

PROJECT: POLVELLAN
LOOE, CORNWALL

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Application for the conversion and refurbishment of Polvellan House, demolition of modern extension and restoration of the landscaped grounds together with development of 21 apartments.

REF:	M251.02_LVIA_POLVELLAN_DRAFT_REV_B
Prepared by:	MeiLoco Landscape Architects Ltd
For:	Coast 2 Coast
Assessor:	Martha Travis BA Hons - Landscape Architect
Date:	August 2018
Reviewer:	Michael Hawes CMLI

Polvellan House, Looe Cornwall

Landscape and Visual Impact Appraisal

MeiLoco Landscape Architects, 67 Lemon Street, Truro, Cornwall TR1 2PN

Contents

- 1.0 Introduction
 - The Commission
 - The Site
 - The Proposals
 - Methodology, Scope and Study Area
 - Sources of Information
- 2.0 Baseline Conditions
 - Overview of the Site and Study Area
 - Landscape Resources
 - Visual Amenity and Views
- 3.0 Landscape and Visual Impact Summary
- 4.0 Existing Visibility of the site
- 5.0 Key Viewpoints
- 6.0 Landscape and Visual Impact Assessment
- 7.0 Summary, Mitigation & Conclusions

Appendix 1: Methodologies Landscape and Visual Appraisal

Appendix 2: Figures

Appendix 3: Photo Record

Appendix 4: References

1.0 Introduction

The Commission

- 1.1 MeiLoc Landscape architects were commissioned by Coast 2 Coast to undertake an assessment to gauge the effects experienced by landscape and visual receptors. The appraisal will assess the impact of the proposed conversion and refurbishment of Polvellan House and restoration of the landscaped grounds together with further supporting development in the grounds on land in Looe, Cornwall.
- 1.2 The objective of this report is to assess the likely landscape and visual impact that the proposed development will have on the on the landscape character and visual environment of the site and its surroundings and to identify measures to mitigate any significant landscape or visual effects.
- 1.3 The primary aim of this report has been to provide a photographic visual survey and visual analysis of the site and the landscape context, taking in key viewpoints from all publicly accessible areas, including, roads, footpaths and other public open spaces. Where views may exist from residential or inaccessible areas, a consideration of the likely impacts is given. This process is undertaken to analyse the visual amenity of the area and in particular views of the development to determine the quality and sensitivity of the view and the nature of the proposed development. This is evaluated in the context of the sensitivity of the visual receptors, or viewers and analysed for the scale of visual change likely to arise from the development.
- 1.4 To provide a landscape impact assessment, a summary of landscape issues and a landscape character analysis for the area, to determine the constraints and opportunities for the site development within the wider landscape context. The assessment includes an appraisal of the existing landscape character baseline studies: *'The Cornwall and Isles of Scilly Landscape Character Study 2007,'* to determine sensitivity to change, the value and quality of the landscape providing information for evaluating the scale or magnitude of the change on the landscape, and the overall significance on landscape character.
- 1.5 Provide a summary of recommendations for mitigation and conclusions for the development on the site to ensure that the environmental, visual amenity and landscape character of the site is maintained and enhanced where such opportunities exist, and to ensure that the development does not form a detrimental element within the existing landscape.

The Application Site

- 1.6 The application site is located on land to the north of Polperro Road, to the west of the settlement of Looe, Cornwall. The site is centred at easting: 225122, northing: 53713.
- 1.7 The application site comprises of approximately 1.7 hectares of land belonging to the House.
- 1.8 The site is currently an area of woodland, with Polvellan House, including driveway and gardens, located at the eastern end of the land. The undeveloped area, to the centre and western end of the site, is steeply banked woodland and scrubland with greater amounts of vegetation concentrated at the sites northern boundary.
- 1.9 The site boundaries are varied, but mainly consist of Beech, Sycamore and scrub with a few Oak trees, Lime trees and Scots Pines. There are stone walls to the south of the site which are of good condition and a thick boarder of vegetation follows the wall on the northern side, in some areas there are breaks in the vegetation allowing informal access into the site.

The Study Area

- 1.10 The initial area of search for visibility and presence of national landscape related designations (AONB, Registered Park & Gardens, Heritage Coast, National Trails, and users of those) and national landscape character areas has been set at a 3km radius centred at easting: 225122, northing: 53713.
- 1.11 The area of search for identification of landscape and visual receptors other than those listed above has also been set at a 3km radius. Local footpaths have been identified to a 1km radius only. Individual residential properties as visual receptors that may experience views have been identified within a 1km radius only or as otherwise defined by the ZTV to have significant views of the development. The 3km study area extends from Barcelona, Porthallow and Talland in the west, Morval to the north and St Georges Island to the south. Refer to Figure M251 -01 Site Location and Study Area Boundary, in Appendix 2.



Figure 01: Google Earth image of application site. Site centre marked by red dot and red circle indicates area of 3km study area.
(Radius = 3km radius)



Figure 02: Google Earth image of application site. Site centre marked by red dot and red circle indicates smaller area of 1km study area.
(Radius = 1km radius)



Figure 03: Google Earth image of application site.

The Proposals

1.12 A masterplan for the redevelopment of the site has been produced by RLT Architects. This comprises the restoration of the existing House house alongside further development of 21 apartments.

The proposals consist of:

- The restoration of the existing Polvellan House and conversion into 12 apartments
- The renovation of the surrounding landscape, driveway, carparks and formal gardens and the creation of a new car park
- The removal of the existing modern extensions.
- To the west of the site, the development of nineteen apartments set over six buildings; 5 containing 2 apartments each and a further larger block to the rear, south of the application site containing 8 no. apartments
- The construction of a single, 2 storey, apartment.
- Provide a strategy of woodland management, increased landscaping and planting across the site to improve screening and shelter to the site.
- Associated landscaping to the footpaths and access routes around the site.

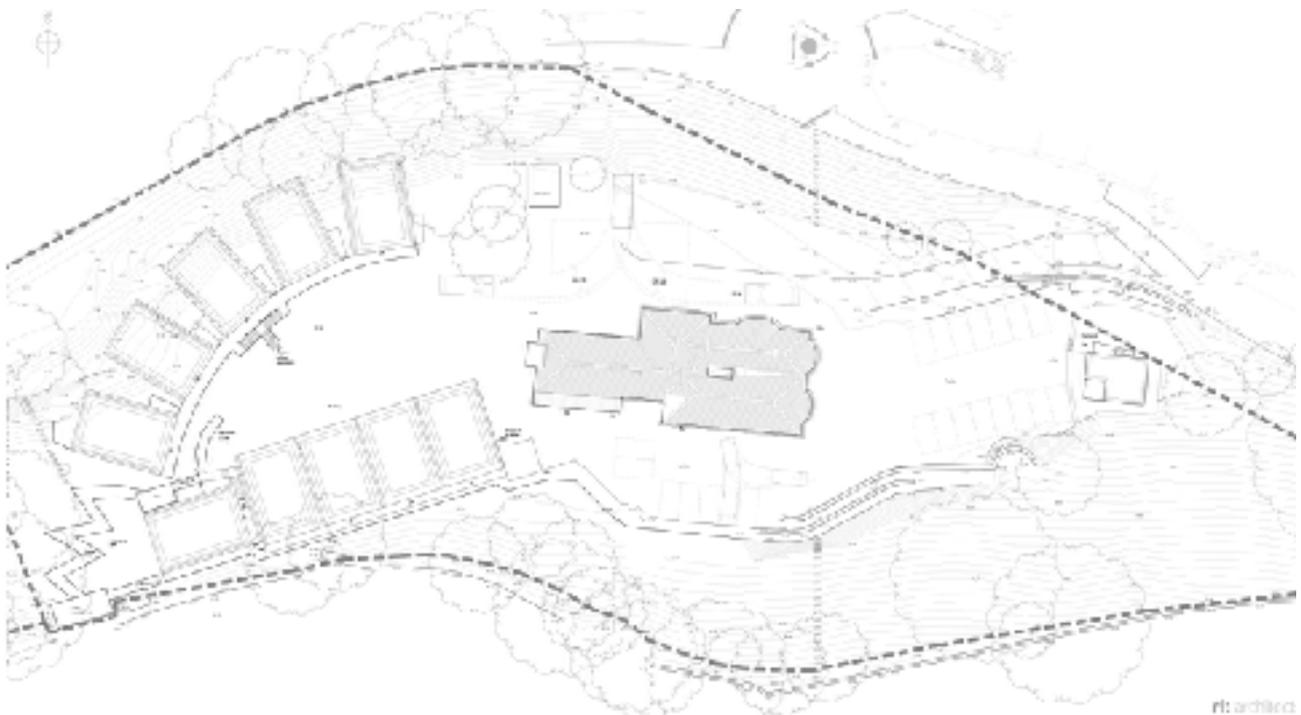


Figure 04: Development Proposals.



Figure 05: Development Proposals 02 - Landscape Proposals.

