSSI impact zone of ‘Bedruthan Steps and Park Head’ (EASTING: 184807.6979 NORTHING: 69678.5306, within 2km north west of the Application site) and more distant ‘Kelsey Head (EASTING: 176777.2991 NORTHING: 59466.6101) and ‘Penhale Dunes’ (EASTING: 176760.179474 NORTHING 56869.730767), both over 5km away to the south of the Application site. (These second 2 SSSI’s are not listed on Figure M501_LVIA_04: Landscape Designations due as they are outside of the 5km Study area).

“Local Plan policy applies in this area regarding increased recreational pressure from new residential and tourist accommodation on internationally protected sites” (Cornwall Council, 2008).

3.54 The application site also lies within fringe of the Zone of Influence of the Special Area of Conservation (SAC) ‘Penhale Dunes’ (EASTING: 176760.179474 NORTHING 56869.730767), located over 5km away to the south of the application site.

Undesignated landscape features

3.55 Although not protected by statutory designation, a potentially noteworthy feature within 2km of the application site to the north is a Dark Sky Discovery site (Milky Way class), located at Bedruthan Steps.

It is not anticipated that the scale of development will impact this feature.

3.56 The application site is also adjacent to the Cornwall Coastal Vulnerability zone, however; it is important to note that the application site already contains a high degree of built environment and hard landscaping and the design has incorporated measures to mitigate flood risks from coastal and fluvial flooding.

3.57 The application site is located adjacent to R2.3: Mawgan Porth to Newquay County Wildlife site (CWS):

“The site stretches along the north coast between Porth Beach and Carnewas Point and also extends inland to Menalhyl Marsh at Mawgan Porth. Whipsiderry Beach County Geology Application site (R/6) falls within this CWS.

3.58 This long and narrow coastal site comprises exposed cliff tops mainly dominated by maritime grassland, with some heath on the slopes. Wider, less wind-clipped sections of the site are covered with dense gorse-dominated scrub. At the rear of Mawgan Porth there is a small area of unstable marram dunes. Extensive intertidal areas of rocks and sand along the coast are also included within the site.

3.59 Menalhyl Marsh is situated in a valley; it was originally a more extensive area of reed-dominated marsh but reclamation has reduced this to a narrow strip along the stream which is being invaded by willow. There is also an adjacent herb-rich wet meadow, and the valley sides to the north support a large area of mixed scrub and grassland mosaic, including some herb-rich maritime grassland and marram on stable dunes” (Cornwall Wildlife Trust, n. d.).

3.60 Additional County Wildlife Application sites near to the proposed development site are:

- R30: Carnanton/Nanskeval Woods (proximity within 3km southeast of the Application site);
- R12: Denzell Downs to Menadew’s Plantation (proximity within 5km east southeast of the Application site);
- R46: St Columb Minor Marsh (proximity within 5km south of the Application site);
- NC40: Porthcothan Valley (proximity within 5km north of the Application site);
- NC2.2: Porthcothan (proximity within 5km north of the Application site).

“County Wildlife sites are the most significant areas of semi-natural habitat in Cornwall outside statutory protected sites such as sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). There are currently 498 County Wildlife sites in Cornwall covering nearly 33,000 hectares. This is nearly 10% of the county’s land area and is under both public and private ownership.

3.61 County Wildlife sites range from small copses and linear features like river valleys, to ancient woodlands, large moors and wetlands. Many of these are Biodiversity Action Plan (BAP) habitats;

these are habitats which are considered of conservation significance either locally or nationally. Cornwall has its own list of BAP habitats.

- 3.62 County Wildlife sites were identified and selected during the 1980s and 1990s using a combination of aerial photograph data, past and local knowledge, and where possible, ground based surveys. They were selected because of their high nature conservation value. Selection was based on distinctive, important or threatened species and habitats, in either a national, regional or local context and aimed to link and buffer other important areas for nature conservation, such as SSSIs.
- 3.63 Key implications for planning and in relation to the LVIA:
- For substantial changes in land use of a County Wildlife Application site, local authorities will take wildlife into account, together with all other planning considerations;
 - As the County Wildlife Application site designation is non-statutory, no additional restrictions over and above the current EIA (agriculture) regulations are placed on agricultural operations;
 - Other than in Local Development Plans, Application site details are not publicised;
 - Access is by permission of the landowner only and no rights of access are created” (Cornwall Wildlife Trust, 2021).
- 3.64 As County Wildlife sites are not publicly accessible by right, they are not normally included in this type of assessment. However, due to the proximity to R2.3: Mawgan Porth to Newquay County Wildlife Application site to the proposed development, and the fact that much of this CWS is publicly accessible via Rights of Way and as it covers the beach, this has been noted as a potential receptor.
- 3.65 The residential dwellings on the central hillside of Mawgan Porth are served by a comprehensive network of Public Rights of Way footpaths, however views of the development are likely to be obscured from the majority of these receptors due to the acute angle of views and the built up character of these dwellings.
- 3.66 The South West Coast Path (SWCP) is a nationally and locally recognised PROW extending 630 from Devon, around Cornwall to Dorset. The coast of Mawgan Porth is featured within this trail.
- 3.67 Due to the topography of the valley within the application site location, views of the Application site are unlikely to be experienced from further away than 1km, unless the viewpoint is at an elevated position (see Appendix 1: Figure M501_LVIA 02: Topographic Analysis and Figure M501_LVIA 03: ZTV Analysis).
- 3.68 Public Rights of Way (PROW) within 1km of the application site which are either on the coast or valley edge and more likely to experience views of the development, as indicated by the ZTV (see Appendix 1: Figure M501_LVIA 03: ZTV Analysis) and verified during fieldwork are:
- Footpath 409/2/1 (Gold) SWCP;
 - Footpath 409/15/2 (Gold) SWCP;
 - Footpath 409/17/1 (Bronze);
 - Footpath 409/31/3 (Gold);

- Bridleway 409/32/1 (Gold);
- Footpath 409/33/1 (Gold);
- Footpath 409/34/1 (Gold);
- Footpath 409/43/1 (Gold) SWCP – leading directly to/away from application site to the northwest;
- Footpath 409/46/1 (Gold) SWCP;
- Footpath 409/47/1 (Bronze);
- Footpath 409/48/1 (Gold) SWCP;
- Footpath 409/49/1 (Gold) SWCP;
- Footpath 409/49/2 (Gold) SWCP;
- Footpath 409/49/3 (Gold) SWCP.

More distant PROWs which may experience views due to their elevation are:

- Footpath 409/9/12 (Gold) - 2km southeast the application site;
- Footpath 409/22/1 (Silver) - within 5km east southeast of the application site.

Landscape Description Units

- 3.69 The Landscape Description Units (LDU) relating to the Landscape Character areas (see 3.14 and Figure 5: Landscape Character areas) are mapped in M501_LVIA_06: Landscape Description units (see attached).
- 3.70 There are 15 LDU within the 5km Study area; the most relevant, within 1km of the Application site, are as follows:
- LDU 296 (covers the application site):
 - Physiographic: Hard rock slopes and ridges
 - Ground type: Shallow brown soils on hard rock
 - Cultural pattern: Clustered with small farms
 - Landcover: Secondary wooded pastures
 - LCA number: 'CA15: Newquay and Perranporth Coast'
 - LDU 115 (directly adjacent to the west of the application site):
 - Physiographic: Hard rock cliffs
 - Ground type: Shallow brown soils on hard rock
 - Cultural pattern: Clustered with small farms
 - Landcover: Open pastures
 - LCA number: 'CA15: Newquay and Perranporth Coast'
 - LDU 006 (within 500m west of the application site):
 - Physiographic: Marine levels
 - Ground type: Intertidal sand
 - Cultural pattern: Unsettled wildland
 - Landcover: Open wildland
 - LCA number: 'CA15: Newquay and Perranporth Coast'
 - LDU 076 (within 500m south of the application site):
 - Physiographic: Hard rock plateau
 - Ground type: Shallow brown soils on hard rock
 - Cultural pattern: Clustered with small farms
 - Landcover: Settled pastures
 - LCA number: 'CA15: Newquay and Perranporth Coast'
 - LDU 053 (within 1km north of the application site):
 - Physiographic: Hard rock plateau
 - Ground type: Impoverished brown soil on hard rock
 - Cultural pattern: Clustered with small farms
 - Landcover: Settled pastures
 - LCA number: 'CA19: Trevoze Head and Coastal Plateau'

Principle application site features/elements

3.71 The specific application site landscape consists of, or is directly adjacent to/in the immediate proximity of, the following:

Landform

3.72 The application site is located on the valley floor of Mawgan Porth on relatively level ground.

Built form

3.73 The application site exists within the existing and surrounding context of built form, consisting of ordinary, mid-late twentieth century, 1-2 storey buildings with a variety of rooflines and related parking infrastructure. These buildings include commercial and residential dwellings, holiday accommodation and public conveniences.

