



Landscape  
Architects  
& Environmental Consultants

# LANDSCAPE APPRAISAL

Jamaica Inn, Launceston  
Prepared on behalf of Jamaica Inn Bodmin Moor Ltd.

April 2021

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## Jamaica Inn, Launceston

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## I. INTRODUCTION

The Andrew Davis Partnership was commissioned in June 2019 to undertake a Landscape and Visual Appraisal, which was updated in April 2021, to accompany a planning application for a touring base development in Bolventor, Cornwall.

### 1.1. THE SCOPE OF THE LANDSCAPE APPRAISAL

1.1.1. The landscape appraisal examines the potential impacts on landscape character and visual amenity and reviews any residual effects that may occur as a result of development.

1.1.2. The landscape appraisal has been prepared in accordance with good practice, as set out in the GLVIA 3rd Edition.

1.1.3. The application site is located directly next to the A30, which runs through the middle of Bodmin Moor AONB, in the hamlet of Bolventor. The site is within the property boundary of the Jamaica Inn, a Grade II listed building with historical and cultural significance.

1.1.4. The application site is agricultural fields made up of some maintained and unmaintained grassland. The northern field is maintained and currently used as temporary overflow parking in the Inn's busiest periods. The southern field is rough grassland.

1.1.5. Pre-application discussions with the local planning authority have taken place with positive feedback regarding the landscape and visual impact of the development.

1.1.6. This landscape appraisal will assess the potential visual and landscape impacts that may arise as a result of the development. Furthermore, it will assess how those impacts may differ from the baseline conditions in the landscape at present. It will consider the developments position within the Bodmin Moor AONB and any other impact it will have on surrounding designations.

1.1.7. Plan No. 1 illustrates the context of the development in relation to its immediate surroundings in the hamlet of Bolventor, and

the surrounding publicly accessible land of the Bodmin Moor AONB.

1.1.8. The following report assesses the physical and perceptual changes to the landscape and visual amenity and identifies any impacts and necessary mitigation measures to minimise the environmental effects.



## 2. METHODOLOGY

### 2.1. GENERAL

2.1.1. The landscape and visual impact assessment considers two types of impact: direct effects on the landscape resources and indirect effects on public perceptions of landscape, in terms of change to landscape character or as a result of visual impacts.

2.1.2. The assessment of direct effects on the physical landscape (resources) considers:

- The nature and extent of the landscape changes likely to occur and options for mitigating adverse effects if necessary.
- The effect on any national, regional or local designation.

2.1.3. The assessment of visual impact and public perceptions of the landscape considers:

- The visual envelope, to identify the location of publicly accessible points from where the development proposals can be seen and to establish the extent and nature of visibility that occurs at each location;
- The identification of those who would perceive the changes, including residents and visitors to the area;
- Visual characteristics of the proposed development in relation to its surroundings;
- The magnitude and significance of the perceived changes in respect of landscape character and quality.

2.1.4. A study area has been identified to focus baseline and impact assessments. The study area has been defined by taking into account the size of the site, the complexity of the surrounding landscape character and the range within which the proposed development may affect visual amenity.

2.1.5. The methodology used to undertake the landscape and visual assessment (outlined below) is based upon the guidance contained within the following documents:

- Guidelines for Landscape and Visual Impact Assessment (2013) (The Landscape Institute, Institute of Environmental Management & Assessment, Spon Press)

- Landscape Character Assessment : Guidance for England and Scotland (2002) (The Countryside Agency and Scottish Natural Heritage)

### 2.2. SOURCES OF INFORMATION AND CONSULTATION

2.2.1. Sources of information were as follows:

- Cornwall AONB 2016-2021 Policy
- NCA 153. Bodmin Moor
- Cornwall and Isles of Scilly Landscape Character Study. LCA - Bodmin Moor
- Cornwall and Isles of Scilly Landscape Character Study. LDU Summary 074
- Cornwall Design Guide
- Cornwall Local Plan Planning for Cornwall's future Strategic Policies 2010 - 2030
- National Planning Policy Framework

### 2.3. DETERMINING THE BASELINE – THE APPROACH

#### LANDSCAPE RESOURCE

2.3.1. Baseline studies and impact assessments were undertaken over a number of visits in March 2019 and weather conditions were clear and bright turning overcast and hazy

2.3.2. The baseline assessment of landscape resources identifies the existing landscape elements within the assessment site that may be affected either directly or indirectly by the development proposals. This includes vegetation (trees, hedges, shrubs and grassed areas), topography, water features/drainage, buildings and other prominent features.

#### Landscape Character Assessment

2.3.3. A strategic context to the assessment is provided by a review of the landscape character

assessment undertaken by Cornwall Council and the review of relevant planning/landscape policies outlined in this chapter.

#### Visual Assessment

##### *The Zone of Visual Influence (ZVI)*

2.3.4. The zone of visual influence (ZVI) for the application site was identified on the basis of natural landform, only using the contours displayed on a 1:25,000 Ordnance Survey map. This desktop study highlighted areas where the site should be visible from; however, intervening vegetation and built form often restrict visibility within the ZVI. Fieldwork studies were then undertaken to establish the extent of available views towards the site within the ZVI from which a Visual Envelope Map (VEM) was produced, illustrating the extent of views to and from the application site.

2.3.5. The views are further classified as to whether or not they are filtered, that is whether there is a degree of intervening vegetation or other obstruction.

#### Representative Receptor Viewpoints and Receptor Groups

2.3.6. Representative receptor viewpoints within the visual envelope have been identified and photographs with commentary are included within the assessment. These are divided into three separate groups of receptors: - occupant receptors, traveller receptors and receptors from publicly accessible land.

2.3.7. Each of the groups of receptors differs in terms of sensitivity. For example, motorists have less sensitivity to change in the landscape as they are transient receptors and the impact upon them is therefore small. Residential receptors, however, have more sensitivity to change in their landscape as they are static and any change would be constant.

2.3.8. The following receptor groups have been identified;

- Residents (sensitive)
- Motorists (tolerant)

- Pedestrians (sensitive)

2.3.9. The extent and nature of the existing views are described by reference to the following matters and illustrated by annotated photographs.

- Composition of view, character, features, visual amenity and quality of the landscape

- nature of the view

- elevation

- direct or angled

- full or partial

- open or filtered

- Seasonal variations

#### - Extent

2.3.10. The extent of the view and proportion of the development which is visible is categorised below:

*Full views are recorded where greater than >50% of the ground plane and/or all the site boundaries are visible.*

*Partial views are recorded where less than 50% of the ground plane and/or only partial views of the site boundaries are visible.*

*Restricted views are recorded where less than 25% of the ground plane and/or very limited or barely discernible views of the site boundaries are visible.*

#### - Distance

2.3.11. The distance of the views towards the application and development is categorised below

*Short distance: Less than 0.50 Km  
Medium distance: 0.50 – 1.0Km  
Long distance: Greater than 1.0 Km*

#### - Seasonal Variation

2.3.12. The impact of the proposed development will be assessed when vegetation is in full leaf but also in winter time when no leaves are on vegetation, as the nature of the development is for all year round use.



- 2.3.13. As the area is rural in character and the receptor groups are spread over quite an extensive area, we have suggested the above distance intervals so that views are clearly distinct and reflect a receptor's visual experience of the landscape.
  - 2.3.14. The transience of the view is the last point to consider because views are experienced at a variety of speeds, on foot or by vehicle. These views may be short-lived or glimpsed or, by contrast, relatively continuous, dependent largely on the speed of movement and intervening obstacles.
  - 2.3.15. Photographs are used in this document with the intention of representing the human eye as accurately as possible. Therefore they were taken with a focal length of 35mm using a camera with a crop ratio of 1.5 in accordance with Guidance for Landscape and Visual Impact Assessment (2013).
- 2.4. DETERMINING THE PREDICTED IMPACTS : THE APPROACH**
- 2.4.1. The impact assessment draws on the baseline study to consider the range of likely impacts arising from the development, in both its construction and operation.
- 2.4.2. The nature of the change is considered, taking into account whether there is a change of use, the land form or cover, whether elements or features are lost, modified, enhanced or introduced or, in terms of the character assessment, whether the more subjective matters highlighted above are influenced by the proposed development. The assessment of the proposal takes account of the primary and secondary landscape mitigation measures.
- 2.4.3. The baseline studies and the predicted impact assessments will identify primary mitigation measures which will be incorporated into the landscape masterplan proposals which are consistent with the iterative approach.
- 2.4.4. Secondary mitigation measures are those measures which cannot be incorporated into proposals but assist in reducing the residual impacts.
- 2.4.5. The landscape and visual impact assessment takes into account the likely construction and operational impacts.