Methodology, Scope and Study Area

- 1.13 This study represents a basic appraisal identifying potential landscape and visual receptors to enable an understanding of key landscape and visual issues and to inform preparation of design proposals as part of a planning application to be made to Cornwall Council. The appraisal is based on desk study and computer generated visibility mapping verified during site work carried out in June and July 2017. Photographs and viewpoint location data were collated by MeiLoc's landscape architects during site work, taking into account review of the desk study data and previous knowledge of the site. Further information on methodology is outlined in the appendices.
- 1.14 The study area for visibility and presence of landscape related designations and landscape character areas was set at a 3km radius around the site with a more detailed appraisal carried out within a 1km radius that enables all landscape and visual receptors that 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.
- 1.15 The study area was established considering the scale and location of the proposals in conjunction with wider area topography and visibility and resulting effects, and as verified to be sufficient during field observations. It has been drawn from the centre point of the site, then offset by 3km.
- 1.16 The OS base mapping were 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. The landscape character and actual visibility of the site was then reviewed in the field.
- 1.17 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 site, or issues have been raised as a key concern by planning officers.

- 1.18 All distances to or from the site and AOD values are approximate based on those taken from OS base mapping.
- 1.19 The topography of the study areas is varied. High points in the study area lie to the south of the site. To the south is West Looe which is a residential area. To the north the land drops away to Mill Pool and East Looe River.

Sources of Information

- 1.20 Landscape and visual receptors were identified by searching online information including:
- www.magic.gov.uk – national landscape designations and character areas
 - www.cornwall.gov.uk – local landscape designations and character areas
 - www.sketchmap.co.uk - national landscape designations
 - Cornwall and Isles of Scilly Landscape Character Studyⁱ - local landscape character descriptions

2.0 Baseline Conditions

- 2.1 This section outlines the baseline conditions for landscape character and visual amenity. Landscape designations have been considered if directly relevant to the appraisal of landscape character or visual amenity.

Planning policy

- 2.2 The following are extracts from planning policy documents which are relevant to the Landscape and Visual Impact Assessment of the proposed development at Polvellan, Looe.

The National Planning Policy Framework

- 2.3 The National Planning Policy Framework constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining applications. National planning policy guidance was completely revised with issue of the new National Planning Policy Framework (NPPF) in March 2012. This single document supersedes all previous Planning Policy Statements (PPS) and Guidance notes (PPG) documents. It is accompanied by a letter to the chief planning officer, a separate document dealing with traveller sites and a technical guidance document dealing with flood risk and minerals policy. 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. ...”.

The sub-headings of the frameworks policy for achieving sustainable development are listed below:

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Local Planning Policy

2.4 All Local Councils in Cornwall are now incorporated into Cornwall Council. Recent changes in the planning system will see the replacement of Local Plans with a Local Development Framework (LDF), consisting amongst other documents of the Local Development Scheme (which also identifies saved policies), Local Development Documents (LDD, including the Core Strategy) and the Evidence Base.

The Cornwall Local Plan

2.5 The Cornwall Local Plan (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. 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.

- 2.6 Of relevance to this report for consideration are the following policies:

- Policy 1. Presumption in favour of sustainable development.
- Policy 2. Spatial strategy
- Policy 3. Role and Function of Places
- Policy 5. Business and Tourism
- Policy 7. Housing

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:
 - a. 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.
 - b. 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.
 - c. 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).
 - d. 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.
 - e. 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.

Policy 21. Best use of land and existing buildings

- To ensure the best use of land, encouragement will be given to sustainably located proposals that:
- a. use previously developed land and buildings provided that they are not of high environmental or historic value.
 - b. use despoiled, degraded, derelict and contaminated land provided that it is not of high environmental or historic value
 - c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land.
 - d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poor quality land should be used in preference to that of higher quality.

Policy 23. Natural Environment

Biodiversity Action Plan (BAP) Priority habitats:

- 2.7 The Government's new strategy for biodiversity in England, Biodiversity 2020, replaces the previous Biodiversity Action Plan (BAP) led approach. Priority habitats and species are identified in Biodiversity 2020, but references to BAP priority habitats and species, and previous national targets have been removed. Biodiversity Action Plans remain a useful source of guidance and information
- 2.8 The key BAP habitats on the site will be the boundary hedgerows, and significant trees on site. Note: This will be discussed and assessed in the site ecological report.
Paragraph 114:

"Local planning authorities should:

- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and
 - maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast."
- Paragraph 118.

"When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- *if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

• *proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest."*

Mitigation

- 2.9 Where development will result in loss, the Council will seek appropriate and proportionate mitigation and/or compensation such as replacement habitats.

National Landscape Character

- 2.10 The National Landscape Character area is set out in Natural England's Character Map of Englandⁱⁱ. Landscape character is illustrated on Figure 4 in Appendix 2. Photo sheets illustrating the overall character and representative views of the area and how this relates to perception of the site can be seen in Appendix 3.

- 2.11 The site and study area are covered by NCA152 - 'Cornish Killas'.

- 2.12 This Character area is a particularly large area which forms the main body of the Cornish landmass around the granite outcrops of Bodmin Moor, Hensbarrow, Carnmenellis, West Penwith and The Lizard NCAs. The following elements characterise the area;

- Intimate coves and deep, steep-sided rias (drowned valleys) with broadleaved woodland down to the tidal edge.
- Rocky coastline characterised by coves and headlands, with an impressive number of important geological exposures.
- Numerous fishing villages and small ports, many now developed into bustling summer tourist destinations, with small coves, quays and fish cellars slipways predominating.
- An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times. From higher ground there are long views across a rather uniform landscape of mixed farming, with small villages and market towns.
- Renewable energy structures, such as wind and solar farms, which are a recent addition to the landscape.
- Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.
- Many outstanding historic parks at Caerhays, Anthony and Lanhydrock associated with the sheltered flooded river valleys along the south coast and benefiting from the mild climate. These have developed on both mining profits and more traditional historic estates.
- Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape World Heritage Site.
- A dispersed settlement pattern of hamlets, farmsteads, historic mining villages and small fishing villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.
- Coastal defences and 16th century Henrician forts along the south coast, with clustering around Falmouth and the Fal, St Austell Bay and Whitsand Bay towards Plymouth.
- A number of market towns such as Liskeard, Camborne, Redruth and Truro located between the higher moorland and the coast. Coastal towns such as Falmouth, Fowey and Padstow were established on a strong maritime industry.
- Lowland heath, wet woodland, wetland, scrub and unimproved grassland complexes, which are common and are sometimes associated with areas of past industrial activity.

- 2.13 It is not likely that the character of **NCA152 - 'Cornish Killas'** will be adversely affected by the proposals. The change may be notable but minor in the context of the wider character area.

Local Landscape Character

- 2.14 The Local Landscape Character area is defined in the Cornwall and Isles of Scilly Landscape Character Studyⁱⁱⁱ. The site and most of the study area are covered by '**LCA23 - Looe Valley Rivers**'.

- 2.15 'LCA23 - Looe Valley Rivers'

This area comprises the twin river valleys of the East and West Looe Rivers running south from the southern edge of Bodmin Moor near Dobwalls and Liskeard to Looe Bay. Deep narrow wooded twin river valleys (East and West Looe) flowing south

into the sea at Looe. The headwaters lie due north around Dobwalls and St Cleer/ Liskeard, but the latter lies on the plateau above the valley, in LCA 32 (Bodmin Moor). Mainly dense broadleaved woodland and conifer plantation on valley slopes, with some improved pastoral farmland. The incised river valleys contain few settlements the main ones being Herodsfoot in the north and Looe at the coast.

Key Landscape Characteristics are:

- Deep narrow twin valley systems running north-south to the coast.
- Densely wooded, especially on the side of West Looe valley and in the small ria system near the coast, and with mainly pastoral farmland in pockets throughout.
- Woodland and landform create a sheltered enclosed environment in the valleys.
- Steep narrow winding lanes enclosed by high Cornish hedges, built of slate and densely covered in flowering and woody vegetation.
- Tourist settlements, formerly fishing villages, at East and West Looe, face each other across the river mouth.
- Hamlets at bridging points on valley floors. Intertidal Mudflats of the Looe ria.
- Small sandy beach at coast.

Geology and Soils

Shallow hard rock soils over sloping hard rock from the Lower Devonian period. There has been lead mining around Herodsfoot.

Topography

Two parallel river valleys, the West and East Looe Rivers, linking just north of Looe to form a single wide, tidal channel to the sea, with joint channel out to coast. The upper reaches of the valleys are narrow and twisting with steep sides that along the West Looe River are well wooded. Small narrow well wooded valleys feed into the main streams creating an intricate drainage network. The East Looe River begins well north of Liskeard on the edge of Bodmin Moor and has been canalised from Moorswater outside Liskeard to Sandplace north of Looe. The tidal lower portions of the valleys are a typical ria with steep wooded sides and mudflats at low tide.

Biodiversity

The Landscape Character Area has significant areas of broadleaved woodland with Upland Oakwood, smaller areas of Upland Mixed Ashwoods and Lowland Mixed Deciduous, and large areas of conifer plantation within semi-natural and replanted Ancient Woodland. Within and linking to the broadleaved woodland on the valley bottoms are small fragmented areas of wetland, with Fens, and on the valley sides neutral grassland, bracken and scrub. Linking these semi-natural habitats in the small sheltered valleys are a network of Cornish hedges, many having mature trees, creating linear woodlands between the fields. Most of the farmland is improved grassland with very little arable. On the estuarine part of the West Looe and East Looe rivers are Intertidal Mudflats and small areas of Coastal Saltmarsh. The semi-natural habitats along the upper reaches of the East Looe river link into LCA 32 (Bodmin Moor), with the majority of the LCA surrounded by LCA 22 (South East Cornwall Plateau). Kilminorth Wood near West Looe is a Local Nature Reserve.