3.74 The eastern and southern edges are lined by block walling and adjacent to the east expansive car parking which is contained by wooden fencing.

Adjacent roads

3.75 The application site is flanked to the north and northwest by roads, which although relatively quiet during the photography and fieldwork investigations (out of tourist season and during Covid-19 restrictions) is known to become busier and noisier during summer months.

3.76 The adjacent roads provide basic application site access and traffic management.

Neighbouring fields

3.77 The neighbouring fields to the east display character attributes in keeping with the HLC of 'Modern Enclosed Land'. Condition is Poor; agricultural land classification is Grade 4 (poor quality) and is currently used as pasture land for grazing sheep.

3.78 Prehistoric features are retained at a Scheduled Monument to the northeast, classified as 'Settlement C2o' by the HLC, directly adjacent to a miniature golf course.

3.79 Fields to the south are low lying, marshy flood and drainage plains.

Vegetation

3.80 The application site currently contains no vegetation besides from minimalist raised planters in front of the commercial units.

3.81 The wider valley environment act a backcloth to the application site and are covered with a mixture of grass fields lined with native hedgerows, shrubs and trees, heath and scrub, and strip areas of woodland on the slopes, consistent with the LCA.

3.82 Wetland areas exist on the flood plains to the south of the application site.

Street furniture

3.83 The application site is located within an area of visible street furniture, road signs, lighting and overhead cable posts.

PROW

- 3.84 The entrance to footpath 409/43/1 (Gold) CP leads directly to/away from application site to the northwest, opposite the application site and reached by the adjacent B3276 road.
- 3.85 It was noted that some walked sections of PROW 409/9/2 (Gold) appeared underused, overgrown and poorly maintained and/managed in places.

Landscape character

- 3.86 The application site itself displays a low sense of character as defined by the NCA and LCA descriptions; however, it is located within a settlement which is semi-tranquil and in keeping with these descriptions.
- 3.87 Furthermore, the application site itself is within the setting of an AGLV (albeit the qualities of the AGLV refer primarily to the valley landscapes extending to the east).
- 3.88 The proximity of the B3276 and subsequent vehicle experience detracts somewhat from the sense of tranquility.

Key landscape features and dominant characteristics

- 3.89 In general, the character of the area is that of a semi-tranquil valley settlement environment with mainly 1-2 storey buildings in clusters across the valley sides and floor.
- 3.90 The landscape it is dominated by valley sides to the north and south, an open sandy cove to the west and dynamic views along the valley to the east.

Likely Landscape Effects

3.91 From the baseline analysis, the following have been identified as likely landscape and character effects:

- The bulk and mass of the proposed buildings will represent an increase in built form within a setting of existing landscape and architectural features;
- The impact of effects are likely to be limited to the immediate site and surrounding environment and landscape character only;
- Due to the size and scale of development it is unlikely to have an effect on the overall NCA, LCA or HLC; however, it is important to note the objectives from LCA in conserving the exposed influence of the coastal landscape and subsequent tranquility which is characteristic of the area;
- Due to the topography of the application site surroundings, the development is not expected to have an effect on the setting of the nearby AONB, SSSI, Conservation Area or local Listed Buildings. However, a small increase in residential and visitor population as a result of the development is expected, and as such a minor increase in recreational pressures on these protected sites is likely;
- Similarly, no direct impact on the SSSI impact zone 'Bedruthan Steps and Park Head' and SAC zone of influence 'Penhale Dunes' is anticipated;
- The setting and character of the Scheduled Monument 'Mawgan Porth Dark Age Settlement (~110m northeast of the Application site) may be impacted by the development (refer to Heritage Impact Assessment (2021), see Bibliography);
- Although located within existing settlement and towards the edge of a large designation, the scale and massing of the development is likely to have a degree of impact on the landscape quality and individual character within the AGLV;
- During construction, the development is likely to affect the tranquility of the landscape due to the movement of construction vehicles and associated activities;
- Road infrastructure changes are anticipated to create disruption to highways during construction but a long term positive effect on access and safety during operational stages;
- Increased traffic may be experienced during the operational stage from visitors and residents of the development, however projections show this is anticipated to be negligible in impact;
- There is no anticipated potential cumulative effect in conjunction with other local developments.

4.0 Baseline: visual amenity

Landform

4.1 The application site lies within the settlement of Mawgan Porth at the base of valley. It is overlooked most directly to the northeast and southwest as the landform rises out of the valley.

The beach is located within 100m west of the application site and the valley floor extends on relatively flat topography eastwards before rising gently, approximately 500m from the application site.

The wider landscape is varied and undulating, terminating to the west via a variety of steep cliffs and sandy beaches at the base of multiple valleys.

Vegetation

4.2 The application site currently contains no vegetation asides from minimalist raised planters.

Settlements and other built form

4.3 Mawgan Porth is neighboured most notably to the east by St Mawgan, with small hamlets such as Trevarrian to the south and Porthcothan to the north, with small farms interspersed between.

4.4 The built form of Mawgan Porth is generally consistent with the Character Area, with the application site being located with a clustered settlement based on tourism with small or estate farms in the locality, and camp sites scattered across the coast.

4.5 Street furniture, road signs, lighting and overhead cable posts are highly visible within the application site setting.

Wind turbines

4.6 These are located some 5km distant to the northeast which have a low degree of influence over the skyline above the application site due to diminished visual acuity.

Key visual features and dominant characteristics

4.7 The dominant feature when visiting the location is that of a coastal outlet of a valley floor with steep sides set within a further inland undulating, rural landscape made up of a connected field network.

4.8 Built form in the valley is apparent, mainly along the hillsides; throughout the inland areas along the valley to the east this is varied and scattered throughout the landscape, which is generally uncluttered outside the farmsteads.

4.9 Views throughout the landscape are more limited along the roads and footpaths along the lower and mid slopes due to the taller hedgerows and shrubs, but more far reaching towards the top of the ridges where vegetation becomes reduced; in these locations there are more dynamic views along the valley from east to west.

Viewpoints

4.10 In order to inform the selection of viewpoints and fieldwork a ZTV model was generated defining the area of search (see M501_LVIA_03: ZTV Analysis). This was based on a target point set at ground level for the development, with maximum heights to represent the ridge levels of the proposed

buildings to present a ‘worst case scenario’ in terms of theoretical visibility.

- 4.11 Viewpoints have been chosen to provide representative and illustrative viewpoints of the application site, listed in Table 1: Viewpoint Schedule and illustrated in Figures 7a & b (below). The selection takes into account a range of factors including public accessibility, potential sensitivity of identified receptors, nature of viewing experience (transient or static) viewing direction and distance (short/medium/long view) view type (panoramas or glimpses) and potential for cumulative effects. Receptors and their sensitivity are noted within the Table 1: Viewpoint Schedule.
- 4.12 Key viewpoints which have been identified to investigate in terms of visibility include views from the east and southeast looking across and up the valley at the application site, and from both the west and northwest towards the application site across the beach (see Figure 7a & 7b: Viewpoint locations, below).



Figure 7a: Viewpoint locations (1-13, 15 & 16). Not to scale.



Figure 7b: Viewpoint locations (14). 5km Study area radius shown in red. Not to scale.

Table 1: Viewpoint Schedule (see below) details the viewpoint descriptions, details and receptor sensitivity.