2.4.6. All primary mitigation measures will be introduced as part of the construction phase.

2.4.7. The operation assessment focuses, therefore, upon the likely impacts in the years ahead.

**Assessment of Visual Impact**

2.4.8. The visual impact of the proposed development upon the existing visual amenity in the area has been assessed by first taking into account the existing views and what sections of the assessment site can be viewed from these.

**Impact Assessment Summary Sheets**

2.4.9. Impact assessment sheets have been prepared to assist the process and facilitate clear and logical presentation of the key issues and findings, but also to allow ease of comparison. see matrices at the end of this chapter).

2.4.10. Grading of the scale of the impact is based on the detailed information available regarding the nature of the proposed development, the scale, duration and permanence of the change and the size of the resource/area affected (source: Guidelines for Landscape and Visual Impact Assessment 2002). The following criteria area used:

- 2.4.11. Nature**  
 Adverse (A): Negative impact  
 Neutral (N): No impact  
 Beneficial (B): Positive impact

**2.4.12. Magnitude**  
 Assessment is based on the scale of change, especially in terms of the actual degree of change within the view, the level of contrast or integration of the new element and the size of area affected.

**Table 2: Magnitude Assessment Criteria**

Significance	Criteria
<b>High</b>	Total loss of, or major alteration to, key elements/features/ characteristics of the baseline resource/landscape/view and/ or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.
<b>Medium</b>	Partial loss of, or alteration to, one or more key elements/features/ characteristics of the baseline resource/landscape/view and/ or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
<b>Low</b>	Minor loss or alteration to one or more key elements/features/ characteristics of the baseline resource/landscape/view and/ or introduction of elements that may not be characteristic when set within the attributes of the receiving landscape.
<b>Very Low</b>	Barely perceptible loss or alteration to one or more key elements/ features/characteristics of the baseline resource/landscape/view and/or introduction of elements that are not uncharacteristic with the surrounding landscape, approximating the 'no change' situation.

**Permanence**  
 Permanent / Irreversible (P/I)  
 Temporary / Reversible (T/R)

2.4.13. A final assessment of the overall significance of the impact that the development proposals might have upon the specific resource/ character area/view can then be made. The assessment is based upon both the relative value and sensitivity of the landscape resource,

character or view and the scale of the predicted effect that the development would have on it. The impact is graded **major, moderate, minor** or **negligible**. As the final judgement is subjective, the final rating was agreed by two independent surveyors to maintain a level of consistency throughout the whole assessment.

**Overall Assessment Criteria**

2.4.14. The allocation of an overall impact, balancing the potential adverse and beneficial impacts, was defined using the seven-point scale in the summary in order to provide a conclusion of the overall acceptability of the scheme in the context of the existing environment.

**Table 3: Significance of Impact Assessment Criteria**

Significance	Criteria
<b>Major Adverse</b>	Major adverse effects would be important considerations at national level. Mitigation measures may not be wholly successful by virtue of the magnitude of the predicted impacts.
<b>Moderate Adverse</b>	Moderate adverse effects would be important at district level, but would not represent key factors in the decision making process. Mitigation measures and/or detailed design work may ameliorate some of the consequences of adverse effects at this scale.
<b>Slight Adverse</b>	Minor adverse effects are those which are relevant in the local context, yet can generally be reduced, removed or even reversed by appropriate mitigation.
<b>Negligible</b>	Effects are assigned this level of significance if they are nil, imperceptible, negligible or within margins of forecasting error when compared to the existing situation.



Significance	Criteria
<b>Slight Benefit</b>	Minor benefits are those which are experienced at a local level. They may arise from the implementation of locally successful mitigation measures.
<b>Moderate Benefit</b>	Moderate benefits are those which are important considerations at district level.
<b>Major Benefit</b>	Major benefits would be experienced at national level and would be directly or indirectly attributable to the proposals.



### 3. PLANNING CONTEXT

*The landscape appraisal is intended to inform the design development of the proposals to form the basis of further pre-application discussions. This section of the report should be read in conjunction with Plans 1 and 2.*

The planning policy framework for the application site has been considered in relation to landscape and visual matters. The planning policy framework is provided principally by:

National Planning Policy Framework (NPPF) (2019)

Cornwall Local Plan: Strategic Policies 2010 - 2030

Cornwall Area of Outstanding Natural Beauty Management Plan 2016-2021

National Character Area profile: 153 Bodmin Moor  
CORNWALL AND ISLES OF SCILLY LANDSCAPE

CHARACTER STUDY: LCA No CA32 Bodmin Moor  
Cornwall Design Guide

*Relevant sections of the NPPF are as follows:*

#### 3.1. 2. ACHIEVING SUSTAINABLE DEVELOPMENT

3.1.1.(7)...sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.1.2.(8) a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting

to climate change, including moving to a low carbon economy.

3.1.3.6. Building a strong, competitive economy

3.1.4.(83) Planning policies and decisions should enable:

3.1.5.a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

3.1.6. c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

3.1.7.d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

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

#### 3.2. 8. PROMOTING HEALTHY AND SAFE COMMUNITIES

3.2.1.(92) a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

#### 3.3. 9. PROMOTING SUSTAINABLE TRANSPORT CONSIDERING DEVELOPMENT

#### PROPOSALS

A) APPROPRIATE OPPORTUNITIES TO PROMOTE SUSTAINABLE TRANSPORT MODES CAN BE – OR HAVE BEEN – TAKEN UP, GIVEN THE TYPE OF DEVELOPMENT AND ITS LOCATION;

3.3.1.b) safe and suitable access to the site can be achieved for all users;

#### 3.4. 11. MAKING EFFECTIVE USE OF LAND

3.4.1.118. Planning policies and decisions should:

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

3.4.3.d) promote and support the development of under-utilised land and buildings

#### 3.5. 12. ACHIEVING WELL-DESIGNED PLACES

3.5.1.124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

3.5.2.127. Planning policies and decisions should ensure that developments:

3.5.3.a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

3.5.4.b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

3.5.5.c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while

not preventing or discouraging appropriate innovation or change (such as increased densities);

3.5.6.d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

3.5.7.e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

3.5.8.128. ...Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

#### 3.6. 15. CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

3.6.1.170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

3.6.2.d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

3.6.3.171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework<sup>53</sup>; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

3.6.4.172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.... The scale and extent of development within these designated areas should be limited.



3.6.5.b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact 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.

### 3.7. 16. CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

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

3.7.2.a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

3.7.3.b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

3.7.4.c) the desirability of new development making a positive contribution to local character and distinctiveness; and

3.7.5.d) opportunities to draw on the contribution made by the historic environment to the character of a place.

3.7.6.189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

3.7.7.190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a

proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

*Relevant sections of the Cornwall Local Plan: Strategic Policies 2010 - 2030 are as follows:*

### 3.8. POLICY 1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

3.8.1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan. We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

3.8.2. Policy 2 – Spatial Strategy:

3.8.3.1. Respecting and enhancing quality of place:

3.8.4. Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

3.8.5.a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;

3.8.6.c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;

3.8.7.d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status,

3.8.8.2. Providing solutions to current and future issues:

3.8.9.c. Creating landscapes and biodiversity and geodiversity assets that are resilient and sensitively accommodating investment and growth within Cornwall's unique landscape and wealth of biodiversity and geodiversity, ensuring that people continue to be drawn to Cornwall to visit and invest and for a thriving healthy population to live and work;

3.8.10.3. Generating and sustaining economic activity:

3.8.11.c. Supporting the expansion of existing businesses

### 3.9. POLICY 3: ROLE AND FUNCTION OF PLACES

3.9.1.4. Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this Plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB.

### 3.10. POLICY 5: BUSINESS AND TOURISM

3.10.1.1. To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:

3.10.2.a) well integrated with our city, towns and villages; or

3.10.3.b) within areas that are well served by public transport and communications infrastructure; or

3.10.4.c) in the countryside and smaller rural settlements be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification; or

3.10.5.d) an extension to an existing business where re-location would be impractical or not viable.