Land Cover

The LCA has significant areas of well-wooded valleys with broadleaved woodland and coniferous plantation, with farmed land mostly improved grassland with very little arable and estuary of the East and West Looe rivers at Looe.

Land Use

Mainly dense broadleaved woodland and coniferous plantation on valley slopes, with some pastoral farmland and almost no arable. Recreation and tourism are associated with Looe at the mouth of the river. The East Looe River has been canalised. Field and woodland pattern

Extensive conifer plantations in West Looe valley around Herodsfoot but more dispersed in East Looe valley but most noticeably around Moorswater. Much of the woodland in the valleys is Ancient Woodland such as at Kilminorth. There are small fields of mainly medieval enclosure with occasional scattered larger fields. Boundaries are curving and sinuous.

Settlement pattern

Apart from Herodsfoot there is little development in the valleys other than small farms traditionally constructed of stone and slate. Looe developed as two medieval ports close to the mouth of the estuary but, separated by the river, the two parts developed individually until the mid nineteenth century. East Looe was the port for the Caradon mining district, linked via canal and then railway to Bodmin Moor via Liskeard. It has a fish market and a fishing fleet.

Transport pattern

The A38 crosses the northern end of the East Looe valley near Liskeard and the A 387 links the twin coastal settlements to

the south. Elsewhere the road system consists of narrow winding lanes with tall densely vegetated hedges along both valley floors and plunging down from the plateau above at various points. The main Penzance to London railway line crosses the East Looe Valley at Moorswater on a high viaduct and the branch line from Liskeard to Looe runs north-south through the East Looe valley. This is a relic of the former ore transportation system. There are numerous footpaths and other rights of ways through and crossing the West Looe valley but few in the East Looe valley. The coastal footpath crosses the mouth of the Looe rivers on the A387 road bridges and passes through East and West Looe on minor roads.

Historic features

The eastern end of the enigmatic late prehistoric or early medieval linear earthwork known as the Giant's Hedge follows the valley side on the south side of the West Looe River for more than 1 km within the LCA. East and West Looe are historically significant as medieval planned towns, preserving much of their medieval topography and a significant number of late medieval and early post-medieval buildings. There are also numerous buildings and other features relating to their industrial prosperity around the mid nineteenth century. The late nineteenth century Great Western Railway viaduct is a dominant feature of the Moorswater area. Looe Bridge, a long nine-arched slate and granite structure, was built in 1853 to replace an earlier crossing. Three banks of limekilns survive at Sandplace, at the highest tidal point on the East Looe. There are substantial, well-preserved visible remains of the late 1820s canal between Looe and Moorswater, paralleled by the railway branch line from Liskeard to Looe built c 1860. There are substantial remains of lead mining, including two groups of engine houses, and a former gunpowder and explosive works partly hidden in woodland around Herodsfoot.

Condition

Generally good condition, but loss of oak woodland to conifer plantations impacts on visual appearance of wooded slopes and biodiversity. Impact of urban development on edge of Liskeard (which is in the adjoining Landscape Character Area) is localised and moderate, due to landform and landcover. Impact of transport corridors is mitigated by landform and woodland. There is some impact on Looe from tourism/recreation pressure, specifically related to visitor capacity, especially for parking as well as traffic from the fish market.

Pressures

- Urban expansion on the edge of Liskeard and Looe.
- Tourism/recreation pressure on Looe.

Aesthetic and sensory

A small scale enclosed landscape of a network of tight narrow valleys with well wooded steep sides. With little development and few access points except on foot, the area is tranquil, especially the West Looe valley. The wider tidal areas also have a timeless feel as they snake between the high banks where the trees come down to the water's edge. The bustle of the busy town and port of Looe makes a strong contrast.

Distinctive feature

Moorswater viaduct; the road bridge at Looe, relics of the lead mines; well wooded valleys; the railway alongside the East Looe River.

Visions and objectives

The two valleys are different in that the West Looe valley is undeveloped and well wooded whilst the East Looe valley is more accessible and has had some industrial use in the past. Looe at the confluence of the two valleys makes a significant if limited impact. The objective must be to maintain the well wooded nature of the valleys and their tranquillity whilst maintaining the balance between Looe as a working port and holiday destination.

Planning and Land Management Guidelines

- Support measures for woodland management and encourage further planting in appropriate areas.
- Develop guidelines for the expansion of the residential areas of Liskeard and Looe.
- Support measures for the rivers and water ways to be managed appropriately.

- 2.16 **LCA22 - 'South East Cornwall Plateau'** encompasses an area 160m to the south of the site and lies within the study area. Although it does not cover the site, it has been considered in this report due to its proximity.

This is an area of sloping plateau extending south of Bodmin Moor (including a separate northern part to the north of the Glynn Valley (LCA 21)) to the coast and intersected by some of the main river valleys of south-east Cornwall. These include the river valley systems of the River Fowey to the west and north (LCA 21), the River Looe (LCA 23) and the River Seaton

(LCA 24). A separate eastern part includes the higher land between the Tiddy and Lynher Rivers (LCA 24). The Landscape Character Area extends to the coast in the south and eastwards along the coastal margin to Rame Head. This area forms an extensive sloping plateau intersected by river valleys. Inland it is an agricultural working open pastoral landscape with some arable areas becoming more small scale in landscape character towards the east. Tree cover is generally sparse, mainly associated with Cornish hedges and around farms and buildings. Along the coast the dramatic coastline features cliffs in the west and in the east around Rame Head and between these are the sandy beaches of Whitsand Bay. The area inland is generally sparsely populated with dispersed settlement and isolated farms. Liskeard is the major settlement lying to the north of the area. Elsewhere small villages are a feature particularly on the higher ground, and along the coast there are significant coastal settlements at Polperro and Downderry and the twin villages of Kingsand and Cawsand. Much of the south coast is associated with fortifications which are still evident today.

Key Landscape Characteristics are:

- Open, medium to large scale gently rolling plateau with pattern of low irregular Cornish hedges with hedgerows and sparse tree cover.
- Mix of improved pasture on plateau with some arable, with Cornish hedges or post and rail fencing.
- Trees occasional, on boundaries, around farmyards and farm entrances, generally only on lower land.
- Gently sloping and undulating stream valleys with very small patches of woodland in lower-lying areas.
- Large area of woodland in small valleys around Boconnoc with Deer Park and extensive designed landscape, also at Mount Edgumbe.
- Spectacular coastline with steeply sloping coast zone ending at incised low cliffs with reef and small sandy coves. Unenclosed sandy beach punctuated by rocky outcrops.
- Scrub and bracken on lower coastal slopes and pasture and unimproved or neutral grassland on upper slopes, divided by straight boundaries in large pattern.
- Small peninsula at south-eastern end, forming narrow open farmed ridge with regular field pattern of low hedges, lightly settled.
- Heavy recent settlement along transport corridors.
- Isolated farms and large modern houses scattered throughout. History and evidence of fortifications along the south coast. Main settlement of Liskeard.

Geology and Soils

Lower Devonian sandstones, siltstones and slates form shallow hard rock soils with sandy raw soils on marine levels. The coastal zone is of slate pebbles to the west, and extensive sandy beaches to the east.

Topography

Gently rolling plateau incised by small steep-sided valleys that slope towards the coast. The larger valley systems form Landscape Character Areas in their own right, the River Fowey (LCA 21), the River Looe (LCA 23) and the River Seaton (LCA 24). At the coast are steep low cliffs with small sandy coves and rocky outcrops. The land between the valleys is consistently above 100m AOD, even at the coast to the south, and consists of a series of relatively small hills with rounded convex slopes. The south-eastern extension towards Rame Head forms a narrow convex ridge rising to 120m AOD at Rame Head and about 140m AOD near Downderry.

Biodiversity

With the Landscape Character Area mostly covering the flatter, higher ground in six, almost separate, parts between the rivers Fowey, East and West Looe, Seaton, Tiddy and Lynher, this area is well farmed and has a considerably lower proportion of woodland than in those river valleys which form LCAs 21 (Fowey Valley), 23 (Looe valley rivers), 24 (Seaton River valley) and 25 (Lynher and Tiddy River Valleys). The woodland present within the LCA mostly follows the small stream valleys that drain into the above rivers and to the coast. These include some Upland Oakwood, Lowland Mixed Deciduous Woodland, Upland Mixed Ashwoods and Wet Woodland within larger areas of broadleaved woodland (some Ancient Woodland). Scrub and bracken are found on the steeper slopes, a large area of these around the Boconnoc Estate (much of it SSSI). Around Boconnoc there are areas of conifer plantations, and together with Ethy and Mount Edgumbe, there are areas of Lowland Wood-Pasture and Parkland. Much of the LCA is farmed land with a mixture of improved grassland and arable with a network of Cornish hedges forming important links to the semi-natural habitats in the valleys between. Small areas of wetland are found at the head of and along small streams with some Fens and Wet Woodland, and with Purple Moor Grass and Rush Pasture and Lowland Heathland at Redlake Meadow and Hogg's Moor SSSI. Lowland Heathland is also found in the Boconnoc area, a relic of formerly more widespread heathlands in the northwestern part. The LCA has an extensive coastal strip, of maritime cliff, scrub, bracken and neutral grassland, with the western part recognised as an SAC (Polruan to Polperro) and a small area in the east part of the Plymouth Sound and Estuaries SAC, and SSSIs at Rame Head and Whitsand Bay, and Eglaarooze Cliff.

