

Project: Mawgan Porth Beachfront Regeneration 2020

Landscape & Visual Baseline Appraisal - Photosheets

Date: February-March 2021

Reference: M501_Mawgan Porth

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Revision: February-March 2021

Site from footpath 409/43/1 (Gold) SWCP entrance

View 01: 180 degree panoramic view from the entrance of footpath 409/43/1 (Gold) SWCP entrance to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking south into the application site. The panoramic photograph shows the existing view into the Site from the entrance of footpath 409/43/1 (Gold) SWCP, which is also the view from the 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.



Viewpoint title. Viewpoint 01.

Easting: 185023

Northing: 67221 5m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~40m

Direction of view: South

Type of view: Panorama

Predicted change: *Direct & permanent*

The development proposals would be wholly visible and central from this view by transient receptors, the effects of which would impact the valley ridgeline and panoramic extent of the view change.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Major
Significance of Effect	Major

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Adverse
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Viewpoint 01: SINGLE FRAME IMAGE



Viewpoint 01: CONTEXT IMAGE



Viewpoint title: Viewpoint 01 Context.

Easting: 185023

Northing: 67221 5m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~40m

Direction of view: Northwest

Type of view: Single

Description:

Contextual view in the approach direction to View 01 showing the approach to the entrance to footpath 409/43/1 (Gold) SWCP.

The vegetation to the northwest and existing surface features further obscure views towards the application site in the immediate surroundings.

Predicted change:

Visibility of the development will likely be further reduced during spring and summer months where there is greater leaf cover.

Site from footpath 409/2/1 (Gold) SWCP entrance

View 02: 180 degree panoramic view from the entrance of footpath 409/2/1 (Gold) SWCP to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking east into the application site from an elevated position. The panoramic photograph shows the existing view into the Site from the entrance of footpath 409/2/1 (Gold) SWCP, which is also the view from the 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.

Approximate
application site
boundaries




Viewpoint title. Viewpoint 02.

Easting: 184848

Northing: 67201 10m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~173m

Direction of view: East

Type of view: Panorama

Predicted change: *Direct & permanent*

Although less dominant, 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.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Moderate/Major
Significance of Effect	Moderate/Major

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Adverse
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Viewpoint 02: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 02: CONTEXT IMAGE



Viewpoint title: Viewpoint 02 Context.

Easting: 184848

Northing: 67201 10m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~173m

Direction of view: Northwest

Type of view: Single

Description:

Contextual view in the approach direction to View 02 showing the approach to the entrance to footpath 409/2/1 (Gold) SWCP.

Site from B3276 road (south) entering the valley

View 03: 180 degree panoramic view from the B3276 road (south) entering the valley to the centre of the application site. Refer to following sheets for single frame and context images.

Description:

Looking east northeast into the application site from an elevated position of the B3276 road (south), this panoramic shows the existing view into the application site as the floor of the valley comes into view.

Approximate application site boundaries



Viewpoint title: Viewpoint 03.

Easting: 184859

Northing: 67174 14m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~145m

Direction of view: East northeast

Type of view: Panorama

Predicted change: *Direct & permanent*

The valley topography ridgeline to the sky, trees to the northern slopes and scheduled monument will remain visible above the proposed roof line from this view.

The proposed development scale will rise above the existing roof lines directly adjacent to them however this will be in the context of already evident settlement, presenting a minor impact.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 03: SINGLE FRAME IMAGE



Viewpoint 03: CONTEXT IMAGE



Viewpoint title: Viewpoint 03 Context.

Easting: 184848

Northing: 67201 10m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~145m

Direction of view: South

Type of view: Single

Description:

Contextual view in the approach direction to View 03 showing the approach B3276 road leading out of the valley to the south.

The topography and existing surface features further to the south limit views towards the application site.

Site from footpath 409/2/1 (Gold) SWCP (1)

View 04: 180 degree panoramic view from footpath 409/2/1 (Gold) SWCP (1) to the centre of the application site. Refer to following sheets for single frame and context images.

Description:

Looking east into the application site from the elevated position above the beach edge. The panoramic photograph shows the existing view into the Site from the footpath 409/2/1 (Gold) SWCP.

The valley topography and surrounding roof lines frame this view; the rising land towards the east is also visible behind the valley floor.

Approximate
application site
boundaries



Viewpoint title: Viewpoint 04.

Easting: 184743

Northing: 67320 14m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~300m

Direction of view: Southeast

Type of view: Panorama

Predicted change: *Direct & permanent*

The distant central undulating topography will still be visible above the proposed development, presenting a maintained balance to the central valley view from this point.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 04: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 04: CONTEXT IMAGE



Viewpoint title: Viewpoint 04 Context.