3.10.6.3. The development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility

by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits.

### 3.11. POLICY 12: DESIGN

3.11.1.51 Strategic Policies 2010-2030 Policie Strategek 2010 - 2030 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.

3.11.2.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,

3.11.3.b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment;

3.11.4.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

3.11.5.e. engagement process –undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.

### 3.12. POLICY 13: DEVELOPMENT STANDARDS

3.12.1.2. Public open space on-site, in proportion to the scale of the development and providing for different types of open space based on local need.

### 3.13. INTERNATIONAL, NATIONAL AND LOCAL DESIGNATED SITES

3.13.1.2.164. Local sites: include Biodiversity Action Plan habitats and species, County Wildlife Sites, Local Geological Sites and Local Natural Reserves. There are about 400 County Wildlife Sites, Geological Sites of Significance and Local Nature Reserves covering approximately 10% of Cornwall's land area, all of which contribute to environmental quality and sense of place. Local sites form the stepping stones of a countywide biodiversity network of wildlife corridors and



play a key part in helping to deliver the Cornwall Biodiversity Action Plan. Developments should help build this biodiversity network as appropriate and should not adversely impact on local sites. Where significant harm cannot be avoided, suitable alternative locations should be considered.

### 3.14. POLICY 23: NATURAL ENVIRONMENT

3.14.1.1. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.

3.14.2.2. Cornish Landscapes Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value

3.14.3.2(a). The Cornwall and Tamar Valley Area of Outstanding Natural Beauty: Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity. Proposals should be informed by and assist the delivery of the objectives of the Cornwall and Tamar Valley AONB Management Plans.

### 3.15. POLICY 24: HISTORIC ENVIRONMENT

3.15.1. Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

3.15.2. Development proposals will be expected to:

3.15.3. • sustain designated heritage assets;

3.15.4. • take opportunities to better reveal their significance;

### 3.16. POLICY 25: GREEN INFRASTRUCTURE

3.16.1.2. Demonstrating that all the functional environmental infrastructure and connections have been taken into account in the design of the scheme or site layout, including impacts on ecosystem services; biodiversity; coastal processes and recreation within and near to the application site and show how this understanding has positively contributed to place making and influenced the proposal;

3.16.2. 4. Restoring or enhancing connectivity for nature and people through the site and linking to adjacent sites or green routes, helping to provide better links between urban and rural landscapes and coastal areas, creating accessible and attractive places for communities to make regular contact with the natural environment; and

3.16.3.6. Providing clear arrangements for the long-term maintenance and management and/or enhancement of the green infrastructure assets.

### 3.17. POLICY 26: FLOOD RISK MANAGEMENT AND COASTAL CHANGE

3.17.1.2. Development should be sited, designed, of a type and where necessary relocated in a manner that:

3.17.2.b. minimises, or reduces and where possible, eliminates flood risk on site and in the area; and

3.17.3.c. enables or replicates natural ground and surface water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems (SUDS), utilising green infrastructure where possible and as guided by local standards, including Cornwall drainage guidance; and

3.17.4.f. does not create avoidable future

liability for maintenance for public bodies and communities.

### 3.18. POLICY 28: INFRASTRUCTURE

3.19. DEVELOPMENT WILL BE PERMITTED WHERE IT WOULD:

3.19.1.1. Be supported by appropriate infrastructure provided in a timely manner.

### *Relevant sections of the Cornwall Area of Outstanding Natural Beauty Management Plan 2016-2021*

### 3.20. BODMIN MOOR LOCAL POLICIES

3.20.1.BM12.06 Seek improved integration into the landscape of existing visitor facilities and car parks such as at Golitha Falls, Minions and Roughtor Road in order to reduce their existing landscape and visual impacts.

3.20.2.BM12.08 Encourage projects that combine supporting and enabling the community, schools, landowners, commoners and farmers in conserving the natural and historic landscape, with providing education and training and that seek conservation of significant historic features

3.20.3.BM12.10 Seek to maintain current low levels of light pollution in order to maintain the dark night skies over the moor and support initiatives to designate Bodmin Moor as an important area for dark skies provided this is supported by landowners, the Commons Council and Parishes.

### 3.21. PLACE AND PEOPLE

3.21.1. The beauty and character of the AONB is primarily owed to the stewardship of generations of farmers and landowners. Traditional farm buildings of local stone and slate add greatly to the patina of the farmed landscape. Intricate

small pasture fields bounded by Cornish hedges, hardy cattle and ponies on the moorland and traditional bulbs and vegetable horticulture are distinctive elements, maintained due to the actions of our land managers.

### 3.22. 20 YEAR VISION

3.22.1. The landscape characteristics that combine to give the Cornwall AONB its natural beauty, unique identity and sense of place are fully understood. The AONB landscape is conserved and enhanced at every opportunity through effective partnership working; achieving environmental growth, reversing losses of natural capital, biodiversity and heritage and improving resilience to climate change. A landscape that is accessible and appreciated by everyone.

3.22.2. Communities and businesses in Cornwall are underpinned by a protected landscape that provides prosperity, good health and a high quality of life. They understand the value of the Cornwall AONB and take advantage of the opportunities it provides, while reinvesting in the landscape in order to sustain these benefits long term.

### 3.23. AIMS 2016-2021

3.23.1.2. Managing development Well-implemented planning policies and guidance that protect and enhance the landscape character and natural beauty of the AONB, while meeting the needs of local communities.

3.23.2.3. Investing in nature The principle of 'environmental growth' is embedded within decision making in Cornwall and a step change is taken to invest in natural capital, taking an ecosystems approach to conserve and enhance natural resources and reverse current declines in habitats and species within the AONB.

3.23.3.5. Nurturing heritage There is improved understanding and interpretation of the historic character and heritage assets within the Cornwall AONB

3.23.4.10. Promoting prosperity To ensure the Cornwall AONB is a natural place for growth through:



3.23.5. Increased emphasis on and development of sustainable local economies.

### 3.24. DELIVERY PLAN 2016-2021

3.24.1. Sustainable development should meet the needs of people now and in the future, while enhancing landscape and environment, leaving it in a better state than we found it. Cornwall's economy, community and environment are very interdependent so developing activity with win – win – win outcomes is wholly achievable.

### 3.25. GEOGRAPHICAL PRIORITIES

3.25.1. Priority spatial areas to target over the coming five years are the whole of the coast and the two uplands of Bodmin Moor and West Penwith. The Partnership wishes to take a holistic approach to the management of economy, community and environment within these areas, interpreting landscape, nature and heritage and developing more outdoors activity, employment opportunities and circular economies to promote community prosperity and wellbeing.

### 3.26. CULTIVATING CHARACTER

3.26.1.CC1. Understand clearly the social, environmental and economic benefits of landscape

3.26.2.CC2. Approach the conservation and enhancement of the AONB based upon landscape

3.26.3.CC6. Enhance landscape character within biodiversity projects that contribute to the mosaic of habitats characteristic of AONB landscapes.

3.26.4.CC11. Reduce the landscape and visual impact of conifer plantations within the AONB landscape, restoring to locally characteristic land cover, including woodland where appropriate. Give careful consideration to the landscape and visual impact of new woodland planting schemes.

3.26.5.CC12. Raise awareness among visitors and tourism, leisure and recreation businesses about sustainable, responsible tourism in order that the special qualities of the AONB landscape are

conserved and that the environmental impact of tourism is minimised.

3.26.6.CC13. Conserve and enhance the historic built environment and rural heritage assets such as engine houses and associated mine workings, traditional gates and gateposts, stone stiles, metal fingerposts and local vernacular Cornish hedges.

### 3.27. MANAGING DEVELOPMENT

3.27.1.MD3. Promote appropriate green infrastructure<sup>1</sup> within built development, in line with Cornwall Council's adopted Green Infrastructure Strategy and also ensure effective management of water run off via sustainable drainage schemes and permeable surfacing.

3.27.2.MD5. Support small scale developments that enable the identified needs of local people to be met, in terms of affordable housing, employment and gypsy/traveller sites. Development should be in sustainable locations with good access to services where landscape capacity and opportunity to enhance the protected landscape can be demonstrated.