Polvellan House, Looe Cornwall

Landscape and Visual Impact Appraisal

MeiLoc Landscapes Architects, 67 Lemon Street, Truro, Cornwall TR1 2PN

Land Cover

Mostly open (ancient pastoral) farmland of improved pasture and arable, with scattered trees and a network of Cornish hedges, with woodland and scrub along the small valleys associated with a tiny area of wetland and rough ground. The narrow coastal strip is mostly a continuous area of rough ground.

Land Use

Mixed pastoral farmland with improved pasture and rough grazing and arable. . There is considerable recreation/amenity/tourism on the coast. There are Deer Parks and extensive designed landscapes at Mount Edgcumbe and Boconnoc, with that at Mt Edgcumbe being a Country Park.

Field and woodland pattern

Medium-sized fields with predominantly sinuous Cornish hedge boundaries except where there has been more recent enclosure. On the Rame Head peninsula the pattern of larger fields with low hedges is a mix of medieval and more recently enclosed rough ground, with significant areas of 20th century hedge removal. Elsewhere the field pattern is almost entirely medieval Anciently Enclosed Land with significant areas of Recently Enclosed Land found only in the NW associated with the intake of high rough ground. Cornish hedges are a dominant feature throughout, while woodland is discrete and associated mainly with lower areas along streams and around farms. Parkland at Boconnoc and Mt Edgcumbe. Coastal woods around Cawsand Bay.

Settlement pattern

The area is generally one of clustered hamlets with large farms and some isolated large modern houses, especially close to road network. A relatively unpopulated area with some large villages inland, such as Pelynt and Lanreath, but noticeable modern development in hamlets and as isolated large units. There are large settlements on the coast at Polperro and Downderry and the twin villages of Kingsand and Cawsand. Generally stone and slate on older properties, with some slate hung walls and cob/thatch locally near coast. Cawsand Bay has coastguard cottages overlooking its sheltered anchorage. Recent expansion of residential development has taken place at Polperro, Downderry, Portwrinkle and Craffhole. There are extensive areas of holiday parks on the high ground behind Looe and Polperro and chalets on the cliff land to the east of Whitesand Bay.

Transport pattern

Very narrow and infrequently used lanes with vegetated centres and overhanging vegetation. The A390 is major transport route through northern part of Landscape Character Area. Roads/lanes follow ridges, and dip across valley streams. Stone bridges and mill buildings located at crossing points. Coastal footpath all along the southern boundary.

Historic features

There are important groups of Bronze Age barrows along the high ground to the north west of the LCA and near Pelynt and an unusual stone circle of quartz rich stones at Duloe. The area has a number of substantial Iron Age hillforts, including Bury Down, Lanreath, Hall Rings, Bake Rings and St Nun's Camp, near Pelynt, Blacketon Rings, Menheniot, and Padderbury, St Germans, Rame Head is a spectacular Iron Age cliff castle. Liskeard is a medieval urban settlement, with a castle site, and the prominent Rame Head chapel dates from the 14th C and served as a lighthouse. Many of the coastal settlements were important medieval fishing ports. There are numerous defensive sites along the coasts, with a particularly prominent series of Victorian forts and batteries above Whitesand Bay to defend Plymouth (Polhawn, Whitesand Bay, Scraesdon, and Tregantle). Coastguard cottages at Cawsand overlook the sheltered anchorage; Polperro has an inner drying harbour protected by double piers with a narrow entrance. There are deer parks at Pinsla, Boconnoc and Mt Edgcumbe with designed landscapes at Mt. Edgcumbe, Grade I, Boconnoc, Grade II*, and Catchfrench, Grade II.

Condition

Intensively managed, both pasture and arable land with closely cut hedges that lack hedgerow trees and in some parts are degraded. Impacts from rural housing where this is on a large scale and of poor design. The urban edges of Liskeard and Looe are also making an impact on the area where they are creeping onto the high ground. There is also significant visual impact on the narrow strip of open coastal landscape in the east from a recent expansion of residential development at Downderry, Portwrinkle and Craffhole, as well as the extensive area of chalets on the cliffs at Freathy and Treganhawke. Ecological corridors are fragmented and there is only relic patch survival. The age structure of trees appears to be even and mature. The degraded condition and ecological fragmentation is due to obvious and widespread removal of Cornish hedges, although they are well maintained and distinctive in some parts. Around Pensilva the landscape appears fragmented and subject to change, due to piecemeal and individual residential development of former miners' smallholdings.

Pressures

- Agricultural intensification.
- Demand for rural housing and expansion of large settlements in adjoining Landscape Character Areas.

- *Tourism and recreation pressure along coast.*

Aesthetic and sensory

A strong, beautiful, tranquil area along the coast, with fairly continuous coastal scrub - which needs managing - and historic fortifications, emphasizing the coastal zone's strategic importance. Elsewhere this is a working landscape of robust landscape character, generally high and somewhat windswept.

Distinctive features

Cornish hedges; Bodmin Moor is a looming presence in the northern half of this area. Freathy, on south coast, is an unusual 20th C development of wooden chalets down the slope and on a small plateau on the cliff face. Notable peninsula with long shallow bay with rocky outcrops Chapel on Rame Head. Fishing village of Polperro; Obelisk at Boconnoc.

Visions and objectives

A Landscape Character Area of two parts, the coast that is under pressure from tourist development and the high, quiet and relatively undisturbed agricultural hinterland. Much of the coast is AONB and thus the objective must be to restrain development along the coast and encourage the retention and restoration of its wild landscape character whilst inland supporting the balance of agricultural use.

Planning and Land Management Guidelines

- *Develop Village Plans to ensure that in new rural/village development curtilages are of appropriate materials and planting echoes locally indigenous species.*
- *Support measures to enhance the landscape character of the coastal villages such as Polperro, Portwrinkle and Kingsand/ Cawsand.*
- *Develop a Tourism Management plan for the coast linking it to the AONB management plan. Support appropriate management and restoration of parkland and historic landscapes.*

Landscape Designations

- 2.17 The following landscape related designations were identified within 3km study area, as illustrated on Figure 3.

On- site designations:

Area of Great Landscape Value (AGLV)

- 2.18 The AGLV designation is no longer a statutory designation, but is still referred to as a classification of landscape character of value.
- 2.19 The site lies within the 'Looe and Seaton Valleys' (AGLV). AGLVs are landscapes designated as being of County importance. "...Within AGLVs the conservation of natural beauty and amenity is to be given particular emphasis in considering proposals for development and the management of change. The differences between AGLVs and the AONB is mainly one of emphasis. For instance, while the use of traditional local materials may be desirable in many AGLVs, in the AONB it will be preferred and required where appropriate. Where resources are available for environmental improvements priority will be given to AONBs. Setting and Character of Settlements. The AGLV's noted above are characterised by their undulating agricultural character and have an inherent charm and level of tranquillity associated by their character as natural and semi-natural beautiful areas. This character does spread to the adjacent areas, however AGLVs by their nature are formed by 'pockets' of value. Areas outside of, and between, the AGLVs are influenced to a significant degree by the pressures of contemporary society in the form of towns, villages and infrastructure.

Conservation Areas

- 2.20 The site lies within the Conservation Area of Looe. The town of Looe is of historic interest – the medieval towns of East and West Looe are thought to have both been in existence by 1201. In the 1800's Looe was a prominent industrial port, capitalising on the transportation of mined goods, especially copper and granite. Post war, Looe enjoyed a boost from fishing and became the second largest fishing port in Cornwall, after Newlyn. By 1965, with a population of 4000, tourism was unchallenged as the main industry and remains so today.

Off site Designations:

Area of Outstanding Natural beauty (AONB)

- 2.21 South Coast Eastern Area of Outstanding Natural beauty (AONB) Does not cover the site. It lies approximately 920m south west of the site and covers the coast in the south west of the study area. It extends form a triangle between Looe in the East,

Fowey in the West and Lostwithiel in the North. The AONB is considered to be a designation of national importance, therefore any impact on its setting will be high.

- 2.22 As the AONB is not visible from the site nor is the site visible from the AONB, the proposals are not considered to have any notable effect on the setting or the character of the AONB.

Scheduled Ancient Monuments. (SAMs).

- 2.23 There is one Scheduled Ancient Monument within the study area, the Old Guildhall, East Looe. List Entry Number: 1004513.

'Tudor guildhall known as the Old Guildhall in Looe. Guildhalls were erected by the leading merchants and members of various craft guilds within towns and cities in order for members to hold discussions and various social and economic meetings related to the running of markets, apprenticeships and other administrative necessities such as the discussion of charters, rights and taxation. They are often sumptuous buildings and were built to reflect the wealth, affluence and importance of great wealth generated through trade and commercial enterprise and frequently contain the best innovations of new design, technology and fashion at the time. The Tudor guildhall known as the Old Guildhall in Looe, survives well and contains both original features and later modifications in design and technological improvement representing the growing influence, wealth and importance of merchants and craftsmen through time.'

- 2.24 The monument shares no physical or visual connection with the site due to the site being located around the headland.

Listed buildings and structures.

- 2.25 There are a number of listed buildings and structures in the 3km study area which are too numerous to list. Those which may be effected by the proposals and which have been considered are:

- BRIDGE OVER EAST LOOE RIVER AND LAMP STANDARDS - Grade 2 listed
- COBWALLS, SHUTTA - Grade 2 listed

- 2.26 The bridge bears very little visibility to the site as the site is largely screened by built form and extensive vegetation. It is not expected that the proposed development will have any effect on the listed structures or their settings.