Easting: 184743

Northing: 67320 14m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~300m

Direction of view: West

Type of view: Single

Description:

Contextual view of the 409/2/1 (Gold) SWCP footpath showing the rising elevation further along the footpath.

Site from footpath 409/2/1 (Gold) SWCP (2)

View 05: 180 degree panoramic view from footpath 409/2/1 (Gold) SWCP (2) (at a higher elevation than VP04) to the centre of the application site. Refer to following sheets for single frame and context images.

Description:

Looking east into the application site from an elevated position further above VP04. The panoramic photograph shows the existing view into the Site from the footpath 409/2/1 (Gold) SWCP at a higher elevation.

The valley topography becomes less dominant as the more distant undulating inland topography comes into view.

Approximate
application site
boundaries




Viewpoint title. Viewpoint 04.

Easting: 184671

Northing: 67326 29m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~372m

Direction of view: Southeast

Type of view: Panorama

Predicted change: *Direct & permanent*

The impact of the proposed development will be even less from this view than from VP04; the scale and mass more will appear more in proportion and balanced within the existing built form.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 05: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 05: CONTEXT IMAGE



Viewpoint title: Viewpoint 05 Context.

Easting: 184671

Northing: 67326 29m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~372m

Direction of view: West

Type of view: Single

Description:

Contextual view in the approach direction to View 05 showing the footpath levelling out in topography.

The topography and existing surface features further to the west limit views towards the application site.

Site from road adjacent to Village Hall

View 06: 180 degree panoramic view from the road adjacent to the Village Hall to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking west into the application site. The panoramic photograph shows the existing view into the Site from the road adjacent to the Village Hall. The panoramic photograph 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.

Approximate application site boundaries



Viewpoint title: Viewpoint 06.

Easting: 185091

Northing: 67178 4m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~70m

Direction of view: West

Type of view: Panorama

Predicted change: *Direct & permanent*

Emphasized by the rising landform, the development proposals would be wholly visible and central from this view by transient receptors, the effects of which would impact the valley edge ridgeline of the view, most notably to the right edge.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Moderate/Major
Significance of Effect	Moderate/Major

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Adverse
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Viewpoint 06: SINGLE FRAME IMAGE



Viewpoint 06: CONTEXT IMAGE



Viewpoint title: Viewpoint 03 Context.

Easting: 185091

Northing: 67178 4m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~70m

Direction of view: East

Type of view: Single

Description:

Contextual view in the opposite direction to View 06 showing the approach road to the application site from the east and adjacent to the Village Hall.

The photograph also shows the view that properties to the east of the Site will experience from View 06.

Site from road approaching from the northeast, and footpaths 409/33/1 (Gold) and 409/34/1 (Gold) entrances

View 07: 180 degree panoramic view from road approaching from the northeast and footpaths 409/33/1 (Gold) & 409/34/1 (Gold) entrances to the centre of the application site.

Refer to following sheets for single frame and context images.

Description:

Looking southwest into the application site, the panoramic photograph shows the existing view into the application site from the road approaching from the northeast, and footpaths 409/33/1 (Gold) and 409/34/1 (Gold) 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.

Approximate
application site
boundaries




Viewpoint title: Viewpoint 07.

Easting: 185539

Northing: 67346 61m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~550m

Direction of view: Southwest

Type of view: Panorama

Predicted change: *Direct & permanent*

The development will be visible above the vegetation on the northern slopes, obscuring the Blue Fish Bar, apartments above and some road infrastructure; however the ridgelines will not be higher than the Merrymoor Inn.

Although an increase in mass, within the context of existing built form the development will not appear to unbalance the valley floor from this view.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 07: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 07: CONTEXT IMAGE



Viewpoint title: Viewpoint 07 Context.

Easting: 185539

Northing: 67346 61m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~550m

Direction of view: East

Type of view: Single

Description:

Contextual view showing the road sweeping around the vegetation and rising topography to the east, limiting views towards the application site from this direction.

Site from B3276 road (north) entering the valley and footpath 409/31/3 (Gold) entrance

View 08: 180 degree panoramic view from B3276 road (north) entering the valley and entrance of footpath 409/31/3 (Gold) to the centre of the application site. Refer to following sheets for single frame and context images.

Description:

Looking southwest into the application site, the panoramic photograph shows the existing view into the application site from the road approaching from the north, and the entrance to footpath 409/31/3 (Gold) at a lower elevation than that of VP07.

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.

Approximate application site boundaries




Viewpoint title: Viewpoint 08.
 Easting: 185445
 Northing: 67357 55m AOD
 Camera: Nikon D600 (fixed 50mm lens)
 Camera Height: 1.5m
 Distance from application site: ~460m
 Direction of view: Southwest
 Type of view: Panorama

Predicted change: *Direct & permanent*

The development will be partially visible above the vegetation line adjacent to the descending road; however, the ridgelines will not be higher than the Merrymoor Inn and the southern slope backcloth will remain.