3.27.3.MD6. Support new tourism, leisure and recreation development that conserves and enhances the diverse local landscape characteristics of the various sections of the Cornwall AONB. Ensure that the scale, design and use of materials have appropriate regard to the character, sensitivity and capacity of the protected landscape and seek better integration of existing holiday sites, visitor infrastructure, and car parks in order to reduce landscape and visual impact.

3.27.4.MD9. Any necessary development in or within the setting of the AONB will be high quality sustainable development that:

- is appropriately located, of an appropriate scale and addresses landscape sensitivity and capacity;
- is compatible with the distinctive character of the location described by the Landscape Character Assessment, with particular regard to the setting of settlements and the rural landscape;
- does not compromise the special qualities

and characteristics of the AONB designation as outlined in the Statement of Significance for each local section and relevant character assessments;

- maintains semi-natural corridors;
- promotes the conservation of the historic environment as a whole and in particular those designated heritage assets and their setting; including the Conservation Areas and World Heritage Site;

- protects trees, other important landscape features and semi natural habitats in order that it can contribute to the conservation and enhancement of the natural beauty of the protected landscape.

3.27.5.MD11. Promote the use of local vernacular stone within built development and infrastructure, if necessary by the small-scale and sensitive reworking of local quarries.

3.27.6.MD13. Built development should provide gains for biodiversity, promoting habitat retention, creation and enhancement; and species protection in line with BS 42020:2013, Biodiversity: Code of practice for planning and development and the Cornwall Biodiversity Supplementary Planning Document.

### 3.28. NURTURING HERITAGE

3.28.1. Investment now needs to be made in the heritage of Cornwall so it can continue to support Cornwall going forward.

3.28.2.NH2. Bring all AONB terrestrial and marine heritage assets, (not simply those which are designated) under high quality management to ensure their continuing survival in good condition.

3.28.3.NH4. Sensitively redevelop historic buildings to support rural businesses and to support local rural communities, taking account of the advice of Historic England on the conversion/alteration of historic farmsteads and places of worship.

3.28.4.NH7. Understand the value the historic environment and historic assets make to

Cornwall's economy and communities as our heritage capital and ensure appropriate investment.

### 3.29. VIBRANT COMMUNITIES

3.29.1.VC3. Develop live/work initiatives and promote economic and employment facilities within AONB communities which respect and enhance the historic environment, local vernacular and settlement pattern.

### 3.30. HEALTH AND HAPPINESS

3.30.1.HH6. Improve access to locally produced and affordable healthy food

### 3.31. INSPIRING CULTURE

3.31.1. Cornwall's culture has breadth and depth, from the novels of Du Maurier, to the exploits of Poldark; Winter Woods with Rogue Theatre at Tehidy and the internationally acclaimed performances of Tristan and Yseult by Kneehigh Theatre. Cornwall's distinctive culture connects people to landscape and must be nurtured, cherished, supported and celebrated.

3.31.2.IC1. Promote physical and intellectual access to the historic environment within the AONB

3.31.3.IC3. Raise awareness of and celebrate the historic arts and literature of the AONB

### 3.32. PROMOTING PROSPERITY

3.32.1.PP6. Develop high value, sustainable markets for those business sectors that utilise the AONB landscape and coast and contribute to its special local distinctiveness through appropriate development, investment and promotion.

- tourism;

3.32.2.PP13. Value the protected landscape and seascape as a key asset within tourism management in Cornwall. Ensure landscape, culture, heritage and sustainable tourism are embedded within a future Cornwall Tourism Strategy.



### Relevant sections of the National Character

#### Area profile: 153 Bodmin Moor

### 3.33. BODMIN MOOR TODAY

3.33.1....The granite uplands of Bodmin Moor are exposed; this is open, typically treeless moorland with extensive peat bogs and mires. The wild landscape is topped by granite tors and clutter slopes, where Neolithic and bronze-age ritual monuments and enclosures testify to the retreat of settlement from the moorlands after about 1000 bc.

3.33.2....The high ground consists of damp grass moorland, blanket bog and purple moor grass.

3.33.3....Bodmin Moor has a rich biodiversity, recognised through the designation of 20 per cent of the moor as Sites of Special Scientific Interest (SSSI) and SAC.

3.33.4.... Buildings are constructed from locally quarried granite walls and slate roofs and often include hanging slates to provide further protect from the elements.

3.33.5.... The remote and bleak nature of Bodmin Moor makes it an important location for outdoor pursuits, with many people enjoying walking and mountain biking across the area.

3.33.6.... The dramatic scenery has attracted many writers, poets and artists who have used the landscape to develop and set stories, myths and legends. The best known of these is Daphne du Maurier who used a hostelry in the centre of the moor as the setting for her book "Jamaica Inn".

#### 3.33.7. Statements of Environmental Opportunity

3.33.8.SEO 1: Protect and appropriately manage the nationally important historic landscape of Bodmin Moor, retaining the open character of the moorland, the strong sense of remoteness

and tranquillity, the distinctive moorland valleys on the fringe and the links to the historical agricultural use and associated settlement patterns.

3.33.9.For example by:

3.33.10.Maintaining and enhancing the distinctive settlement pattern of small villages, dispersed and common-edge settlements, and their diverse architectural character, ensuring that future development recognises and retains the value of the area's biodiversity, access and heritage.

3.33.11.SEO 2: Manage, restore and enhance the mosaic of important wildlife habitats allowing enhanced connection between the upland and the valleys which will provide space for species and habitats to react to changes in climate and contribute to improvements in water and soil quality and flood prevention.

3.33.12.For example by:

3.33.13.Enhancing the links between the existing moorland and the valleys by establishing and restoring Cornish hedgerows; correctly positioned, these can reduce soil run-off and improve the flow of water into the area's valleys.

#### 3.33.14. Additional opportunity

3.33.15.1. Engage and support the land-based industry to enhance the management of important wildlife and landscape and recreational assets.

3.33.16.For example by:

3.33.17.Ensuring that future decisions on management of the moor are taken in a holistic way and include the views of the local community and that this area is promoted through the new neighbourhood planning approach.

3.33.18.For example by:

3.33.19. Identifying and realising opportunities for expanding and diversifying leisure, recreational and access activities and opportunities, such that

they do not have a negative impact on the special qualities, tranquillity and distinctiveness of the area.

### Relevant sections of the Cornwall and Isles of Scilly Landscape Character Study: LCA No CA32 Bodmin Moor

3.33.20....Much of the area is unenclosed and unsettled, wild and often bleak with panoramic views of moorland grass

3.33.21....Anciently enclosed farmland with its small fields and sinuous boundaries can be found in the sheltering folds of the undulating plateau usually surrounded by more rectangular fields where the moorland has been more recently enclosed.

3.33.22....The centre of the moor is crossed by the A30 trunk road which bypasses Jamaica Inn made famous by Daphne du Maurier and the planned post-medieval settlement of Bolventor.

3.33.23.Some formerly grazed common land has scrubbed up with European Gorse or has been invaded by Bracken. The majority of the farmed land is improved grassland. Between the hills along the upper reaches and heads of streams large areas of wetland, with Fens, and Blanket Bog have developed by the combination of high rainfall and poorly-draining soils.

### 3.34. SETTLEMENT PATTERN

3.34.1.Bolventor is a planted nineteenth-century settlement on the main east-west route across the Moor (A30).

### 3.35. TRANSPORT PATTERN

3.35.1.The A30 dual carriageway crosses the Landscape Character Area and has a significant impact on its landscape character.

### 3.36. CONDITION

3.36.1.The wild moorland landscape character is reduced by impacts from the A30 trunk road

### 3.37. DISTINCTIVE FEATURES

3.37.1.Prominent plantations at Smallacombe, Bolventor and Halvana

### 3.38. PRESSURES

3.38.1.Recreation schemes and tourist attractions.