Table 1: Viewpoint Schedule

Number	Viewpoint title	Description	Easting	Northing	Direction of view	Receptor	Receptor sensitivity
01	Footpath 409/43/1 (Gold) SWCP entrance: 180 degree panoramic to the centre of the application site	This viewpoint (VP) shows the existing view into the application site from the entrance to the footpath, which is also the view from the adjacent road at this point. The valley ridgeline and hillside roof tops are a dominant vertical feature from this view and also have an influence over the skyline above the Site. Signage and road furniture are also a prominent feature of this open and wide view.	185023	67221	S	Road & PROW users	<i>Medium</i>
01 context	Contextual view of the footpath approach to View 01	This contextual photograph shows the footpath approach to VP01. The vegetation to the northwest and existing surface features further obscure views towards the application site in the immediate surroundings.					
02	Footpath 409/2/1 (Gold) SWCP entrance: 180 degree panoramic to the centre of the application Site	This VP shows the existing view into the application site from the entrance to the footpath, which is also the view from the adjacent road at this point. The valley topography and surrounding roof lines frame this view; the rising land towards the east is also visible behind the valley floor.	184848	67201	E	Road & PROW users	<i>Medium</i>
02 context	Contextual view of the footpath approach to View 02	This contextual photograph shows the footpath approach to VP02.					
03	B3276 road (south) entering the valley: 180 degree panoramic to the centre of the application Site	This VP shows the existing view into the application site from the B3276 road (south) approaching the valley, as the valley floor comes into view.	184859	67174	ENE	Road users	<i>Medium</i>
03 context	Contextual view in the opposite direction of View 03	This contextual photograph shows the existing view from the approach direction to VP03. The topography and existing surface features further to the south limit views towards the application site.					

Number	Viewpoint title	Description	Easting	Northing	Direction of view	Receptor	Receptor sensitivity
04	Footpath 409/2/1 (Gold) SWCP (1): 180 degree panoramic to the centre of the application Site	This VP shows the existing view into the application Site from the elevated footpath above the beach edge. The valley topography and surrounding roof lines frame this view; the rising land towards the east is also visible behind the valley floor.	184743	67320	SE	PROW users	<i>Medium</i>
04 context	Contextual view of the footpath approach to View 04	This contextual photograph of the footpath shows the rising elevation further along the footpath.					
05	Footpath 409/2/1 (Gold) SWCP (2): 180 degree panoramic to the centre of the application Site	This VP shows the existing view into the application Site from the footpath at a higher elevation than VP04. The valley topography becomes less dominant as the more distant undulating inland topography comes into view.	184671	67326	SE	PROW users	<i>Medium</i>
05 context	Contextual view in the footpath approach to View 05	This contextual photograph of the approach direction to VP05 showing the footpath levelling out in topography. The topography and existing surface features further to the west limit views towards the application site.					
06	Road adjacent to Village Hall: 180 degree panoramic to the centre of the application Site	This VP shows the existing view into the application Site from the road adjacent to the Village Hall. It also shows the properties to the east of the Site that may overlook from View 06. The valley ridgeline to the left is a dominant vertical feature from this view and also has an influence over the skyline above the Site. Signage, road furniture and overhead cables are also a prominent feature of this open and wide view.	185091	67178	W	Road users	<i>Medium</i>
06 context	Contextual view of the road approach to View 05	This contextual photograph shows the road approach to VP06.					

Number	Viewpoint title	Description	Easting	Northing	Direction of view	Receptor	Receptor sensitivity
07	Road approaching from the northeast, and footpaths 409/33/1 (Gold) and 409/34/1 (Gold) entrances: 180 degree panoramic to the centre of the application Site	This VP shows the existing view into the application site from the road approaching from the northeast, and footpath entrances' higher elevation. It also shows the view properties to the north of the Site will experience from View 07. The dominant view here is of the rising valley topography to the south and the existing built rooflines to the right.	185539	67346	SW	Road & PROW users	<i>Medium</i>
07 context	Contextual view of the road approach to View 07	This contextual photograph of the road approach to VP07 shows the road sweeping around the vegetation and rising topography to the east, limiting views towards the application site from this direction.					
08	B3276 road (north) entering the valley and footpath 409/31/3 (Gold) entrance: 180 degree panoramic to the centre of the application Site	This VP shows the existing view into the application site from the B3276 road (north) approach and footpath entrance at a lower elevation than that of View 07. The valley ridge and skyline to the south and rooftops to the right dominate this view. Built form rising along the southern slopes is also evident.	185445	67357	SW	Road & PROW users	<i>Medium</i>
08 context	Contextual view of the road approach to View 08	This contextual photograph shows the approach road to View 08 and the rising topography to the north. The topography and existing surface features further to the north limit views towards the application site.					
09	Footpath 409/47/1 (Bronze): 180 degree panoramic view to the application Site	This VP shows the existing view into the application Site from the elevated footpath above the beach edge. The valley ridge and skyline to the south dominates this view, with an influence of the rooftops to the left. Existing built form rising along the southern slopes is also evident.	184957	67524	SSE	PROW users	<i>Medium</i>
09 context	Contextual view of the footpath approach to View 09	This contextual photograph of the footpath shows the rising elevation further along the footpath.					

Number	Viewpoint title	Description	Easting	Northing	Direction of view	Receptor	Receptor sensitivity
10	Footpath 409/49/2 (Gold) SWCP: 180 degree panoramic view to the application Site	This VP shows the existing view into the application Site from the footpath at a higher elevation than VP09. The valley ridge and skyline to the south dominates this view, with an influence of the rooftops to the left. Existing built form rising along the southern slopes is also evident.	184854	67793	SSE	PROW users	<i>Medium</i>
10 context	Contextual view of the footpath approach to View 10	This contextual photograph of the footpath shows the rising elevation further along the footpath. The topography and existing surface features further to the west limit views towards the application site.					
11	Road approaching from the east (1): 180 degree panoramic view to the application Site	This VP shows the existing view into the application site from the road approaching from the east. This view is within the context of visible and dominating agricultural infrastructure and the already evident settlement of Mawgan Porth.	185381	66998	NW	Road users	<i>Medium</i>
11 context	Contextual view of the road approach to View 11	This contextual photograph shows the existing view from the approach direction to VP11. This photograph demonstrates the falling topography of the road descending into the application site from to the east. Beyond this ridgeline the topography and existing surface features further obscure views towards the application site.					
12	Road approaching from the east (2): 180 degree panoramic view to the application Site	This VP shows the existing view into the application site from the road approaching from the east at a higher elevation and greater distance than that of VP11. From this view, the view is both framed and obscured by hedgerow lining the road, within a visible context of existing built environment.	185655	66910	NW	Road users	<i>Medium</i>

Number	Viewpoint title	Description	Easting	Northing	Direction of view	Receptor	Receptor sensitivity
12 context	Contextual view of the road approach to View 12	This contextual photograph shows the existing view from the approach direction to VP12. This photograph further demonstrates the falling topography of the road descending into the application site from to the east. Beyond this ridgeline the topography and existing surface features further obscure views towards the application site.					
13	Footpath 409/9/2 (Gold): 180 degree panoramic view to the application Site	This VP shows the existing view into the application site from the footpath. The topography and existing surface features further to the south and west limit views towards the application site.	186472	65909	NW	PROW users	<i>Medium</i>
13 context	Contextual view of the footpath approach to View 13	This contextual photograph shows the view on the approach to VP13, illustrating the dense vegetative barriers along the 409/9/2 (Gold) footpath. The topography and existing surface features further to the south and west limit views towards the application site.					
14	Footpath 409/23/1 (Silver): 180 degree panoramic view to the application Site	This VP shows the existing view into the application site from the footpath at a higher elevation than that of VP13. The footpath appears underused with no visible desire lines, across an agricultural field.	189356	66518	W	PROW users	<i>Medium</i>
14 context	Contextual view of the footpath approach to View 14	This contextual photograph shows the view on the approach to VP14, illustrating the vegetative barriers adjacent to, and wind turbines in the proximity of, the entrance to the footpath. The topography and existing surface features further to the east limit views towards the application site.					

Number	Viewpoint title	Description	Easting	Northing	Direction of view	Receptor	Receptor sensitivity
15	From beach (1): 180 panoramic view of the application site	This VP shows the existing view into the application site from the beach. The dominant view is of the dunes extending across the beach horizon framed by the valley formation to the right and left. Existing built form is evident towards the edges of the frame with rooflines breaking the skyline.	184870	67244	E	Beach users	<i>Medium</i>
15 context	Contextual view from the opposite to View 15	This contextual photograph shows the opposite direction of VP15, highlighting the valley topography into the application site from the beach. Note: contextual photograph captured on a different day to the panoramic photographs, hence difference weather conditions.					
16	From beach (2): 180 panoramic view of the application site (from a greater distance than VP15)	This VP shows the existing view into the application site from the beach from a greater distance than VP15. The dominant view is of heathland rising up the slopes to the right and the beach dunes to the left. Existing built form is evident towards the left and right of the frame with rooflines breaking the skyline.	184820	67342	E	Beach users	<i>Medium</i>
16 context	Contextual view showing the beach in a northerly direction from VP16	This contextual photograph illustrates the beach in the northerly direction of View 16, showing the existing context of built form breaking the skyline within the cove.					