Public Rights of Way (PRoW)

- 2.27 There are 15 stretches of PRoW in the 1km study area; following site visits, the PRoWs in the 1km study area have been judged to be most likely to be affected by the development and as such have been examined as part of the assessment

Existing Visibility of the site

- 2.28 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. This is followed by a description of the Zone of Theoretical Visibility of the proposals and the key views photographed for the assessment.

- 2.29 Existing visibility of the site is illustrated on Figure M251-05 Visual Appraisal ZTV in Appendix 2 along with the key viewpoints selected for the LVIA which are illustrated on photosheets in Appendix 3.

Landform:

- 2.30 Refer to Figure M251-02 Topographic Analysis in Appendix 2.

- 2.31 The site is positioned towards the shallow end of the valley which slopes down towards the mudflats and the river. The topographic character of the wider study area is that of two parallel river valleys, the West and East Looe Rivers, linking just north of Looe to form a single wide, tidal channel to the sea. The upper reaches of the valleys are narrow and twisting with steep sides that along the West Looe River are well wooded. Small narrow well wooded valleys feed into the main streams creating an intricate drainage network. The East Looe River begins well north of Liskeard on the edge of Bodmin Moor and has been canalised from Moorswater outside Liskeard to Sandplace north of Looe. The tidal lower portions of the valleys are a typical ria with steep wooded sides and mudflats at low tide.

- 2.32 The views towards the site are mainly from the north, north east and north west to a lesser extent with little to no visibly from the south, south east or south west.

Vegetation:

- 2.33 Most of the study area is made up of either open agricultural land with only low level vegetation or the areas of woodland following the valleys.
- 2.34 The vegetation is currently dense directly around and within the site, very dense in the north, and becomes more and more sparse to the south where the built form increases.
- 2.35 The site vegetation has been assessed in detail, 'Refer to the Land and Heritage J000053 Polvellan Tree Report. September 2018 and is subject to a long term management plan. Many of the existing trees, which contribute to the densely wooded nature of the application site, are over mature or in decline therefore require removal and replacement.

Settlements and other built form:

- 2.36 The site lies approximately 350m north west of Fore Street which is the main street of Looe. There are four or five terraces of houses leading up the hillside along Polean Lane, Polperro Road, West Road and Downs Road to the south. There are some views towards the site, from Polean Lane and Polperro Road, which are heavily obscured however by the sites Beech trees.
- 2.37 Trenant Point Cottage sits opposite the House house, across the river. There are obscured views of the House from the Cottage, the woodland surrounding the cottage and the woodland surrounding the House conceals much of the views back and forth. However, in the winter the views would be expected to be far more pronounced.
- 2.38 There are a number of smaller settlements within the 3km study area;
- St Martin 1.6km to the north west
 - Millendreath 1.7km to the west
 - Portlooe 1.3km to the south west
 - Talland 2.9km to the south west

Visual Key Features and Characteristics:

- 2.39 Key features that define the visual amenity of the study area and views around it include dense woodland, sheltered valleys, steep narrow winding lanes, high Cornish hedging, intertidal mudflats and small sandy beaches at the coast.
- 2.40 In order to inform the selection of viewpoints and fieldwork a ZTV model was generated for a 5km radius from the site, defining the area of search based on a target point set at the centre of the development location.
- 2.41 The ZTV was generated in 3 parts looking specifically at:
- The main visual feature would be the west and east Looe rivers.
 - The terraced, hillside housing of east Looe
 - The steep wooded valleys following the rivers

Description of Proposals Zone of Theoretical Visibility (ZTV)

- 2.42 Figure M251-05 in Appendix 2 illustrates areas from which the development may be theoretically visible. The ZTV is very small due to the topography and orientation of the site. This ZTV has been based on a 'bare earth' scenario. The visibility of built form across the entire site, assuming the ridge height is the same as Polvellan House (14m).
- 2.43 The 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.
- 2.44 The bulk of the theoretical visibility is found to the north west, north and north east of the site, with views south and west of the site being limited to the immediate neighbouring residences and glimpses of through gaps in the vegetation. Large areas of theoretical visibility are shown to the west and north west, however these views are heavily restricted due to the topographic character of the application site and the surrounding dense vegetation.

Key Viewpoints

- 2.45 The key views for the appraisal were selected from a number of viewpoints assessed in the field based on an initial evaluation of the ZTV and site work. They have been selected to provide a range of receptors, distance and directions of

view. Many areas have been omitted as, though indicated as having theoretical visibility, field observations indicated no or limited views from publicly accessible locations or the key views selected provide a better overall representation of publicly accessible views in the study area.

(The viewpoints are illustrated in Appendix 3- Photosheets.)

Table 1 - Key Viewports		
Key View	Easting, Northin g	Description
Site Panorama One (Polvellan House)	225126, 53725	A view from the northern facade of Polvellan House which may be experienced by residents or visitors of the House. The boundary vegetation and scrub obscures any medium to long range view out of the site itself.
Site Panorama Two	225075, 53730	A view looking east, north east towards Trenant Wood. An area of the car park is visible through a break in the trees. Other views are obscured by the boundary Beech and Sycamore trees planting.
Site Panorama Three	224985, 53688	A view facing west. The land drops away quite steeply here, the trees are well established and create a large shaded area of woodland below.
Site Panorama Four	224980, 53653	A view from the south, looking north. Much like the view from the east, the land drops away steeply and is a highly planted with Beech and Sycamore trees.
View One	224980, 53653	A view from directly behind the southern boundary on Polean Lane. This view would be experienced by walkers, users of Polean Road and residents of Polean Lane.
View Two (East of Polean Lane)	225102, 53697	A view from the east of Polean Lane. Glimpses of the Polvellan roof are visible amongst the Beech leaves. This view is representative of walkers, users or residents of Polean Lane.
View Three (Shutta Road)	225487, 53649	A view from between residences on Shutta Road, looking west/south west towards Kilminorth woods. The ridge and chimneys of the House is visible but surrounded by woodland. This view is representative of walkers, users and residents of Shutta Road.
View Four (Elm Tree Road)	225533, 53833	Similar to the view from Shutta Road, views are a little more obscured due to vegetation and more housing. The very top of Polvellan House is visible amongst the woodland. This view is representative of walkers, users or residents of Elm Tree Road.
View Five (Pedrium Road)	225557, 53803	Similar to both view from Shutta Road and Elm Tree Road. Looking west towards Kilminorth woods. More of the settlement of west looe is visible from this position. The site is almost completely concealed by surrounding woodland. This view is representative of walkers, users or residents of Pendrim Road.

View Six (Sandplace Road (A387))	225407, 54322	A view from a lay-by on the A387 between Sandplace and Looe. The site is clearly visible at points along this road. The view is representative of a view which may be experienced by road users or by the residents behind.
View Seven (Tremayne House, Sandplace Road)	225361, 54493	Similar to View Six, from beside Tremayne House on Sandplace Road. This view is representative of glimpses which may be experienced by road users and walkers.
View Eight (Site entrance)	225184, 53733	This is a view from the road leading from Polperro Road in the south to the Mill Pool and car park in the north showing the main access route and site entrance.
View Nine (From Car Park)	224963, 53799	A view from the Car Park. This view is representative of views experienced by users of the footpath 616/7/4 and users of the car park.
View 10 (From track though Quayfield Woods)	224149, 54583	Looking south east from west of Quayfield Woods. Kilminorth Woods on one side of the valley, Trenant woods on the other. This view is representative of views experienced by walkers or visitors to the woods.

3.0 Landscape and Visual Impact Assessment

- 3.1 This section identifies effects potentially resulting from the proposals appraised in this report. The appraisal is conducted in accordance with the definitions / criteria described in Appendix 2.
- 3.2 The potential overall effects of the proposals on the landscape and key views of the study area are discussed below.
- 3.3 The purpose of the appraisal is to determine what level of changes would be caused by implementation of the proposals to provide the local authority with professionally produced and evaluated information to enable an informed decision on the acceptability of the proposals in the given site and landscape context as described in this report.

Visual Impact Assessment

- 3.4 The following may experience effects to their setting over the proposed lifetime of the development.

The National Character Area 152 Cornish Killas

- 3.5 The NCA area is extensive: whilst there is potential for negative effects on a small section of the national character area, as a result to the construction process, these are unlikely to affect the wider landscape character of the NCA.
- 3.6 The primary notable negative effect will be caused during the demolition and construction period. This will involve the demolition of the modern extension to the existing House and the subsequent construction of buildings these will be temporary.