### Relevant sections of the Cornwall Design Guide

### 3.39. 2.6 WORKING WITH THE SITE & ITS CONTEXT

3.39.1.Being a considerate neighbour. Have regard to the height, layout, building line and form of existing development at the boundaries of the development site;

3.39.2.Framing views of existing landmarks and create new ones by exploiting features such as existing mature trees to create memorable spaces;

3.39.3.Working with contours of the land rather than against them, exploring how built form and detailed housing design can creatively respond to the topographical character;

3.39.4.Being creative in landscape design by creating wildflower meadows rather than closely mown grassland and, where provided, creating rich habitats within balancing lagoons and swales;

### 3.40. 2.9 CHARACTER

3.40.1.Considering landscaping traditions that are fundamental to character, especially boundary treatments;

### 3.41. 4.1 COMMUNITY CONSULTATION, INVOLVEMENT AND ENGAGEMENT



3.41.1.Consulting your neighbours and being aware of the situation of other residents, respecting their privacy and accommodating others where possible;

3.41.2.Working collaboratively with the local community, local authority and other stakeholders to ensure that your proposal promotes sustainable development;

### **3.42. 4.6 REDUCING CONSTRUCTION WASTE**

3.42.1.Minimising the impact of waste by choosing materials that are natural and recyclable, and separating recyclable and re-usable waste on site to prevent it going to landfill;

### **3.43. 5.1 PROTECTING EXISTING FEATURES**

3.43.1.Using plants around developments to create a softer edge and provide screening;

3.43.2.Using plants to define spaces, enhance the streetscape and road corridors and generally to provide an attractive environment;

3.43.3.Providing green corridors and habitat links to encourage biodiversity within the site and surrounding it;

3.43.4.Using plants to provide windbreaks, to reduce heat loss and provide shade in summer and reduce effects of air pollution and noise;

3.43.5.Planting single trees to provide a focal point and planting trees along streets to reflect the green lanes surrounding the village;

3.43.6.Using signature plants (including evergreen varieties) in gardens to reflect the local character and to attract wildlife;

3.43.7.Creating new hedges which reflect local character and dimensions. Landscaping schemes should use smaller plants and trees should have adequate rooting space;

3.43.8.Checking trees are suitable for the area and will not cause problems with underground pipes or cables, or damage hard surfaces in the long term for example by using establishment aids, root barriers and planting cells;

3.43.9.Considering the long term management of plants and trees and their compatibility with

other species; and

3.43.10.Using trees and shrubs native to Cornwall and appropriate to the local area and character, for tree and woodland planting schemes use mainly sessile oak with hazel with lesser proportions of holly, grey willow, mountain ash, ash, or beech on dry ground, and common alder in damp and wet areas. Tree diseases and plant health issues may affect tree planting schemes and can be subject to changes as new threats emerge

### **5.2 Planting and soft landscape**

3.43.11.Involving the design team, arboriculture consultant or a Cornwall Council tree officer at the outset of the scheme to ensure that suitable trees are used and their needs in terms of growth, protection and maintenance are appropriately catered for;

3.43.12.Considering trees as part of the existing and proposed 'green infrastructure' to maximise their contribution;

3.43.13.Ensuring that when planting new trees, you are aware of any potential archaeological disturbance;

3.43.14.Considering the type of tree and location to prevent conditions where trees could: obstruct pedestrians; and

3.43.15.Ensuring tree pit design is appropriate in terms of the nature and conditions of the particular location.

### **3.44. 5.3 WILDLIFE PROVISION**

3.44.1.Using plants which are likely to be of value to local wildlife

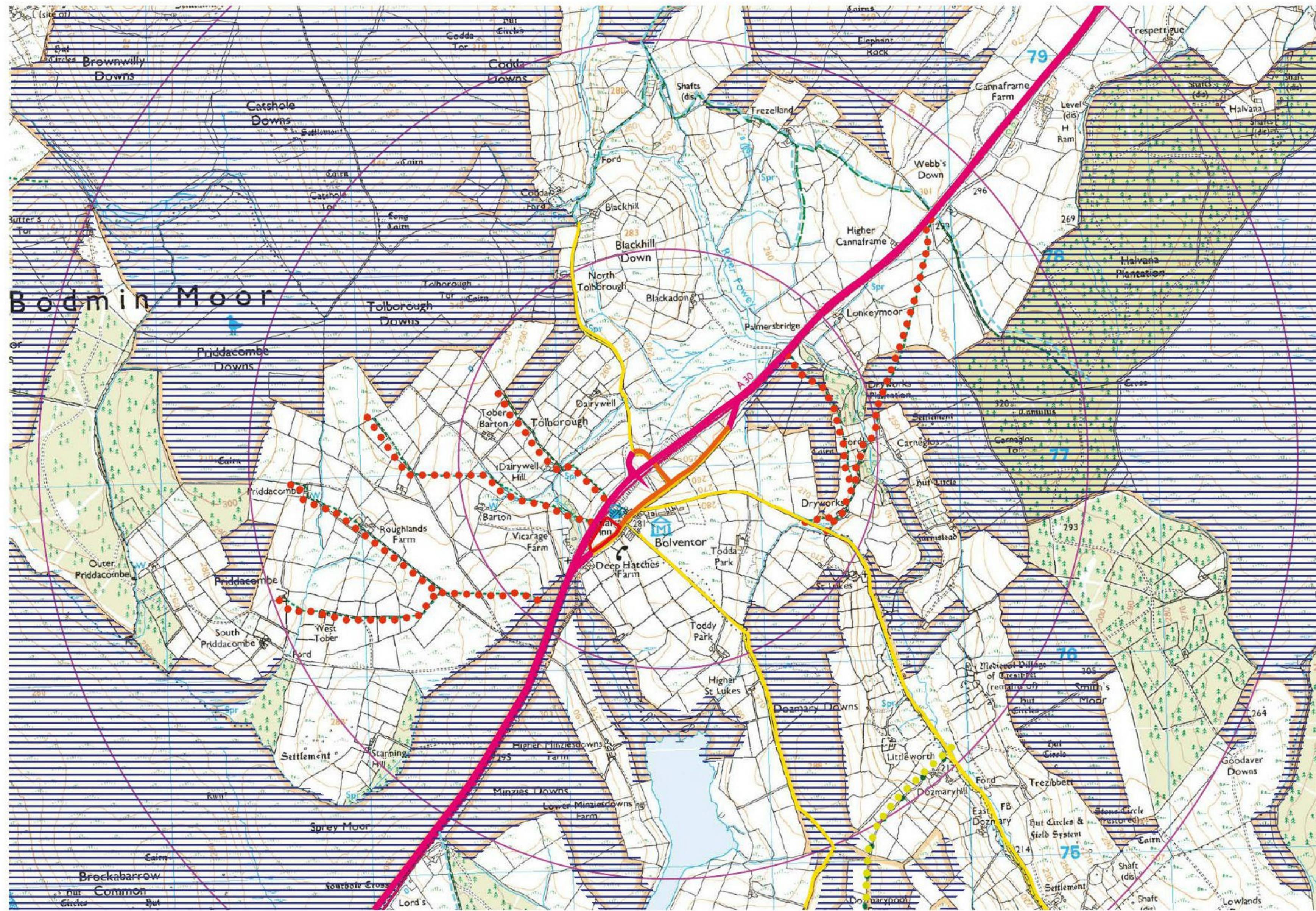
3.44.2.Including native species and natural plant associations, plants which create good cover and nesting habitat;

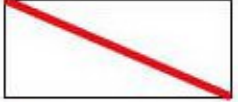




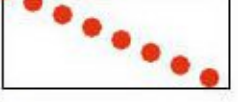



3.44.3.Locally sourcing trees which can provide safe roosts and nest sites;

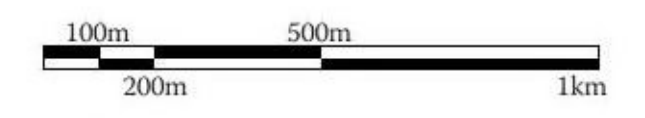


# CONTEXT

# PLAN NO. 1



- Legend**
-  Application Boundary
  -  Main Roads
  -  Secondary Roads
  -  Minor Roads
  - Public Rights of Way:**
  -  Footpath
  -  Bridleways
  -  Other routes with public access
  -  Access Land
  -  KM Lines



Sources:  
- Ordnance Survey











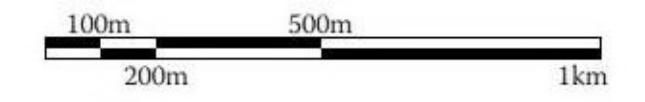
# PLANNING CONTEXT

# PLAN NO. 2



**Legend**

-  Application Boundary
-  Site of Special Scientific Interest
-  Flood Zone 2
-  Flood Zone 3
-  Listed Buildings
-  Scheduled Monuments
-  County Wildlife Sites
-  Entire Area Within Bodmin Moor AONB