Visibility of the development will likely be reduced during spring and summer months where there is greater leaf cover.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 08: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 08: CONTEXT IMAGE



Viewpoint title: Viewpoint 08 Context.

Easting: 185445

Northing: 67357 55m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~460m

Direction of view: Northeast

Type of view: Single

Description:

Contextual view showing the approach road and rising topography to the north.

The topography and existing surface features further to the north limit views towards the application site.

Site from footpath 409/47/1 (Bronze)

View 09: 180 degree panoramic view from footpath 409/47/1 (Bronze) to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking south southeast into the application site from an elevated position above the beach edge. The panoramic photograph shows the existing view into the Site from the footpath 409/47/1 (Bronze).

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.

Approximate
application site
boundaries




Viewpoint title: Viewpoint 09.

Easting: 185957

Northing: 67524 21m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~345m

Direction of view: South southeast

Type of view: Panorama

Predicted change: *Direct & permanent*

The development will be visible above the vegetation line adjacent to the road behind the dunes; however, the ridgelines will not be higher than the Merrymoor Inn to the right and the southern slope backcloth will remain.

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.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 09: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 09: CONTEXT IMAGE



Viewpoint title: Viewpoint 09 Context.

Easting: 185957

Northing: 67524 21m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~345m

Direction of view: North northwest

Type of view: Single

Description:

Contextual view of the 409/47/1 (Bronze) footpath showing the rising elevation further along the footpath.

Site from footpath 409/49/2 (Gold) SWCP

View 10: 180 degree panoramic view from footpath 409/42/2 (Gold) SWCP (a higher elevation than VP09) to the centre of the application site. Refer to following sheets for single frame and context images.

Description:

Looking south southeast into the application site at a higher elevation and greater distance than that of VP09. The panoramic photograph shows the existing view into the Site from the footpath 409/42/2 (Gold) SWCP.

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.

Approximate
application site
boundaries




Viewpoint title: Viewpoint 10.

Easting: 184854

Northing: 67793 37m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~630m

Direction of view: South southeast

Type of view: Panorama

Predicted change: *Direct & permanent*

The development will be visible above the vegetation line adjacent to the road behind the dunes; however the roof lines will not be higher than the Merrymoor Inn to the right and the southern slope backcloth will remain.

The visual impact of the proposed development will be to a lesser degree from this view than from VP09; the scale and mass will appear more in proportion and balanced within the existing built form due to the higher elevation and diminished visual acuity from this viewpoint.

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.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 10: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 10: CONTEXT IMAGE



Viewpoint title: Viewpoint 10 Context.

Easting: 184854

Northing: 67793 37m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~630m

Direction of view: North northwest

Type of view: Single

Description:

Contextual view of the 409/42/2 (Gold) SWCP footpath showing the rising elevation further along the footpath.

The topography and existing surface features further to the north limit views towards the application site.

Site from road approaching from the east (1)

View 11: 180 degree panoramic view from the approach road from the east (1) to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking northwest into the application site, the panoramic photograph shows the existing view into the Site from the road approach the from the east.

This view is within the context of visible and dominating agricultural infrastructure and the already evident settlement of Mawgan Porth.

Approximate
application site
boundaries



Viewpoint title: Viewpoint 11.

Easting: 185381

Northing: 66998 9m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~400m

Direction of view: Northwest

Type of view: Panorama

Predicted change: *Direct & permanent*

From this view, the scale of the development will be less dominant as the coastal ridgeline will be maintained; however the north edge of the roof line may impact the skyline to a slight degree.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 11: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 11: CONTEXT IMAGE



Viewpoint title: Viewpoint 11 Context.

Easting: 185381

Northing: 66998 9m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~400m

Direction of view: East southeast

Type of view: Single

Description:

Contextual view in the opposite direction to View 11 showing the approach road to the application site from the east. 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.

Predicted change:

Visibility of the development will likely be further reduced during spring and summer months where there is greater leaf cover.

Site from road approaching from the east (2)

View 12: 180 degree panoramic view from the approach road from the east (2) to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking northwest into the application site, the panoramic photograph shows the existing view into the Site from the road approach the from the east, form a greater distance and at a higher elevation than that of View 11.

From this view, the view is both framed and obscured by hedgerow lining the road, within a visible context of existing built environment.

Approximate
application site
boundaries




Viewpoint title: Viewpoint 12.

Easting: 185655

Northing: 66910 28m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~688m

Direction of view: Northwest

Type of view: Panorama

Predicted change: *Direct & permanent*

The scale of the development will be less dominant than View 11 as the coastal ridgeline becomes more dominant in the view due to the elevated position of the road and greater distance from the application site.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 12: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 12: CONTEXT IMAGE



Viewpoint title: Viewpoint 12 Context.