Likely Visual Effects

4.13 From the baseline analysis, the following have been identified as likely visual effects:

Landform

4.14 Due to the valley topography and location of the application site within the 'basin', the development effects will be highly visible from the surrounding roads and paths directly adjacent and leading up to the Application site.

- Views into the application site from the 3 roads into the valley and the coastal path from elevated topography will experience an effect; broadly speaking this is expected to extend to a radius of no more than 500m, although this will extend to up to 1km from the eastern road and 1km from the northeast coast path.
- Although the wider landscape is varied and undulating, due to the topography, views of the application site from beyond the aforementioned extents are likely to be obscured by landform and vegetation.
- Due to the open and exposed topography of the rising landform, views of the application site from the PROW's and dwellings to the immediate north, northeast and south will be more sensitive to development as there is greater inter-visibility across the basin and uphill from these viewpoints.
- As the land rises further to the north and south out of the valley, more distant views from these directions will be obscured.
- Distant partial/glimpsed views (up to 5km) from the more open topography to the east may exist, however due to minimal visual acuity as these distances the visual impact is anticipated to be minor.

Vegetation

4.15 The application site currently contains no vegetation aside from minimalist raised planters, therefore it is assumed there will no mitigation measures in terms of landscape enhancement.

Settlements and other built form

4.16 The bulk and mass of the proposed buildings will represent an increase to existing built form; at 3 storeys, it will be visually prominent as a replacement to the existing built context of 1-2 storeys and parking infrastructure.

4.17 However, when approaching Mawgan Porth from all routes, the settlement is evident before the development becomes visible by receptors. I.e. the development will not increase the geographic presence of the settlement beyond that of the existing condition.

Receptors

4.18 The footpaths and roads will not experience direct change to their immediate character or setting as result of proposals, as they are transient receptors of medium sensitivity only. There may be a minor perceived change to the visual amenity due to the introduction of an increase in built form nearby (notably from VP01), but this will not affect the public rights of way, or their users.

Inter-visibility

- 4.19 Following fieldwork, it was apparent that there are a number of landscape elements which provide a significant restriction to total or partial inter-visibility of the application site and the proposed development, from certain viewpoints. These are mainly located from approximately 500m east of the application site, shielded beyond topographic and vegetative barriers and both north and south of application site once the receptor has risen above Mawgan Porth valley floor. These include the following visual receptors: existing residential property; users of the local roads, byways and footpaths.
- 4.20 Distant views may exist at higher topography to the east of the application site, however due to minimal visual acuity as these distances the visual impact is anticipated to be minor.

Cumulative effects

- 4.21 Aside from various other small scale development within the area, there are no other cumulative development effects to be considered in conjunction with this development.

Phases of development

- 4.22 Increased volumes of vehicular traffic and plant are expected during construction, with the construction works being visible from the affected viewpoints.
- 4.23 Increased traffic will be experienced during the operational stage from visitors and residents of the development, with an increased number of vehicles potentially visible from affected viewpoints.
- 4.24 Improvements to application site accessibility are expected to minimise the visual vehicular effects and will represent a permanent change to the road infrastructure.

5.0 Landscape Effects Assessment

Landscape value

- 5.1 The value of a landscape receptor is determined by a combination of the character attributes, baseline quality/condition, elements and features (and rarity thereof), and perceptual qualities belonging to the landscape receptor.

Landscape receptors

- 5.2 Landscape features, character areas or designations can be considered as potential receptors to change resulting from proposed development through alteration or loss of key elements integral to their value or condition.

Landscape receptor Sensitivity

- 5.3 The sensitivity of each landscape receptor is assessed by its susceptibility to change and the value related to the receptor. Overall sensitivity varies with land use, degree of openness, scope for mitigation, settlements patterns and value attached to it. Sensitivity is categorised as High, Medium or Low (see Table 2: Sensitivity of landscape receptor).
- 5.4 Susceptibility of a landscape receptor is defined as its ability to accommodate change without undue effects on its baseline condition.

Table 2: Sensitivity of landscape receptor

Sensitivity	Description
High	Landscape displays high degree of character, condition or quality attribute(s). It is recognised nationally for characteristics or designations.
Medium	Landscape displays moderate degree of character, condition or quality attribute(s). It may be recognised for local characteristics of designations.
Low	Landscape displays low degree of character, condition or quality attribute(s). It is not recognised for characteristics or designations.

Landscape effects

- 5.5 The effect of change to the landscape receptor may have a duration of temporary, short or long term, or permanent, and are categorised as:
- Directly created from the development itself.
 - Indirect/secondary, as a consequential result of the development.
 - Cumulative, where considered in conjunction with other proposed developments.

Magnitude of effect on landscape receptor

- 5.6 The magnitude of change to the landscape receptor is assessed by the size and/or scale, the geographical extent and the duration and/or reversibility of the change.
- 5.7 Magnitude is categorised as Major, Moderate/None or Minor (see Table 3: Magnitude of effect on landscape receptor).

- Size and/or scale is determined as the extent of landscape baseline which is lost or affected by the change. It is categorised as Major, Moderate or Minor/None.
- Geographical extent affected is categorised as Application site (localised area), Immediate (within the setting of the Application site), or Larger (affecting the larger Landscape Area/ Character type).
- Duration is categorised as Short (0-5 years), Medium (5-10 years) or Long (10-25 years) term. Reversibility is defined as Temporary or Permanent. These are separate but related considerations, which will be applicable in different scenarios.

Table 3: Magnitude of effect on landscape receptor

Magnitude	Description
Major	Loss or extensive alteration to Larger or Immediate landscape character, condition or quality attribute(s).
Moderate	Moderate loss or alteration to Application site character, condition or quality attribute(s).
Minor / Negligible	Minor or negligible alteration to Application site or Immediate landscape character, condition or quality attribute(s).

Significance effects

- 5.8 Sensitivity and Magnitude are combined to determine the Significance of effect. With reference to Town and Country Planning (Environmental Impact Assessment) Regulations (2017), ‘significant’ effects are those evaluated as Major, Moderate or Minor (see Table 4: Significance of effect matrix).
- 5.9 For the purposes of this LVIA, and any subsequent Environmental Impact Assessment (EIA), Major effects may be deemed severe, and Moderate effects material.

Table 4: Significance of effect matrix

Magnitude	Sensitivity		
	Low	Medium	High
Minor/Negligible	Minor/Negligible	Minor	Moderate/Minor
Moderate	Minor	Moderate	Major
Major	Moderate/Minor	Major	Major

Judgements on influence of likely significant effects

- 5.10 Likely significant landscape and visual effects are judged together to be Adverse, Neutral, or Beneficial in overall influence.

Landscape Effects Assessment

- 5.11 Of those Receptors identified within the Application site surroundings through the baseline study,

the following are likely to experience effects resulting from the development being assessed (see Table 5: Landscape Effects Assessment).

Table 5: Landscape Effects Assessment

Receptor (Site feature/element)	Quality (condition)	Aesthetic/perceptual qualities	Value	Receptor sensitivity	Likely Effects	Magnitude of Effect	Significance & Influence of Effect
Existing Site: 1-2 storey buildings, hard landscaping and parking	Low Ordinary, mid-late twentieth century, 1-2 storey buildings with a variety of rooflines and related parking infrastructure; minimal vegetation; block walling to eastern and southern boundary; poor public realm contribution.	Ordinary Although sounds of the sea are audible, the proximity of the B3276 and subsequent vehicle experience detracts somewhat from the sense of tranquility; low sense of place.	Low The Site provides commercial benefits, however does not contribute any other value to the Site setting and wider geography.	Low A number of elements are susceptible to change, some with scope to enhance.	Direct & Permanent Permanent change to landscape through increase in built form. Limited enhancement through landscaping to create habitats for biodiversity; no opportunities to mitigate effects through vegetation.	Major	Moderate/ Minor & Neutral/ Beneficial
Site character	Low The Site displays a low sense of character, as defined by the NCA and LCA descriptions.	Ordinary The Site consists of 1-2 storey buildings in a cluster across the valley floor, with a semi-tranquil character.	Medium Site is located within a settlement which is semi-tranquil and in keeping with NCA/ LCA descriptions; Site located within AGLV.	Medium A number of elements are susceptible to change, some with scope to enhance.	Direct & Permanent Permanent change to Site character, some with scope to enhance existing.	Major	Moderate/ Minor & Neutral
Adjacent roads	Low-Good Adjacent roads provide basic access and traffic management.	Ordinary Visible street furniture, road sign, lighting and overhead cable posts clutter the street scene; main road passing through settlement becomes busier during tourist season, detracting from the sense of tranquility.	Medium Highly visible within Site location and high degree of influence on improved pedestrian safety, public realm experience and amenity.	Low A number of elements are susceptible to change, some with scope to enhance; road users receptors are transient.	Direct & Temporary Temporary construction traffic; disruption to highway; Direct & Permanent Permanent increased vehicular movement and potential conflict with pedestrians; subject to seasonal variations; long term improvements to access and public realm.	Moderate	Minor & Neutral/ Beneficial