Sources:  
 - <http://magic.defra.gov.uk/MagicMap.aspx>  
 - <https://flood-map-for-planning.service.gov.uk/-confirm-location?easting=207402&northing=65735&placeOrPostcode=bodmin>  
 - <https://map.cornwall.gov.uk/website/ccmap/?-zoomlevel=6&xcoord=218661&ycoord=78248&wsName=ccmap&layerName=Dark%20sky%20discovery%20sites:Shaf%20and%20adit%20locations:Areas%20believed%20to%20contain%20china%20clay%20reserves:National%20Nature%20Reserves:County%20Wildlife%20Sites%20-%20no%20implied%20public%20access:Contaminated%20land:Landscape%20>

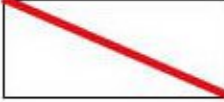






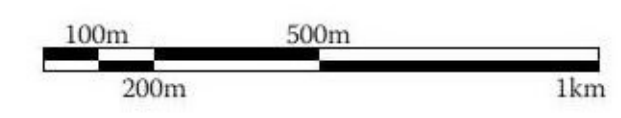
# LANDSCAPE CHARACTER

# PLAN NO. 3



**Legend**

-  Application Boundary
-  CA32: Bodmin Moor
-  CA26: East Cornwall and Tamar Moorland Fringe
-  Landscape Description Unit
-  Entire Area Within NCA:153 Bodmin Moor



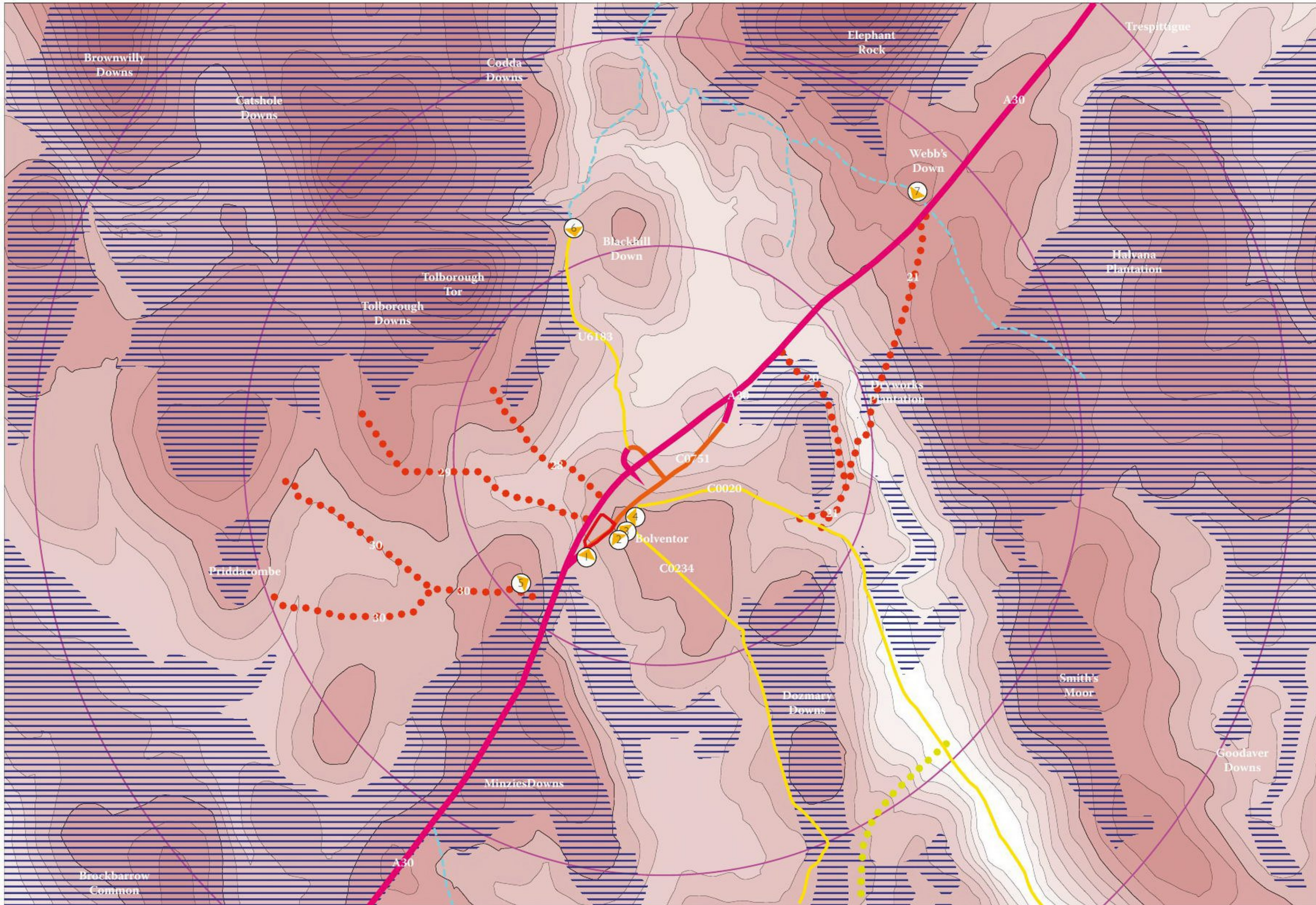
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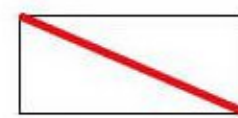

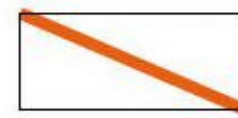
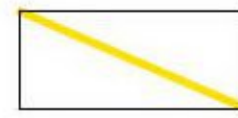
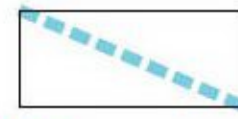
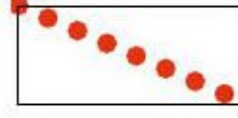

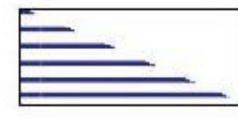

- <https://map.cornwall.gov.uk/website/ccmap/?zoom-level=1&xcord=162690&ycoord=64380&wsName=ccmap&layerName=Landscape%20Character%20Areas>
- National Character Area profile: 153. Bodmin Moor
- CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY - LCA - Bodmin Moor
- CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY - LDU Summary LDU: 074

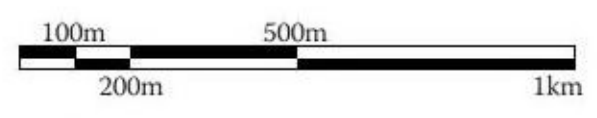


# TOPOGRAPHICAL ANALYSIS

# PLAN NO. 4



- Legend**
-  Application Boundary
  -  Main Roads
  -  Secondary Roads
  -  Minor Roads
  - Public Rights of Way:**
  -  Footpath
  -  Bridleways
  -  Other routes with public access
  -  Access Land
  -  KM Lines



Sources:  
- Ordnance Survey



## 4. BASELINE CONDITIONS

### 4.1. SITE DESCRIPTION

4.1.1. The Jamaica Inn was built in the 18th century as a coaching inn. It has great historical and cultural value, added to by Daphne du Maurier's novel of the same name.

4.1.2. Today, the application site is a 0.95 hectare site, bounded to the north west and south east by the old and new A30, with the Jamaica Inn car park forming the north eastern boundary. A small woodland creates the boundary to the south west.

4.1.3. The site itself is two agricultural fields with grass as the only vegetation within the fields. The northern field is currently made up of reinforced amenity grass, to be used as an overflow car park. It is separated, inconsistently, from the car park by low earth mounding containing one mature tree and a number of shrubs, which runs along the north eastern boundary. The boundary itself is quite open and unscreened.

4.1.4. The south eastern boundary, between the application site and the road is, what appears to be, a Cornish hedge, overgrown with grass, some bramble and scrub planting to the south. A field gate provides access into the eastern corner and clear views into and out of the site.

4.1.5. The south western boundary is a dense, mature hedgerow made up, primarily, of Hawthorn. This runs the whole length of the south western boundary with one gap for access to the adjoining field. This hedgerow provides clear separation between the north and south field within the application site.