Easting: 185655

Northing: 66910 28m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~688m

Direction of view: Southeast

Type of view: Single

Description:

Contextual view in the opposite direction to View 12 showing the approach road to the application site. 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.

Predicted change:

Visibility of the development will likely be further reduced during spring and summer months where there is greater leaf cover.

Site from footpath 409/9/2 (Gold)

View 13: 180 degree panoramic view from of footpath 409/9/2 (Gold) to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking northwest into the application site, the panoramic photograph shows the existing view into the application site from the 409/9/2 (Gold) footpath at a more distant and higher elevation.

The topography and existing surface features further to the south and west limit views towards the application site.

Approximate
application site
boundaries
H



Viewpoint title: Viewpoint 13.

Easting: 186472

Northing: 65909 76m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~1.9km

Direction of view: Northwest

Type of view: Panorama

Predicted change: *Direct & permanent*

From this view, 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.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 13: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 13: CONTEXT IMAGE



Viewpoint title: Viewpoint 13 Context.

Easting: 186472

Northing: 65909 76m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~1.9km

Direction of view: North

Type of view: Single

Description:

Contextual view 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.

Predicted change:

Visibility of the development will likely be reduced during spring and summer months where there is greater leaf cover surrounding the footpath.

Site from footpath 409/23/1 (Silver)

View 14: 180 degree panoramic view from footpath 409/23/1 (Silver) to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking west into the application site, the panoramic photograph shows the existing view into the application site from the 409/23/1 (Silver) footpath at a more distant and higher elevation.

Footpath 409/23/1 (Silver) appears underused with no visible desire lines, across an agricultural field.

Approximate
application site
boundaries
H



Viewpoint title: Viewpoint 14.

Easting: 189356

Northing: 66519 113m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~4.4km

Direction of view: West

Type of view: Panorama

Predicted change: *Direct & permanent*

From this view, 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 shielding the field boundaries.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 14: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 14: CONTEXT IMAGE



Viewpoint title: Viewpoint 14 Context.

Easting: 189356

Northing: 66519 113m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~4.4km

Direction of view: Northeast

Type of view: Single

Description:

Contextual view illustrating the vegetative barriers adjacent to, and wind turbines in the proximity of, the entrance to the 409/23/1 (Silver) footpath.

The topography and existing surface features further to the east limit views towards the application site.

Site from beach (1)

View 15: 180 degree panoramic view from Mawgan Porth beach to the centre of the application site.
Refer to following sheets for single frame and context images.

Description:

Looking east into the application site, the panoramic photograph 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.

Approximate application site boundaries



Viewpoint title: Viewpoint 15.

Easting: 184870

Northing: 67244 5m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~165m

Direction of view: East

Type of view: Panorama

Predicted change: *Direct & permanent*

From this view, the development will be partially visible above the dunes and vegetation line located between the Site and the beach.

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.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 15: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 15: CONTEXT IMAGE



Viewpoint title: Viewpoint 15 Context.

Easting: 184870

Northing: 67244 5m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~165m

Direction of view: West

Type of view: Single

Description:

Contextual view illustrating the beach in the opposite direction of View 15, highlighting the valley topography.

Note: contextual photograph captured on a different day to the panoramic photographs, hence difference weather conditions.

Site from beach (2)

View 16: 180 degree panoramic view from Mawgan Porth beach (from a greater distance than VP15) to the centre of the application site. Refer to following sheets for single frame and context images.

Description:

Looking east into the application site, the panoramic photograph 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.

Approximate
application site
boundaries



Viewpoint title: Viewpoint 16.

Easting: 184820

Northing: 67342 5m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~250m

Direction of view: East

Type of view: Panorama

Predicted change: *Direct & permanent*

From this view, the development will be partially visible above the dunes and vegetation line located between the Site and the beach; however, this is within the context of evident built form to both the left and right with diminished visual acuity at this distance.

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.

Visual receptor	
Sensitivity	Medium
Magnitude of Effect	Minor/Negligible
Significance of Effect	Minor

Influence of overall Effect: (Adverse/Neutral/Beneficial)	Neutral
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Viewpoint 16: SINGLE FRAME IMAGE



MEI LOCI

Viewpoint 16: CONTEXT IMAGE



Viewpoint title: Viewpoint 16 Context.

Easting: 184820

Northing: 67342 5m AOD

Camera: Nikon D600 (fixed 50mm lens)

Camera Height: 1.5m

Distance from application site: ~250m

Direction of view: North

Type of view: Single

Description:

Contextual view illustrating the beach in the northerly direction of View 16, showing the existing context of built form breaking the skyline within the cove.