Receptor (Site feature/element)	Quality (condition)	Aesthetic/perceptual qualities	Value	Receptor sensitivity	Likely Effects	Magnitude of Effect	Significance & Influence of Effect
152: 'Cornish Killas' NCA	Good The character and quality is in keeping with the Cornish Killas NCA; Site lies within scattered farmsteads and hamlets; in proximity of visible archaeology remains, Neolithic burial monuments and field systems.	Good Moderate sense of tranquility and experience.	Medium The Site is located within geographic area of settlements connected by a network of ridge top and valley roads or lanes; within field networks displaying an integral part of the landscape character.	Medium A number of elements are susceptible to change.	Direct & Permanent Size and scale of the development will not impact on the NCA; Site will retain boundary within the settlement pattern.	Minor/ Negligible	Minor/ Negligible & Neutral
'CA15: Newquay and Perranporth Coast' LCA	Good Strong and functioning landscape elements are visible and evident.	Good Strong field pattern enclosing small-medium scale fields and narrow lanes; moderate sense of tranquility.	Medium The Site is located within geographic area of field networks and dramatic, sandy beaches displaying an integral part of the landscape character.	Medium A number of elements are susceptible to change.	Direct & Permanent Size and scale of the development will have a localised impact only due to scale and mass but a minor/negligible impact on overall LCA; Site will retain boundary within the settlement pattern.	Minor/ Negligible	Minor/ Negligible & Adverse/ Neutral
Historic landscape 'Modern Enclosed Land'	Good In keeping with the Type: mainly Anciently Enclosed Land or Post-Medieval Enclosed Land whose field systems have been substantially altered by large-scale hedge removal in the 20th century.	Good Some larger fields in keeping with hedge removal; fewer prehistoric features visible at surface than in Anciently Enclosed Land; moderate sense of tranquility.	Medium The Site is located adjacent to geographic area of field networks displaying an integral part of the historic landscape character.	Medium A number of elements are susceptible to change within the setting of the Scheduled Monument.	Direct & Permanent Built form is not part of the HLC, however built form effects may be contained to the existing Site boundary to mitigate further encroachment on Type; improved access to footpaths and increases awareness of Type.	Minor/ Negligible	Minor/ Negligible & Neutral

Receptor (Site feature/element)	Quality (condition)	Aesthetic/perceptual qualities	Value	Receptor sensitivity	Likely Effects	Magnitude of Effect	Significance & Influence of Effect
AGLV 'Watergate and Lanherne'	Good Strong and functioning landscape elements and character are visible and evident.	Good The immediate Site surroundings display good quality/condition within the AGLV context; moderate sense of tranquility.	Medium Locally designated area where the primary objective is conservation and enhancement of their landscape quality and individual character.	Medium A number of elements within the setting of the AGLV are susceptible to change.	Direct & Temporary Sounds of construction may temporarily cause and effect on the setting and experience of the AGLV; Direct & Permanent The scale and scope of the development will impact the landscape elements and character of the AGLV in immediate locality.	Minor/ Negligible	Minor/ Negligible & Adverse/ Neutral
AONB 'Carnewas to Stepper point'	Excellent Strong and functioning landscape with important heritage conservation elements.	Good Extremely varied coastal scenery, from the high headlands of Trevoise Head and Stepper Point to the large cliffs and rocky stacks of the Bedruthan Steps; small coves and gentle sandy bays give way to sand dunes at Constantine Bay, whilst a gently rolling inland plateau gradually rises toward distant higher ground at Bear Downs; high, windswept headlands with panoramic views are to be found at Stepper Point, including the yawning Camel Estuary.	High Internationally designated site.	High Beyond the extent of the Site valley, the topography and existing surface features obscure views from the AONB to the Site; no direct impact is expected on the setting of the Receptor.	Indirect & Permanent A potential increase in recreational pressures due to higher residential and visitor numbers.	Minor/ Negligible	Minor/ Negligible & Neutral

Receptor (Site feature/element)	Quality (condition)	Aesthetic/perceptual qualities	Value	Receptor sensitivity	Likely Effects	Magnitude of Effect	Significance & Influence of Effect
Scheduled Monument 'Mawgan Porth Dark Age Settlement: early medieval settlement and associated burial ground, 250m west of Lanerick' (~110m northeast of the Site)	Excellent The monument includes an early medieval settlement at Mawgan Porth, situated close to the mouth of the estuary, on the northern bank of the River Menalhyl; Both the settlement and cemetery are known to extend beyond the present scheduled area although the full extent is not known. It is expected that a chapel also will survive in the wider area. These are preserved as buried features.	Good The excavated buildings are still visible, although the excavated graves have been backfilled. Although partially excavated, it still contains a great deal of further archaeological and environmental evidence.	High Nationally designated site. Well- preserved deserted sites are rare and in the case of Mawgan Porth its associated cemetery is also intact. Because it appears to have been engulfed by encroaching sand it has not been successively built on in the intervening periods and so survives particularly well. It remains one of the most important sites of its type in Cornwall and England.	High Although the Scheduled Monument is protected from development, is now exists within a different setting of an established settlement of modern built form, including a miniature golf course to the south.	Direct & Permanent The proposed development will reinforce this modern built settlement, altering the setting of the Schedule Monument further, albeit to a slight degree. Indirect & Permanent An potential increase in recreational pressures due to higher residential and visitor numbers.	Minor/ Negligible	Moderate/ Minor & Neutral
SSSI impact zone 'Bedruthan Steps and Park Head'	Favourable Botanically rich; grazing management appears to be benefiting the site (Natural England, 2021).	Good Supralittoral rock; Maritime grassland communities limited to inaccessible slopes; rugged coastal cliffs.	High Nationally designated site.	High Beyond the extent of the Site valley, the topography and existing surface features obscure views from the AONB to the Site; no direct impact is expected on the setting of the Receptor.	Indirect & Permanent A potential increase in recreational pressures due to higher residential and visitor numbers.	Minor/ Negligible	Minor/ Negligible & Neutral

Receptor (Site feature/element)	Quality (condition)	Aesthetic/perceptual qualities	Value	Receptor sensitivity	Likely Effects	Magnitude of Effect	Significance & Influence of Effect
SAC zone of influence 'Penhale Dunes'	<i>Unfavourable - recovering</i> Bare sand and unfavourable invertebrate species reported for habitat (Natural England, 2021).	<i>Good</i> Supralittoral sediment; mobile dunes and grassland; wild, exposed beach dunes.	<i>High</i> Nationally designated site.	<i>High</i> Scale and scope of development within valley topography is anticipated to have no direct impact is on the setting of the Receptor.	<i>Indirect & Permanent</i> A potential increase in recreational pressures due to higher residential and visitor numbers.	<i>Minor/ Negligible</i>	<i>Minor/ Negligible & Neutral</i>
Dark Skies Discovery Site (Bedruthan Steps)	<i>Good</i>	<i>Good</i> Located within an area already influenced by semi-rural and coastal residential and vehicular light pollution.	<i>Medium</i> Nationally recognised site but not subject to statutory protection.	<i>High</i> Scale and scope of development within valley topography is anticipated to have no direct impact is on the setting of the Receptor.	<i>Indirect & Permanent</i> A potential increase in recreational pressures due to higher residential and visitor numbers.	<i>Minor/ Negligible</i>	<i>Minor/ Negligible & Neutral</i>
CWS 'R2.3: Mawgan Porth to Newquay' (adjacent to the site)	<i>Good</i> Active conservation management is being achieved on this site.	<i>Good</i> Maritime cliff and slopes; coastal sand dunes.	<i>Medium</i> Locally recognised site but not subject to statutory protection with no implied public access.	<i>Medium</i> Scale and scope of development within valley topography is anticipated to have no effect on the Receptor physically but may impact on its setting only.	<i>Direct & Temporary</i> Sounds of construction may temporarily cause an effect on the setting and experience of the CWS; <i>Direct & Permanent</i> The proposed development is unlikely to impact the CWS as Site is already a hard landscaped area/low habitat area.	<i>Minor/ Negligible</i>	<i>Minor/ Negligible & Neutral</i>