Landscape Character Area

- 3.7 The application site occupies a small portion of the Local Character Area: LCA23 Looe Valley Rivers. The main characteristic applicable to the application site is that of the *Densely wooded, especially on the side of West Looe valley and in the small ria system near the coast.*
- 3.8 The application proposals seek to remove a number of trees from within the site as part of a woodland management strategy. Whilst not all of these are as a result of the architectural proposals, they do present a change in character to a small area of the Wide LCA.
- 3.9 The majority of views towards the site and to Polvellan House are obscured by this dense tree cover. Once the management has taken place, the existing building and the proposed buildings will become more visually prominent within the wider landscape.
- 3.10 The site location on the edge of Looe reduces the perceived effect of change as a result of this due to the visual presence of existing built form, however the exposure of existing , in combination with the new elements, will initially change the character of the LCA.
- 3.11 The quality of the site within the context / description of the LCA23 is considered to be moderate: Due to its location on the edge of the residential ares, the character of the LCA is slightly diminished, in combination with the overall degradation of the existing tree cover. It does however form a positive transition between the wooded valley sides of the character area and the estuarine landscape along side the town of Looe.
- 3.12 The value of the application site within the context / description of the LCA23 is considered to be medium - low. The value of the site is notable as a continuation of a key characteristic however this is more applicable to the wider valley landscapes further inland. The loss of a small portion of this degraded woodland as part of a longer term management plan for the strengthening of the woodland would not present an unacceptable reduction in the wider value of the character
- 3.13 The sensitivity of the application site within the context / description of the LCA23 is considered to be low to medium. Although susceptible to visual change, in context with the wider character area, the application site and proposals constitute only a very small portion of the LCA. This is a transition from the characteristic wooded landscape/valleys to that of the built form. Without any form of long term management plan for the strengthening of this character, this would present a greater effect. Although presenting change from the existing condition, the characteristics of the LCA in relation to the site can be restored to a certain degree.

- 3.14 Overall, within the context / description of the LCA23 the proposed development would have limited, but notable, direct impacts on some of the landscape characteristics of the LCA23 across the site through the removal of existing mature vegetation and the construction of additional built form. There would be some indirect impacts on the wider landscape area locally through increased numbers of residents and vehicular movement but further afield these effects would be diluted and limited in extent, given the scale of the urban settlement with which the proposed development currently lies. Some landscape characteristics would be strengthened as part of the management strategy, which would ultimately maintain and contribute positively to landscape character to the wider landscape within this LCA and on adjacent LCAs.
- 3.15 The magnitude of visual effect of the proposals on the context / description of the LCA23 is assessed as moderate adverse. Although the proposals effect physical direct change on characteristics of the LCA, these are minimal in context of the scale of the LCA and there is opportunity to further enhance and strengthen the retained features
- 3.16 The significance of visual effect of the proposals on the context / description of the LCA23 is assessed is assessed as minor - moderate adverse. Within the context / description of the LCA23, the sensitivity of this area is considered to be low/ medium, the magnitude of landscape effect of the proposals is assessed as moderate There will be some long-term or irreversible effects on this low to medium sensitivity landscape. However, although presenting change through the visual presence of additional built form, the landscape character will be slightly improved via strengthening of some valued characteristic landscape elements, such as boundary hedge banks and boundary tree planting, together with additional site tree planting as part of the site and woodland management strategy.

Area of Great Landscape Value (AGLV)

- 3.17 The AGLV designation is no longer a statutory designation, but is still referred to as a classification of landscape character of value.
- 3.18 The proposed development site lies within an Area of Great Landscape Value, Looe and Seaton Valleys. The AGLV covers a large area, encompassing the landscape from Looe to Seaton and reaching up to south of Liskeard. The visual envelope presented by the application site excludes the areas to the south and west of Looe by virtue of the topographic character
- 3.19 Due to the great scale of the AGLV and the varied characteristics found within its boundaries, the proposals are unlikely to be notable. However the proposals do present an increase in built form within the context of an existing wooded hillside.
- 3.20 The quality of the application site within the context / description of the AGLV is considered to be poor as it presents a site within the edge of the urban development and is currently in need of management resulting in a slightly degraded wooded fringe to the built form within which it lies.
- 3.21 The value of the application site within the context / description of the AGLV is considered to below. It forms the end of the wooded valley landscape, sitting in context with the built form of west Looe. The wooded landscape is in relatively poor condition, requiring management and could be enhanced in the longer term through positive development and management.
- 3.22 The sensitivity of the application site within the context / description of the AGLV is considered to be low. Some features are worthy of conservation and or enhancement and replacement. The characteristics of the AGLV are varied as it covers a large area of diverse character and features. As the application site lies at the edge of two key elements; the wooded valleys of the ria landscape and the built form of Looe, the change of form is unlikely to be notable in the long term.
- 3.23 Overall, within the context / description of the AGLV the magnitude of visual effect of the proposals is assessed as small adverse, whereby the changes to the landscape through the removal of trees and construction of the buildings will be noticeable and although a degradation of a small part of the existing wooded character, does not compromise the quality or character of the AGLV.
- 3.24 In consideration of the elements above, the Significance of Landscape Effect of the proposals on the context / description of the AGLV is assessed is assessed as negligible.

Areas of Outstanding Natural Beauty (AONB)

- 3.25 South Coast Eastern Area of Outstanding Natural beauty (AONB) does not cover the site. It lies approximately 920m south west of the southern boundary but due landform and vegetation there is no inter visibility. The comparatively low topographic level of the application site and its context with the existing setting of Looe will not have any effect on the AONB.

Conservation Area (CA)

- 3.26 The application site lies wholly within the Looe Conservation Area. The historic character of East and West Looe in terms of its settlement pattern and the evolution of development is diverse, though there are a few key points of note which do apply to the application site.
- 3.27 Notably, in terms of landscape setting, The Looe Conservation Area Appraisal notes the importance of a 'open, almost rural backdrop.' This relates to the setting of the wider town, but is equally important in relation to the preservation of the qualities within the town itself and to Polvellan House which itself is noted, *'The wooded Valley itself, currently undergoing management and enhancement, is as much the result of careful landscaping as natural regeneration; the presence of the Trenant estate and deer park being responsible for much of it. There are landscaped grounds of outstanding importance at Polvellan and Klymiarven which should be protected, enhanced and perhaps made more accessible to the general public.'*
- Little of consequence was rebuilt or added in the 18th or early 19th centuries, apart from the two or three surviving villas still standing in the remnants of their ornamental grounds (Polvellan, Waterloo Villa and Havenford). These symbolise the attraction of Looe as a desirable place of residence and resort in the years around 1800; gardens and landscapes were seen as integral to the overall design and must be appreciated as such when faced with development pressure.*
- Also noted of relevance in relation to Polvellan are the early 20th century , Arts and Crafts influenced, houses along Trelawney Terrace*
- 3.28 It is clear from the Looe Conservation Area Appraisal that there is a great diversity of architectural style from the past century which influences the character of Looe. The emphasis is not on a particular style, but one of quality of design.
- 3.29 Of particular note, as referenced above, is the 'remnant' landscapes around the historically notable buildings. The landscape of Polvellan is now severely degraded, as identified in the Heritage report by South West Archaeology, (Ref 180817), and shows little sign of the high value, ornamental landscape to which the Conservation Area Appraisal relates, however there is scope to reestablish a landscape setting appropriate to the historic context whilst accommodating the requirements of contemporary culture and infrastructure.
- 3.30 In respect of the above, the quality of the application site within the context / description of the Conservation Area is considered to be moderate to poor. It is a key part of the character of the conservation area, however both the building and landscape are significantly degraded and in poor condition.
- 3.31 The value of the application site within the context / description of the Conservation Area is considered to be moderate - high. It is one of the prominent locations and buildings which forms part of the character of the conservation area. However due to its condition, it has diminished in perceived value.
- 3.32 The Sensitivity of the application site within the context / description of the Conservation area is considered to be medium. The characteristics of the site in relation to the conservation area are partially intact though have degraded to the extent that they would be less notable if lost. The site, house and landscape, including the wooded areas are of local importance and if in good condition, would be highly sensitive to change. It has a highly valued landscape and building in context of the Conservation area however many of the features worthy of conservation have been degraded by neglect and as such are less susceptible to change. The intent should however remain to restore where feasible.
- 3.33 Overall, within the context / description of the Conservation Area the magnitude of visual effect is assessed as medium-large adverse, whereby the changes to the landscape through the removal of trees and construction of the buildings will be noticeable and a change from the landscaped grounds of the House house, however due to the degraded nature of the site, there is also an opportunity to restore both the building and also, to a certain extent, the more ornamental landscape setting for the House.
- 3.34 In consideration of the elements above, the significance of visual effect of the proposals on the context / description of the conservation area is assessed as moderate to major, however this is partially of a beneficial nature due to the extent of proposed restoration of the House and the partial regeneration of the landscape setting around the buildings alongside the positive long term management of the woodland.

World Heritage Site Areas (WHSA)

- 3.35 There are no World Heritage Sites in a 3km radius of the site.

Registered Parks and Gardens

- 3.36 There are no Registered Parks or Gardens within a 3km radius of the site.

Scheduled Monuments

- 3.37 There is only one SM within the 3km study area . Due to topography and intermediate built form this is unlikely to experience any effect of visual change as a result of the proposals, The closest SMS, the Old Guildhall in East Looe and the Hall Rings lie 800m and 4.9km distance respectively. Neither these nor those scheduled monuments further afield will experience any effect as a result of the proposals.

Listed Buildings

- 3.38 There are a numerous listed buildings and structures within the study area most notably the grade II listed Bridge over East Looe (and lamp stands) located to the east of the site.
- 3.39 The application site does not share any inter visibility with the listed structures/buildings however the development will be seen, amongst the woodland cover, in the same view as the bridge from some residences on Shutta Road, Elm Tree Road and Pendrim Road.
- 3.40 Works to the east of the site will involve the restoration of the original architectural form alongside the development of the landscape setting to accommodate vehicular access and landscape treatments to the setting of the House. This change from the existing condition is comparable to the historic form of the House and gardens. Further proposals involve the removal of some of the degraded woodland and planting as part of the proposed management strategy for the site as well as the construction of the new buildings. This development will present a notable change from the current and historic condition.
- 3.41 It is unlikely however to present any degradation of the visual character of the listed buildings and structures.
- 3.42 The value of the listed structures, in this instance most notably the grade II listed bridge, is considered to be high, however the visual association with the application site is not of sufficient note that the listed structure would be compromised by the proposed works, therefore the magnitude is negligible. Significance of effect therefore considered to be negligible/neutral.