4.1.6. The north western boundary, again, appears to be a Cornish hedge, overgrown with grass and bramble. This low wall provides little screening from the noise of the field from the A30 or views of the moor to the west. The very northern corner has a number of mature pine trees, screening some views to the north.

4.1.7. The southern field is rough grassland. Similar to the northern fields, the north eastern boundary consists of a dense, mature, hawthorn hedgerow. The hedgerow is relatively

impermeable and so almost completely screens views from or into the northern field or Jamaica Inn.

4.1.8. Again, the south eastern boundary is made up of a Cornish hedge, overgrown with grass, bramble and some small trees. The field is quite exposed to the road on the other side of the boundary wall.

4.1.9. A small woodland lies to the south west, at the bottom of the slope, providing a narrow, but quite dense, boundary between the application site and the A30. Bramble and an overgrown Cornish hedge provide clear separation between the edge of the field and beginning of the woodland.

4.1.10. To the north west, a Cornish hedge overgrown with grass, bramble, hawthorn and gorse divides the site from the A30. At the bottom of this boundary, in the bottom corner of the southern field, the slope of the site and openness of the boundary, alongside the narrow verge of the A30 mean the site is least screened and so the roads presence is most obvious.

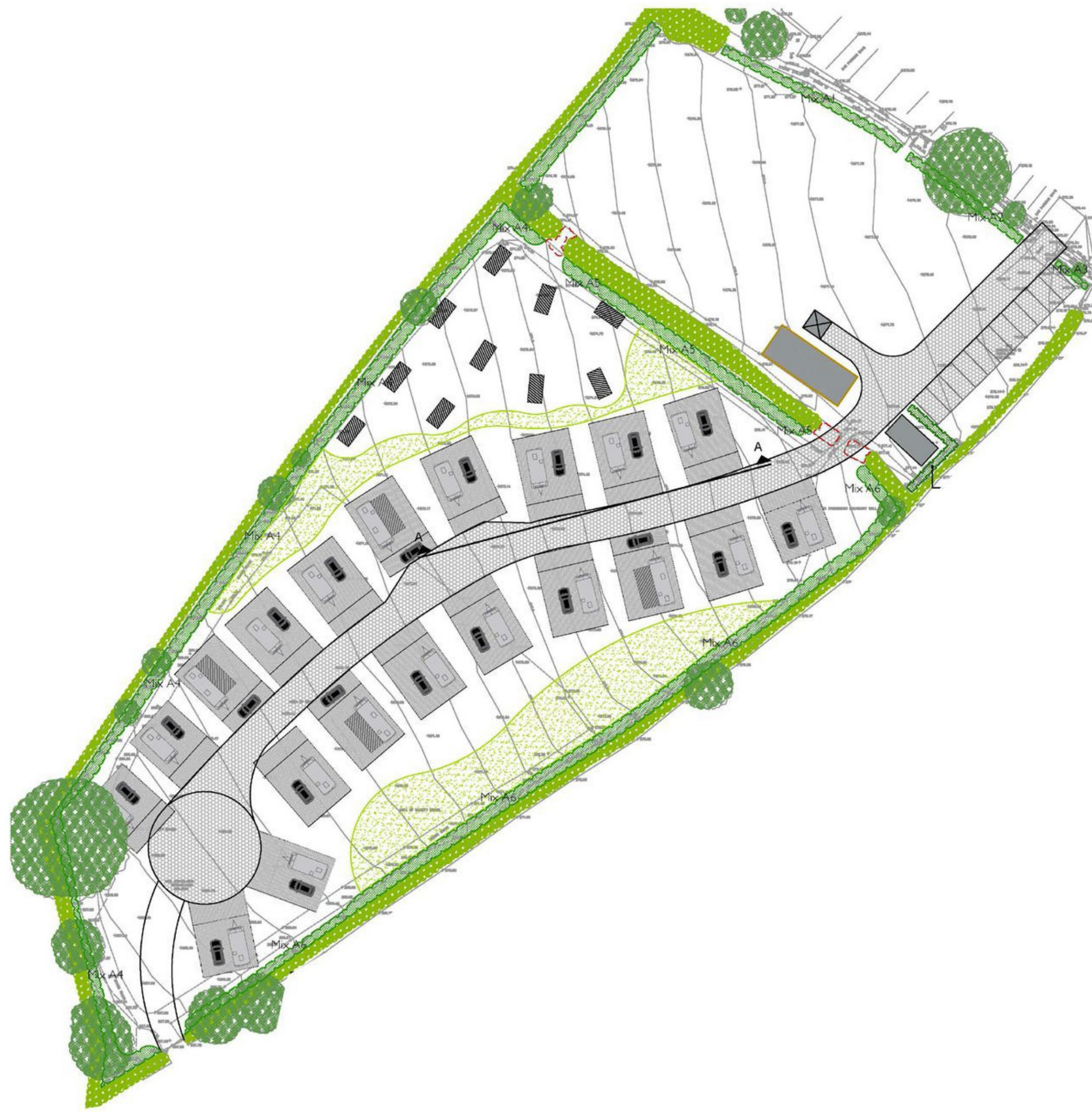
### *Summary*






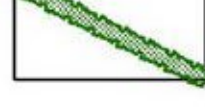






4.1.11. The only vegetation within the application site is the mature hedgerow dividing the two fields within the application site. The only mature tree planting relating to the site are a number of trees within the boundary between the car park and the northern field, and the mature woodland at the bottom of the southern field. The boundaries are predominantly overgrown Cornish hedges which provide exposure to the two roads running adjacent to the site, and Bodmin Moor to the north and west.

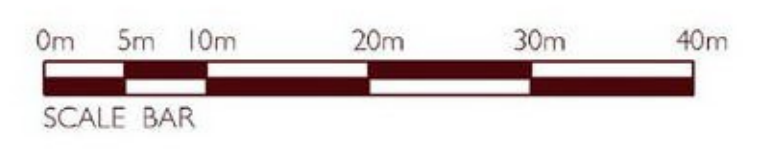


# SITE PROPOSAL

## PLAN NO. 5



-  Site Boundary
-  Existing Trees
-  Existing Planting
-  Existing Vegetation to be Removed
-  Proposed Structure Planting
-  Proposed Evergreen Hedge
-  Proposed Wildflower Grass
-  Proposed Self-Draining Hard Core Caravan Pitch
-  Proposed Tent Area
-  Proposed Stone-Filled Geogrid system
-  Proposed Utility Building
-  Proposed Bin Store





## 5. APPLICATION SITE PROPOSALS

5.1.1. The proposed plan for the development of the northern field is made up of the following design elements:

- A facilities building, bin store, access road and a row of car parking spaces are proposed for the northern field. The road and car parking will be made up of a stone filled geogrid system. The facilities building will be clad in stone and so will be sympathetic to the character of the area and the Grade II listed Jamaica Inn building.
- Evergreen hedge planting has been introduced to screen the bin store, while infrastructure planting has been proposed to the north west to screen view into the field.
- The remainder of the northern field will continue to be used as an informal overflow car park
- Access from the camping area in the southern field has been provided by creating gap in hedgerow. The existing access to southern field has been widened, to make provision for the proposed road, by removal of vegetation.

5.1.2. The proposed plan for the development of the southern field is made up of the following design elements:

- 8m x 12m and 8m x 10m touring pitches distributed at a minimum of 3m intervals along access road. The bases for the pitches will be made up of hardcore and so will be self-draining.
- A stone filled geogrid road provides vehicular access through middle of the field.
- Areas between bases and hedges remain open and wildflower grass proposed to maintain some openness and encourage biodiversity.
- Boundary vegetation retained and reinforced with infrastructure planting.