Receptor (Site feature/element)	Quality (condition)	Aesthetic/perceptual qualities	Value	Receptor sensitivity	Likely Effects	Magnitude of Effect	Significance & Influence of Effect
PROW (SWCP)	<i>Good</i> Walked PROWs appeared well used and maintained;	<i>Good</i> High sense of tranquility. coastal stretches have an exposed, rugged and wild feel.	<i>High</i> The SWCP is a nationally and locally valued coast path.	<i>Medium</i> Receptors are transient users susceptible to changes in perceptual and experiential qualities as a consequence of the development.	<p><i>Direct & temporary</i> Sounds and visual impact from construction may temporarily cause an effect on the setting and experience of the SWCP including the arrival to Mawgan Porth from these routes and viewpoints;</p> <p><i>Direct & permanent</i> Operational sound and vehicle size will likely be reduced from construction stages but may still represent a permanent change to the audible experience to the closer PROW stretches; this is mitigated in areas where there are greater vegetative barriers; perception of arrival and appreciation of SWCP unlikely to be affected in the longer term.</p>	<i>Minor/ Negligible</i>	<i>Minor/ Negligible & Neutral</i>

Receptor (Site feature/element)	Quality (condition)	Aesthetic/perceptual qualities	Value	Receptor sensitivity	Likely Effects	Magnitude of Effect	Significance & Influence of Effect
PROW (others)	<i>Good-Low</i> Walked PROW (309/9/2 Gold) appeared underused and overgrown in places.	<i>Medium</i> High sense of tranquility on main stretches of walked PROW except for PROW in close proximity to Airport and entrances where PROW meet roads; higher elevations within the valley with increased tree/hedge cover have a greater sense of enclosure and intimacy.	<i>Medium</i> Access to countryside is generally valued; the underused and overgrown nature of some walked PROWs indicated some undervalued routes locally.	<i>Medium</i> Receptors are transient users susceptible to changes in perceptual and experiential qualities as a consequence of the development.	<i>Direct & temporary</i> Sounds of construction may temporarily cause and effect on the setting and experience of the nearby PROWs; <i>Direct & permanent</i> Operational sound and vehicle size will likely be reduced from construction stages but may still represent a permanent change to the audible experience to the closer PROW stretches; this is mitigated in areas where there are greater vegetative barriers.	<i>Minor/ Negligible</i>	<i>Minor/ Negligible & Neutral</i>

6.0 Visual Effects Assessment

Introduction

- 6.1 This section examines the influence of the landscape on the visual amenity in the area, focusing on landform, vegetation and visual key features and characteristics, linked back to the previous landscape character descriptions as appropriate.
- 6.2 This is followed by a description of the Zone of Theoretical Visibility of the proposals and the key views photographed for the assessment. Photosheets are listed in Appendix 2.
- 6.3 Existing theoretical visibility of the Application site is illustrated in M501_LVIA 03: ZTV Analysis, along with the key viewpoints selected for the LVIA which are detailed in Table 1: Viewpoint Schedule and on Photosheets in Appendix 2.
- 6.4 The ZTV map illustrates areas from which the development may be theoretically visible. This ZTV has been based on a 'bare earth' scenario. This ZTV does not take into consideration any of the existing vegetation, built form or hedgerows. Viewpoints have then been determined based on field observations to determine actual visibility led by the initial ZTV when influenced by the current situation. The areas shown in light blue represent the theoretical zone of visibility of the Application site.

Visual envelope

- 6.5 The extent of the views into the application site are predominately from the east and west of the application site at higher elevations; the rising landform to the north and south limit further views into the valley from greater distances.
- 6.6 The landform including the built environment has been taken into account.

Visual value

- 6.7 The value of a visual receptor is determined by a combination of the character attributes attached to the view, for example through Designation or the presence of heritage assets, references to the landscape in literature and perceptual qualities belonging to the visual receptor.

Visual receptors

- 6.8 Anyone viewing the application site is considered a potential receptor to change resulting from proposed development through alteration or loss of key elements integral to their visual amenity value or appearance.

Visual receptor Sensitivity

- 6.9 The sensitivity of each visual receptor is assessed by the extent to which the viewpoint will experience the effect of development. This is affected by the location of the receptor, the activity the receptor is engaged in and the interaction experienced with the landscape, and sometimes the quantity of users present at the receptor. Sensitivity is categorised as High, Medium or Low (see Table 6: Sensitivity of visual receptor).

The PROW's are local designations (national in the case of the SWCP), considered to be medium sensitivity.

Table 6: Sensitivity of visual receptor

Sensitivity	Description
High	Users with primary or static interaction with landscape, including residents, communities involved in activities within the landscape, or users of a PROW.
Medium	Users who engage in a transient interaction with the landscape, including those travelling in vehicles, or other incidental temporary landscape use.
Low	Users with no interaction or contact with the landscape, such as people at work.

Visual effects

6.10 The effect of change to the landscape receptor may have a duration of temporary, short or long term, or permanent, and are categorised as:

- Directly created from the development itself.
- Indirect/secondary, as a consequential result of the development.
- Cumulative, where considered in conjunction with other proposed developments.

Magnitude of effect on visual receptor

6.11 The magnitude of change to the visual receptor is also assessed by the size and/or scale, degree of contrast with features, the nature of the proposed view, the geographical extent and the duration and/or reversibility of the change.

6.12 Magnitude is categorised as Major, Moderate/None or Minor (see Table 7: Magnitude of effect on visual receptor).

- Size and/or scale is determined as the extent of visual baseline which is lost or affected by the change. It is categorised as Major, Moderate or Minor/None.
- Geographical extent affected is categorised as the angle of the view in relation to the receptor, the distance from the receptor and the extent over which the changes would be visible.
- Duration is categorised as Short (0-5 years), Medium (5-10 years) or Long (10-25 years) term. Reversibility is defined as Temporary or Permanent. These are separate but related considerations, which will be applicable in different scenarios.

Table 7: Magnitude of effect on visual receptor

Magnitude	Description
Major	Extensive loss or alteration to existing view, or quality/character of view.
Moderate	Moderate loss or alteration to existing view, or quality/character of view.
Minor / Negligible	Minor or negligible loss or alteration to existing view, or quality/character of view.

Significance of effects

6.13 Sensitivity and Magnitude are combined to determine the significance of effect. With reference to Town and Country Planning (Environmental Impact Assessment) Regulations (2017), ‘significant’ effects are those evaluated as Major, Moderate or Minor (see Table 4: Significance of effect matrix, repeated below).

For the purposes of this LVIA, and any subsequent Environmental Impact Assessment (EIA), Major effects may be deemed severe, and Moderate effects material.

Table 4: Significance of effect matrix

Magnitude	Sensitivity		
	Low	Medium	High
Minor/Negligible	Minor	Minor	Moderate/Minor
Moderate	Minor	Moderate	Major
Major	Moderate/Minor	Major	Major

Judgements on influence of likely significant effects

6.14 Likely significant landscape and visual effects are judged together to be Adverse, Neutral, or Beneficial in overall influence.

Photography

6.15 The photographs have been taken using a Full Sensor SLR Nikon D60 digital camera using a fixed 50mm focal length (35mm format equivalent) lens.

The camera was set at a typical eye height of 1.5m above ground level.

The photographs used to illustrate the assessment have been ‘stitched’ together using Photoshop digital imaging software to provide a ‘panoramic image’, thus providing a visual context to the focus of the centre photograph.