Public Rights of Way

- 3.43 Only the footpath 616/7/4 will have views of the application site to the extent that the proposals may effect the character of the PRoW. PRoW 616/7/4 which follows the northern edge of the car park is at a much lower topographic level that the portion of the application site which is being developed, however the extent of work remains easily recognisable within the views as a result of the vegetation removal, refurbishment of the existing house and the construction of the new buildings.
- 3.44 The quality of the application site within the context / description of the PRoW 616/7/4 is considered to be moderate to poor. The focus of the foot path is the Millpool and the adjacent river, whilst the development on the application site will be visible, it is not the primary concern for footpath users. The construction process will present disruption to the tranquility of the space, however the existing tranquility is compromised to a certain extent by the vehicular movement within the car park.
- 3.45 The Value of the application site within the context / description of the PRoW is considered to be Medium. The presence of the wooded valley side forms an attractive backdrop to the lower level footpath and parking area. Whilst this is not a defining attribute, it presents a characteristic form that extends to the wider character of the setting. This character is proposed to be subject to a positive management strategy for the enhancement of the vegetation and tree cover.
- 3.46 The Sensitivity of the application site within the context / description of the PRoW is considered to be low. The characteristics of the site in relation to the PRoW remain partially intact though have degraded to the extent that they would be less notable if lost. However, this unmanaged vegetation presents a more densely wooded aspect and therefore enclosure of this view from the PRoW. The intent should however remain to restore where feasible.
- 3.47 Overall, within the context / description of the PRoW the Magnitude of Direct Landscape Effect is assessed as small adverse, whereby the changes to the landscape through the removal of trees and construction of the buildings will be noticeable but the overall content of the application site will remain and experience long term enhancement.

- 3.48 In consideration of the elements above, the Significance of Landscape Effect of the proposals on the context / description of the Public Right of Way is assessed as minor. Although only approximately 120m from the application site boundary, the PRow is sufficiently separated from the site in terms of physical and visual separation that although the changes will be recognisable, they will not unacceptably alter the quality of the PRow in terms of views of the application site.

Residents

- 3.49 The site is largely obscured by dense boundaries and existing vegetation. There are however local residents with views of the proposed development site in the north, north east and east and few from the south. Residents of the houses overlooking the site from the north, north east and east will experience a change to the views through the ongoing management of the existing vegetation, though the majority of this work is likely to be towards the northern edge of the application site. Some tree works are proposed along the southern boundary for reasons of safety. These maintenance works will inevitably open further views in to the site.
- 3.50 Residents at a greater distance, in East Looe, will experience visual change through the removal of trees and the construction of the new properties as demonstrated in the photographic sheets in appendix 3. Photosheets 04 - 07
- 3.51 The quality of the application site within the context of views experienced by residents of East and West Looe, where visibility of the site is experienced, is considered to be good. The application site in its current condition is well wooded and forms a valuable visual green asset, though there is a deterioration in the quality of the hedgerows and vegetation through the lack of management. This aspect is particularly of relevance to residents in West Looe and those adjacent to the application site along Polean Lane. Beyond this boundary, visibility to the site is limited from properties in West Looe. For properties in East Looe, the application site forms part of the extensive wooded hillsides which reach to the waters edge.
- 3.52 The Value of the application within the context of the context of views experienced by residents of East and West Looe, where visibility of the site is experienced is considered to be medium - low. It is only infrequently visible and although Polvellan House is occasionally visible, it forms part of the extensive green edge to the river landscape. This landscape is of high value generally, though the application site, in its current condition, is not of particularly notable value.
- 3.53 The sensitivity of the application site within the context of the residential properties is considered to be medium to low. A number of the elements are sensitive to change, the majority of which are worthy of conservation, however the site would benefit from enhancement and management.
- 3.54 Overall, within the context / description of the residential properties the magnitude of direct visual effect is assessed as medium - small adverse, due to the introduction of new built form within the currently wooded/semi wooded landscape of the application site. The properties in West Looe will experience little visual change due to the extent of vegetation cover along the southern boundary, reducing with positive woodland and hedgerow management. Those properties with view of the application site from East Looe will experience visual change, in particular during the construction period, though in context with the existing property and the car park.
- 3.55 In consideration of the elements above, the significance of visual effect of the proposals on local residents with views of the application site is assessed as minor. The proposed development will constitute a change from the existing condition, however there will be a valuable restoration and re-establishment of natural and ornamental landscape which will, over the mid - long term and potentially in the shorter term, create a higher quality visual resource which is consistent with the surrounding landscape.

Landscape Impact Assessment

- 3.56 The proposed development has involved the introduction of new elements within the landscape and alteration of the natural landform.

Construction Phase

- 3.57 The construction phase will involve the establishment of site compound, erection of site and tree fencing and movement of large vehicles and plant. The activities will involve; the removal of vegetation and trees as proposed within the management plan, the erection of new buildings and restoration/renovation of the existing Polvellan House.
- 3.58 During the construction phase the magnitude of landscape effects will initially be major (negative) in this relatively tranquil, medium value setting and the increased vehicular access to the site, especially with large construction vehicles, will result in a moderate (negative) effect as a result of temporary effects on this landscape setting.

Operational Phase of the properties.

- 3.59 Once operational it is expected there will be a medium (negative) effect to the landscape due to the introduction of the new buildings, loss of tree planting and scrub land. However, longer term, through the introduction of extensive tree planting, introduction of new species, wildflower mixes and retaining a wide natural buffer to the site at all heights, the overall magnitude of effects will present a small negative effect due to the long term presence of the buildings alongside the maturation of the landscape setting.

Landscape Effects in the Wider Landscape Setting

Landscape Designations

- 3.60 The following indirect effects are considered to be likely over the lifetime of the proposed development.

Area of Outstanding Natural Beauty (AONB)

- 3.61 South Coast Eastern Area of Outstanding Natural beauty (AONB) does not cover the site. It lies approximately 920m south west. The proposals will not impact on the designated landscape therefore would be considered as having **neutral** effect, i.e. no perceptible deterioration or improvement in the existing view.

Areas of Great Landscape Value (AGLV)

- 3.62 The quality of the application site within the context / description of the AGLV is considered to be moderate to poor. It presents a site within the edge of the urban development and is currently in need of management resulting in a slightly degraded wooded fringe to the built form within which it lies. Although itself an historically important and ornamental site, the surrounding context is a mix of large parking areas, commercial units and mixed architectural form. So although the application site retains some of the qualities of the surrounding historic and natural landscape, there is extensive decline in terms of architecture, ornamental and natural landscape.
- 3.63 The value of the application site within the context / description of the AGLV is considered to be low. An historically important site however the degradation of the application site, in terms of the architectural and landscape condition, is now at an extent that the site detracts from the more attractive wooded Ria slopes.
- 3.64 Consistent with the assessment of visual sensitivity, the sensitivity of the application site in landscape impact terms, within the context / description of the AGLV is considered to be low. Some features are worthy of conservation and or enhancement and replacement. The characteristics of the AGLV are varied as it covers a large area of diverse character and features. As the application site lies at the edge of two key elements; the wooded valleys of the ria landscape and the built form of Looe, the change of form is unlikely to be notable in the long term.
- 3.65 Overall, within the context / description of the AGLV the magnitude of direct landscape effect of the proposals is assessed as small adverse through the construction period though potentially of small beneficial once the works are complete and the landscape begins to establish. whereby the changes to the landscape through the removal of trees and construction of the

buildings will be noticeable, though the existing trees of higher quality are to be retained and subject to positive management.

- 3.66 Therefore it is considered that the proposals do not unacceptably compromise the quality or character of the AGLV. In consideration of the elements above, the significance of landscape effect of the proposals on the context / description of the AGLV is assessed as minor - negligible.

Conservation Areas (CA)

- 3.67 The quality of the application site within the context / description of the Conservation Area is considered to be moderate to poor. It is a key part of the character of the conservation area, however both the building and landscape are significantly degraded and in poor condition.
- 3.68 The value of the application site within the context / description of the Conservation Area is considered to be moderate - high. It is one of the prominent locations and buildings which forms part of the character of the conservation area. However due to its condition, it has diminished in perceived value.
- 3.69 The sensitivity of the application site within the context / description of the Conservation area is considered to be medium. The characteristics of the site in relation to the conservation area are partially intact though have degraded to the extent that they would be less notable if lost. The site, house and landscape, including the wooded areas are of local importance and if in good condition, would be highly sensitive to change. It has a highly valued landscape and building in context of the Conservation area however many of the features worthy of conservation have been degraded by neglect and as such are less susceptible to change. The intent should however remain to restore where feasible.

Overall, within the context / description of the Conservation Area the magnitude of direct landscape effect is assessed as medium-large adverse, whereby the changes to the landscape through the removal of trees and construction of the buildings will be noticeable and a change from the landscaped grounds of the House house, however due to the degraded nature of the site, there is also an opportunity to restore both the House House building and also, to a certain extent, the more ornamental landscape setting for the House.