Visual Effects Assessment

6.16 Of those Receptors identified within the Application site surroundings through the baseline study, the following are likely to experience effects resulting from the development (see also Table 1: Viewpoint Schedule):

- (1) VPo1: from footpath 409/43/1 (Gold) CP: 180 degree panoramic from the entrance of footpath to the centre of the application site;
- (2) VPo2: from footpath 409/2/1 (Gold) CP: 180 degree panoramic from the entrance of footpath to the centre of the application site;
- (3) VPo3: from B3276 road (south) entering the valley: 180 degree panoramic from the road to the centre of the application site;
- (4) VPo4: from footpath 409/2/1 (Gold) CP (1): 180 degree panoramic from the footpath to the centre of the application site;

- (5) VP05: from footpath 409/2/1 (Gold) CP (2): 180 degree panoramic from the footpath (at a higher elevation than VP04) to the centre of the application site;
- (6) VP06: from road adjacent to Village Hall: 180 degree panoramic view from the road to the centre of the application site;
- (7) VP07: from road approaching from the northeast and footpaths 409/33/1 (Gold) and 409/34/1 (Gold): 180 degree panoramic from the road and footpath entrances to the centre of the application site;
- (8) VP08: from B3276 road (north) entering the valley and footpath 409/31/3 (Gold): 180 degree panoramic from the road and footpath entrance to the centre of the application site;
- (9) VP09: from footpath 409/47/1 (Bronze) footpath: 180 degree panoramic from the footpath to the centre of the application site;
- (10) VP10: from footpath 409/49/2 (Gold) CP: 180 degree panoramic from the footpath (a higher elevation than VP09) to the centre of the application site;
- (11) VP11: approach road from the east (1): 180 degree panoramic view from the road to the centre of the application site;
- (12) VP12: approach road from the east (2): 180 degree panoramic view from the road (at a higher elevation than VP11) to the centre of the application site;
- (13) VP13: from footpath 409/9/2 (Gold): 180 degree panoramic view from the footpath to the centre of the application site;
- (14) VP14: from footpath 409/23/1 (Silver): 180 degree panoramic view from the footpath to the centre of the application site;
- (15) VP15: from beach (1): 180 degree panoramic view from Mawgan Porth beach to the centre of the application site;
- (16) VP16: from beach (2): 180 degree panoramic view from the Mawgan Porth beach (from a greater distance than VP15) to the centre of the application site.

The predicted changes are assessed in the Photosheets (see Appendix 2: Photosheets) and a summary presented in 7.0 Summary of Likely Effects.

7.0 Summary of Likely Effects

Landscape receptors

- 7.1 The proposals represent a direct, permanent change to the internal application site elements of ordinary, mid-late twentieth century, 1-2 storey buildings and related parking infrastructure through the increase in scale and mass of built form. There are limited enhancement opportunities through landscaping to create habitats for biodiversity and no opportunities to mitigate visual effects through vegetation. The change to the application site landscape is intended to represent an improvement to the existing condition in both form and material, bringing associated improvements to public realm, landscaping, access and pedestrian safety. Therefore, although the magnitude of effect of the proposed development is major, because the receptor sensitivity is low, the significance of effect is deemed moderate/minor, with a neutral/beneficial influence of effect overall.
- 7.2 The application site character will experience a permanent, direct change internally, but is currently of low quality character as defined by the NCA and LCA descriptions and the development offers scope to enhance some elements which are susceptible to change. Therefore, although the magnitude of effect of the proposed development is major, because the receptor sensitivity is low, the significance of effect is deemed moderate/minor, with a neutral influence of effect overall.
- 7.3 The adjacent roads are predicted to experience a permanent, direct increase in vehicular movement and as such the significance of effect is deemed to be moderate and neutral/beneficial in influence due to the anticipated improvements to access over the long term. During the application site's operational stage, the vehicular increase is expected due to new residents and will also likely be subject to seasonal variations from tourists. Construction traffic represents a temporary, direct change of a moderate significance and adverse influence of effect overall.
- 7.4 The proposals are located on the valley floor. Viewpoint locations towards the application site from the wider landscape character area are limited to those in the immediate surroundings; impacts reduce over more distant views across from the east and west and are limited to the wider environment from the north and south due to the valley topography. As such, changes on the application site are not likely to be prominent or perceptible from within the wider NCA, therefore the predicted change to the NCA is direct, with a minor/negligible significance of effect which is neutral in influence overall.
- 7.5 From higher elevations and distance locations within the LCA, the development is unlikely to be noticed without prior knowledge of the proposals or those seeking out the proposals within the view. The size and scale of the development will have a localised impact only due to scale and mass. Therefore the predicted change to the LCA is direct and permanent, but the significance of effect deemed minor/negligible (i.e. minimal changes to medium sensitivity receptors only) with a neutral influence overall.
- 7.6 Built form is not part of the HLC, however the effects may be mitigated to a degree by containing to the existing application site boundary to mitigate further encroachment on historical type. Therefore the change predicted is direct and permanent, with a minor/negligible significance of effect with a neutral overall influence. It should be noted however that although not noted within the HLC, the settlement of Mawgan Porth already occupies a portion of this HLC type and the

development does not extend this physical influence with only very limited increase in visual effect over the HLC to that of the existing condition.

- 7.7 The application site is located within a locally designated AGLV which draws its characteristics from within the wider settlement environment: semi-tranquil, in keeping with NCA and LCA descriptions and displays good quality landscape features. The impact of construction stages are likely to have a direct and temporary minor/negligible effect on the setting and experience of the AGLV; the scale and scope of the development will likely impact the landscape elements and character of the AGLV in the immediate locality only, in a direct and permanent manner. Therefore the magnitude of effect on the AGLV has been determined as minor/negligible, with the significance of effect also minor/negligible and an adverse to neutral influence of effect overall.
- 7.8 Beyond the valley topography to the north and south, the topography and existing surface features obscure views into the application site, so no direct effect on the AONB, Dark Skies Discovery application site or their settings is likely. An indirect effect of a potential increase in recreational pressures due to higher residential and visitor numbers is likely, however the magnitude of effect is deemed minor/negligible and the influence of effect neutral overall.
- 7.9 Similarly, no direct effect on the SSSI impact zone 'Bedruthan Steps and Park Head' or SAC zone of influence 'Penhale Dunes', or their settings is anticipated. An indirect effect of a potential increase in recreational pressures due to higher residential and visitor numbers is likely, however the magnitude of effect is deemed minor/negligible and the influence of effect neutral overall.
- 7.10 Although the Scheduled Monument 'Mawgan Porth Dark Age Settlement: early medieval settlement and associated burial ground, 250m west of Lanerick' (~110m northeast of the Application site) is protected from development, is now exists within a different setting of an established settlement of modern built form, including a miniature golf course to the south. The proposed development will represent a direct and permanent change to setting, reinforcing the more modern built settlement, albeit to a slight degree only. Therefore, although the magnitude of effect of the proposed development is minor/negligible, because the receptor sensitivity is high, the significance of effect is deemed moderate/minor, with a neutral influence of effect overall.
- 7.11 The application site is adjacent to the CSW 'R2.3: Mawgan Porth to Newquay'. Although there is no implied public access at a CSW, this area encompasses the beach and stretches of the SWCP, plus a large area adjacent to the application site which are publicly accessible. The impact of construction stages are likely to have a direct and temporary minor/negligible effect on the setting and experience of the CSW; however, direct and permanent effects on the CWS as application site are unlikely as the Application site is already a hard landscaped and low habitat area therefore are also minor/negligible. The magnitude of effect on the CSW has been determined as minor/negligible, with the significance of effect also minor/negligible and a neutral influence of effect overall.
- 7.12 Receptors of PROW are transient users, susceptible to changes in perceptual and experiential qualities as a consequence of the development. The PROW are not predicted to experience direct change to their immediate character or setting as result of proposals. Sounds of construction may temporarily cause a direct effect on the setting and experience of nearby PROW, including and effect on the setting and experience on the arrival to Mawgan Porth from these routes. Permanent operational sound by users of the development will be reduced from construction sounds but may

still represent a direct permanent change to the audible experience to the closer PROW stretches, including the more notable SWCP. This will be mitigated in areas where there are greater vegetative barriers and the perception of arrival and appreciation of SWCP unlikely to be affected in the longer term. The predicted changes to the PROW are therefore both direct, temporary and permanent, but with a significance of effect deemed minor/negligible with a neutral influence overall.

Cumulative effects

- 7.12 There is no anticipated potential cumulative effect to be considered in conjunction with other local developments.

Visual receptors

- 7.13 Road users are considered medium receptors of a transient nature.
- 7.14 On the approach to the application site from north (seen from VPO1) the development will be wholly visible, the effects of which would impact the valley ridgeline and panoramic extent of the view change. On the approach to the application site from south (as seen from VPO2) the distant central undulating topography will be obscured by the proposed development, which will have the effect of artificially 'raising' the valley floor. This will influence the skyline above the site and present an unbalanced central valley view from this point. On the approach to the application site from east (as seen from VPO6), emphasised by the rising landform, the development proposals would be wholly visible and central, the effects of which would impact the valley edge ridgeline of the view, most notably to the right edge. The context of the view will not alter, though the development proposals will obscure a greater portion of the coastal fringe landscape compared to the existing condition, therefore from these viewpoints, the effects represent a direct and permanent change of a moderate/major magnitude of effect and significance, with an adverse overall influence of effect.
- 7.15 The visual impact effects reduce from the viewpoints outside of the immediate Application site surroundings. From VPO3 to the south, the proposed development scale will rise above the existing rooflines directly adjacent to them however this will be in the context of already evident settlement, presenting a minor impact. From VPO7 and VPO8, the proposed development does not appear to imbalance the valley floor, with ridge lines no higher than the Merrymoor Inn and the southern slope backcloth remaining. VP11 and VP12 illustrate the proposed development again within the context of existing built form with the proposed increase in massing presenting a minor impact. Therefore from these viewpoints, the effects represent a direct and permanent change of a minor/negligible magnitude of effect and minor significance, with a major neutral overall influence of effect.
- 7.16 The topography and existing surface features further outside of the immediate valley limit views towards the application site.
- 7.17 PROW users are considered medium receptors of a transient nature.
- 7.18 The magnitude of effect on the PROW has been determined as minor/negligible, with the significance of effect also minor and a neutral influence of effect overall.
- 7.19 From the following viewpoints, the ridgelines will be no higher than the Merrymoor Inn and the southern slope backcloth will remain;
- VPO7: the development does not appear to imbalance scale of settlement within the valley floor;

- VPo8: the development will be partially visible above the vegetation line adjacent to the descending road; visibility of the development will likely be reduced during spring and summer months where there is greater leaf cover;
 - VPo9: the development will be visible above the vegetation line adjacent to the road behind the dunes; again, visibility of the development will likely be partially reduced during spring and summer months where there is greater leaf cover, although this effect will be marginal as of the low vegetation height proportionately to the scale of development.
- 7.20 From VP13 and VP14, the development will be partially visible above the hedge line located between the Site and the beach, however this is within the context of evident built form with diminished visual acuity. Visibility of the development will likely be reduced during spring and summer months where there is greater leaf cover surrounding the footpaths and field edges.
- 7.21 SWCP /PROW users are therefore also considered medium receptors of a transient nature.
- 7.22 In the short term, construction stages may impact the views on arrival to Mawgan Porth from these routes (VPo4, VPo5 and VP1o) but this is not expected to affect the public rights of way, or their users. The magnitude of effect on the SWCP has been determined as minor/negligible, with the significance of effect also minor and a neutral influence of effect overall.
- 7.23 The SWCP users may experience a minor perceived change to the visual amenity due to the increase in built form nearby (notably from VPo1 and VPo2), hence the change from these viewpoints a deemed of a moderate/major magnitude of effect and significance, with a major adverse overall influence of effect, but again, this is not expected to affect the public rights of way, or their users.
- 7.24 Views from private property are not a material consideration in determining planning applications unless the proposed change is sufficiently unpleasant or intrusive to cause unacceptable harm to residential amenity (though if the same view is available from nearby public areas that impact would also need to be considered within the main visual impact assessment).
- 7.25 Residential receptors with views of the application site who are likely to experience effects resulting from development are relatively limited in number. These are concentrated along to the immediate surrounding are of the application site which may overlook the development.
- 7.26 Views from the beach have been included in the assessment in response from Parish Council concerns over the visual impact from a highly visited and valuable landscape asset. Users of this feature are medium receptors, both transient and static in nature.
- 7.27 The magnitude of effect on the beach from these representative viewpoints has been determined as minor/negligible, with the significance of effect also minor and a neutral influence of effect overall:
- From VP15, the development will be partially visible above the dunes and vegetation line located between the Site and the beach, breaking the skyline.
 - From VP16, the development will again be partially visible above the dunes and vegetation line; however, this is within the context of evident built form to both the left and right with diminished visual acuity at this distance.
- 7.28 The development rooflines will not be higher than the Merrymoor Inn to the right; although these will likely break the skyline it is not anticipated that this will unbalance the valley view. Visibility of

the development will likely be partially reduced during spring and summer months where there is greater leaf cover, although this effect will be marginal as of the low vegetation height proportionately to the scale of development.

8.0 Mitigation and Enhancement

- 8.1 The mitigation strategies for the development include:
- Primary measures (prevention/avoidance of effects);
 - Standard measures (reduction of effects).
- 8.2 The proposed development has been designed to provide an improvement to the current built form, which, although significantly larger than the buildings which it proposes to replace, remains architecturally subservient to other local built form within Mawgan Porth and with a strong consideration of the public, pedestrian and vehicular, interface.
- 8.3 To minimise the effect of change and increase in scale, the massing of the development has been reduced and a broken ridgeline has been incorporated into the development following feedback from design review panels and public consultation; the scale of the development will be no higher than the Merrymoor Inn.
- 8.4 A recent transport assessment anticipates a negligible increase in vehicular traffic as a result of the development (refer to Transport Statement (2021), see Bibliography) and the application site is located near sustainable transport links using an adjacent bus stop and a nearby PROW.
- 8.5 Construction working hours to be limited in accordance with the agreed construction management plan as appropriate in order to affect the tranquility of the landscape due to the movement of construction vehicles and associated activities. Access will be limited to area(s) of application site as agreed, accordingly.
- 8.6 Although limited vegetative screening options are available, biodiversity net gain enhancements are designed into this public realm and roof terraces.

9.0 Conclusions and recommendations

- 9.1 This LVIA has been undertaken during the application site design process to help to inform an iterative design, which has been mindful to minimise landscape and visual impact of the development, suggesting mitigation and enhancement measures for any residual effects where possible.
- 9.2 The proposed development seeks to improve the baseline condition of the application site, providing economic, social and environmental benefits in line with local policy and regeneration benefits of this previously develop brownfield site.
- 9.3 The bulk and mass of the proposed development will represent an increase in built form within a setting of existing built form and natural landscape features (cliffs and dunes); however, this is in response to the local need and desire for regeneration of a site low in character and landscape value.
- 9.4 The impact of landscape and visual effects are likely to be limited to the immediate application site and surrounding valley environment only; the visual impact effects reduce to minor/negligible from the viewpoints outside of the immediate application site surroundings.
- 9.5 Viewpoints from the east and west will be more sensitive to change, due to the undulating landform and more open views towards the application site from these directions. Beyond the valley topography to the north and south, the topography and existing surface features obscure views into the application site.
- 9.6 An increase in traffic during construction and operation is likely to affect the tranquility of the immediate character setting and impact visual amenity. However, standard mitigation strategies for construction can be adopted and both construction and operational traffic restricted and limited to areas as agreed by a subsequent management plans.
- 9.7 No direct effect is anticipated on any nearby nationally designated areas; an indirect effect of a potential increase in recreational pressures due to higher residential and visitor numbers is likely, however the magnitude of effect is deemed minor/negligible.
- 9.8 The scale and scope of the development will likely impact the landscape elements and character of the locally designated AGLV in the immediate locality only. This is likely to be of a minor/negligible extent, adverse in nature with the vast majority of the AGLV and its defining characteristics unaffected.
- 9.9 Due to the nature and scale of the development, no direct change is expected to be experienced by the NCA, the LCA, or the HLC.
- 9.10 The impact of the proposed development on the designated heritage asset in the vicinity of the application site has been assessed to have a negligible impact (Ref South West Archaeology Ltd. report no. 210222).
- 9.11 Local PROW may experience a change to setting during the construction stages but the perception of arrival and appreciation of SWCP is unlikely to be affected longer term.
- 9.12 The views from the beach will be impacted to a minor extent but again, this it is not anticipated that

this will impact the perception or experience of the beach setting or the quality and character of the visitors to and users of the beach.

- 9.12 This LVIA concludes that although the proposed development presents a notable increase in scale compared to the existing condition, this does not present an unacceptably negative effect of change to any local or national designations.
- 9.13 The character of the valley bottom will experience change in character, again due to the recognisable increase in scale, however this change is not likely to effect appreciation of the more sensitive elements of the LCA.

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