- 3.70 In consideration of the elements above, the significance of landscape effect of the proposals on the context / description of the conservation area is assessed as moderate to major, however this is partially of a beneficial nature due to the extent of proposed restoration of the House and the partial regeneration of the landscape setting around the buildings alongside the positive long term management of the woodland.

World Heritage Site Areas (WHSA)

- 3.71 There are no World Heritage Site Areas within the study area.

Registered Parks and Gardens

- 3.72 There are no Registered Parks or Gardens a 3km radius of the site.

Scheduled Monuments

- 3.73 There are no Scheduled monuments within the study area which are likely to experience any effect as a result of the proposals.

Listed Buildings

- 3.74 There is not likely to be any landscape changes which would cause an effect on listed structures in the immediate area as the aspect would limit any effect.

Public Rights of Way

- 3.75 Only the footpath 616/7/4 is likely to experience any change as a result of the proposals. The footpath lies along the edge of the car park, alongside the river and between the West Looe River and Millpool.
- 3.76 The footpath, although within a car park for a large section of its length, does benefit from the riverside location and the views up the river of the waters edge and the wooded valley landscape. The application site does feature within the

landscape setting. The value of the application site is the sense of the continuation of the wooded hillside/slopes, though this is compromised slightly by the condition of the house. The value of the application site within the context / description of the PRow is therefore considered to be Medium-low.

- 3.77 The sensitivity of the application site within the context / description of the PRow is considered to be low. The characteristics of the site in relation to the PRow remain partially intact in terms of the wooded aspect of the northern site boundary. However, the architectural form is now in a state of disrepair and, where present, detracts from the quality of the space.
- 3.78 Overall, the magnitude of direct landscape effect is assessed as small - medium, through the construction work, the removal of some vegetation and trees and ultimately the introduction of new built form.
- 3.79 In consideration of the elements above, the significance of landscape effect of the proposals on the context / description of the Public Right of Way is assessed as minor adverse. However, longer term, the re-establishment of the vegetation and tree cover on site alongside the restoration of the existing house is considered to be potentially of beneficial significance of effect. The landscape character, although altered, will be slightly improved through management and enhancement, the refurbishment of the existing dwelling will present a notable improvement from the existing condition and the construction of the new buildings, although a change from the existing condition, will be set within a managed and enhanced setting, presenting a positive edge to the wooded landscape and to the built form of West Looe.

4.0 Summary, Mitigation & Conclusions

Summary, Mitigation & Conclusions

Summary

- 4.1 The assessment has examined landscape character and visual amenity impacts within a 3km radius study area around the proposed development. This radius was set following an examination of the ZTV analysis alongside site appraisal.
- 4.2 The assessment has considered the site in its existing condition alongside its historical importance and aesthetic relevance to Looe.
- 4.3 The application site, Polvellan House and surrounds, including a degraded garden landscape, modern extension to the house and wooded north facing slopes lies on land to the south of West Looe River.
- 4.4 The landscape within which the house is located is varied, the east of the house being predominantly parking area and access to the rear (south) and front, (north) sides of the original house. The garden shows signs of the historic landscape to which the Conservation Area Appraisal makes reference, however this is heavily degraded through lack of maintenance.
- 4.5 To the west of the application site there is a mature and varied wooded area. The woodland has been subject to significant change over the past 2 -3 years as trees have been lost through storm damage and general poor condition, however a number of specimen trees remain. This area is subject to a detailed management strategy, ref. Land & Heritage report Polvellan Grounds: Integrating the woodlands and garden landscape and Arboricultural report.
- 4.6 For the purposes of clarity, the proposals have been summarised in two 'zones', the east and west sides of the application site as this relates to the scale/type of development work and also the key aspects relating to the effect on noted receptors.
- 4.7 The eastern section, including Polvellan house involves:
- The demolition of the existing modern extension to Polvellan House
 - The refurbishment and restoration of Polvellan House, the retention of some of the previous parking area and access road incorporating a redesign and rationalisation of the parking, vehicular access and the inclusion of disabled and cycle parking.
 - The construction of a new, detached, 2 storey unit.
 - The creation of a formal garden setting around Polvellan House, accommodating parking and access where applicable to facilitate an accessible landscape and site.
- 4.8 The western section, including the woodland to the western side of the proposed new buildings;
- The management of the woodland in accordance with the recommendations by Land & Heritage, including the removal of a number of trees to facilitate the construction of the new units, retention and protection of retained trees.
 - The construction of 19 apartments set over 6 buildings.
 - The creation of semi formal landscape courtyard and pathways between and around the new buildings.

Landscape Character Areas and Designations

- 4.9 Character areas and designations/receptors considered likely to experience effect of change to some degree as a result of the proposals were identified as:
- 4.10 The Character Area, LCA 23 Looe Valley Rivers
AGLV Looe and Seaton Valleys
The Grade II Listed Bridge
The PRoW 616/7/4 Gold Footpath
Residents of Polean Lane and East Looe
Looe Conservation Area
- 4.11 The above were assessed using a combination of site assessment, landscape institute guidelines and professional judgement. Although experiencing varying degrees of effect, the proposals were not considered to present a unacceptable negative effect on the receptors.
- 4.12 Other designations within the 3km study area were assessed though considered unlikely to experience any effect as a result of the proposals.

Vegetation and Land Cover

- 4.13 The overall character of the vegetation is proposed to be retained though some trees and vegetation will require removal to accommodate the development and also as part of an overall management strategy for the application site to ensure the health and longevity of the retained woodland setting. Trees of note are being retained and protected. Landscape proposals seek to retain and enhance the historic character of the application site through the introduction of specimen tree planting and ornamental landscape treatments appropriate to the proposed use and historic condition of the house and garden.

Mitigation

- 4.14 The proposed mitigation centres around the management strategy for the landscape and retained, protected woodland setting. Some trees are proposed for removal, though the retained trees are those of good condition and which are considered to be appropriate for retention of the site character whilst allowing for the establishment of a new soft landscape treatment.

Conclusions

- 4.15 The proposals seek to both restore and enhance the setting of the house and garden and to establish new, contemporary, architectural form within the grounds of the historic house.
- 4.16 The visual prominence of the existing Polvellan House is from the east and north whereby the house is set against a wooded backdrop. The proposals seek to retain the majority of this existing condition, including the existing parking and access arrangements, though to set this within a new, ornamental landscape. This treatment and approach to the development presents little change other than to enhance the existing condition. There will be a notable increase in the vehicular traffic from the existing condition though this is inevitable considering the current, degraded, condition of the house and that the site is currently unused. It should be noted that, when in use, the house was a care home and likely to have experienced a comparable amount of traffic movement to that resulting from the proposals.
- 4.17 The notable change from the existing condition, on the eastern side of the application site, is that of the addition of the new 2 story unit. The unit is of a scale and is sufficiently separate from Polvellan House that, although a recognisable addition to the site, it remains subservient to the existing house and will sit well within the backdrop of the retained trees and elevated southern aspect below Polperro Road.
- 4.18 The bulk of the western side of the application site is retained in its existing condition with the exception of the ongoing management strategy applied to the trees. Immediately to the west of Polvellan House is the more significant change to the existing condition resulting from the introduction of the new apartment buildings. Although a number of mature trees are to be retained along the northern boundary of the application site, the buildings will overlook the car park and river and will be visible through the retained trees. This presence although recognisable will only be visible from the north. The receptors of most note being the Conservation Area, AGLV, PRoW 616/7/4, residents in East Looe to the north east and users of the car park.
- 4.19 Of these receptors, only the Conservation Area and the PRoW are of concern in terms of the significance of effect. Whilst the proposals will be visible, the application site lies within the Historic Landscape Character Area of 'Settlement', representing the northern portion of West Looe. The site wide proposals are also largely consistent with the quality and character as noted in the Conservation Area Appraisal which acknowledges the diversity of architectural style within Looe and that good quality architecture is important as is the restoration and enhancement of the landscapes around Polvellan House.
- 4.20 Generally, the proposals appear to accord with the recommendations and observations within the Looe Conservation Area Appraisal and, although the proposals are of a scale that is comparable to the existing building, they still remain subservient with the restoration of Polvellan House and grounds remaining the dominant feature.
- 4.21 Acknowledging that the proposals will be introducing large scale built form into the current landscape associated with Polvellan House, one must also consider the current condition of the application site. It is at present degraded and overgrown, with the house itself in on going decline. The balance of restoration of house and setting alongside the creation of the new units within this setting will be a significant change within this designation, though not widely perceptible and the balance between new and restored elements appears to present an opportunity to restore a valuable asset.
- 4.22 The extents of the AGLV are vast in comparison to the application site, encompassing numerous landscape character types, features and built up areas. The application site, set within and on the edge of the historic settlement, lies at a junction

between parking areas, wooded landscapes, residential streets and commercial buildings. By the nature of its location and condition, it is not considered to present any unacceptable effect of change in relation to the AGLV.

- 4.23 The PRoW will experience change as a result of the proposals, however the application site doesn't not form a key part of the character or setting of the PRoW that the changes will unacceptably compromise the quality of the PRoW.
- 4.24 This report concludes that the proposed development does not present an unacceptable change or effect in the landscape setting in terms of visual or landscape impact. The existing degradation of the site in terms of the landscape and architectural condition is such that the proposals to restore and enhance will form a valuable improvement to the surrounding landscape. The additional buildings will be a recognisable change, however the introduction of this apparently well considered architectural response to the landscape and topography, alongside a positive management strategy for the woodland will not create an unacceptable effect of change in respect of the receptors identified in this report.