5.1.3. The proposals for the existing car park are to install a number of electric car charging points.

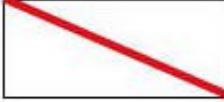



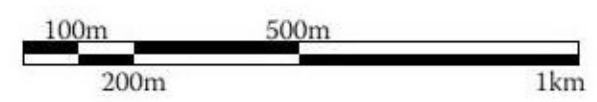
# VIEWS WITHIN THE SITE

# PLAN NO. 6



**Legend**

-  Application Boundary
-  Views Within the Application Site





VIEWS WITHIN THE SITE

PLATE I



Viewpoint A

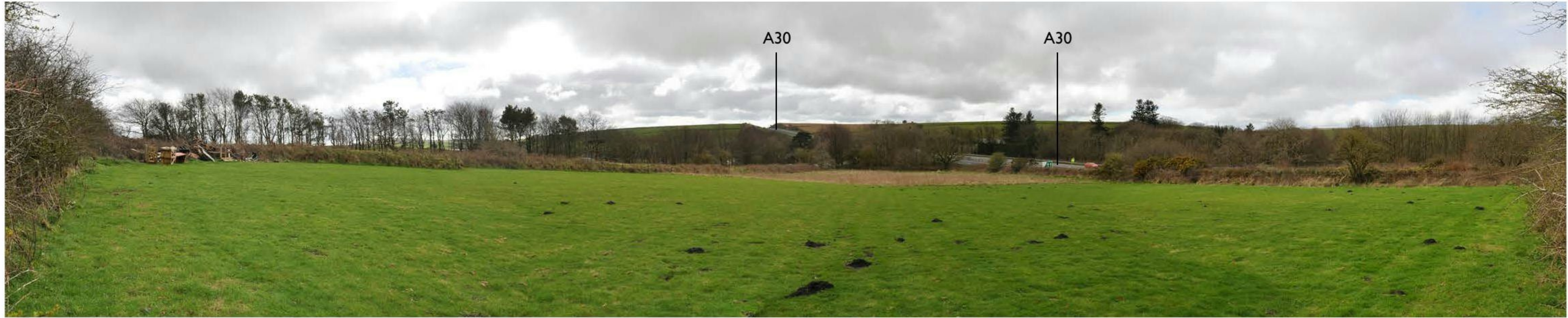


Viewpoint B



VIEWS WITHIN THE SITE

PLATE 2



Viewpoint C



Viewpoint D





Viewpoint E



## 6. VIEWS WITHIN THE SITE

### 6.1. INTRODUCTION

6.1.1. Plan No. 4 illustrates that the site is on the south side of a hill in the hamlet of Bolventor, between the 270 and 280 contour line. The surrounding landscape rises to 348 at Tolborough Tor, north west of the application site.

6.1.2. Plan No. 6 shows the application sites positioning in relation to the residential properties of Bolventor and a mature tree belt running along the side of the road. The buildings of Bolventor, including the Jamaica Inn itself, and the tree belt, along with the sites positioning on the south side of the hill, mean that the site isn't visible from the north and east.

6.1.3. Views within the site to the north and east are similarly limited by the buildings, tree belt and the sites positioning on the hill; this is most evident in the very south of the application site.

6.1.4. The site is much more open to the west and south where peaks of some of the surrounding hills and the A30 are visible.

### 6.2. VIEWPOINT A

6.2.1. This view is taken from the car park of the Jamaica Inn, just outside the application site, looking in to the northern field. This is the highest point of the site looking south west.

6.2.2. The dividing hedgerow, between the two fields, screens close distance views, however, open access land and the A30 are visible to the south west which the site is quite exposed to

### 6.3. VIEWPOINT B

6.3.1. This view is taken from the middle of the northern field looking north east towards the Jamaica Inn.

6.3.2. There are short distance views to the east of residential properties owned by the Jamaica Inn, and glimpse views of the first floor of the residential properties on road C0234. These residential properties and the Jamaica Inn, at the top of the hill, screen any long distance views to the north east

### 6.3.3. Viewpoint C

6.3.4. This view is taken from the top of the southern field looking south west

6.3.5. The top of this field is exposed to the A30 running adjacent to the site. There are clear short and medium distance views of the A30 screened in part by the small woodland at the bottom of the field. There are also medium distance views of the open access land either side of the A30.

6.3.6. To the south east and south west middle and long distance views are screened by mature tree planting which run adjacent to the roads which enclose the site.

### 6.4. VIEWPOINT D

6.4.1. This view is taken from the middle of the southern field looking north west

6.4.2. The slope and boundary planting mean this is well screened from views out to the north east and south east. To the west, the slope provides a clear short distance view of the A30. All other medium or long distance views to the north and west are screened by the woodland on the far side of the A30.

### 6.5. VIEWPOINT E

6.5.1. This view is taken from the bottom of the southern field looking north east towards the Jamaica Inn.

6.5.2. Again this viewpoint is very well screened from views out by the boundary planting of the field. The low boundary planting to the east of the viewpoint provides some glimpse, short distance views of the C0751 road running along the south western boundary of the site.

6.5.3. The woodland lying adjacent to the roads enclosing the site, and the residential properties in Bolventor screen any medium or long distance views out.

### 6.6. SUMMARY

6.6.1. The views within the site illustrate how the site is screened to the north east by the properties of Bolventor and to the south east by a row of mature trees. In the northern field, the lack of vegetation to the west provides some

exposure to views to publicly accessible land.

6.6.2. Within the southern field, woodland to the south and west of the application site provide some screening from the wider landscape. However, the topography of the site means it is exposed to the A30 and to some publicly accessible land to the south west.

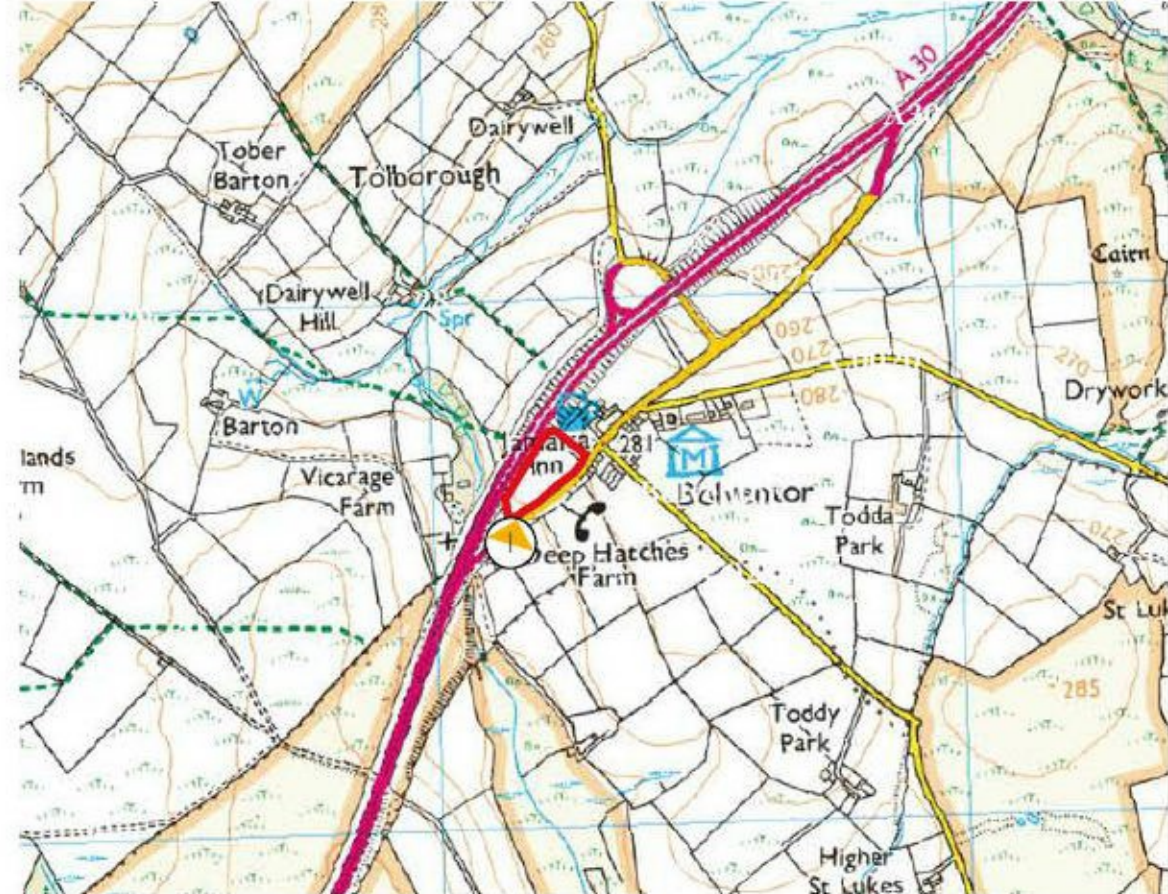


# VIEWS TOWARDS THE SITE

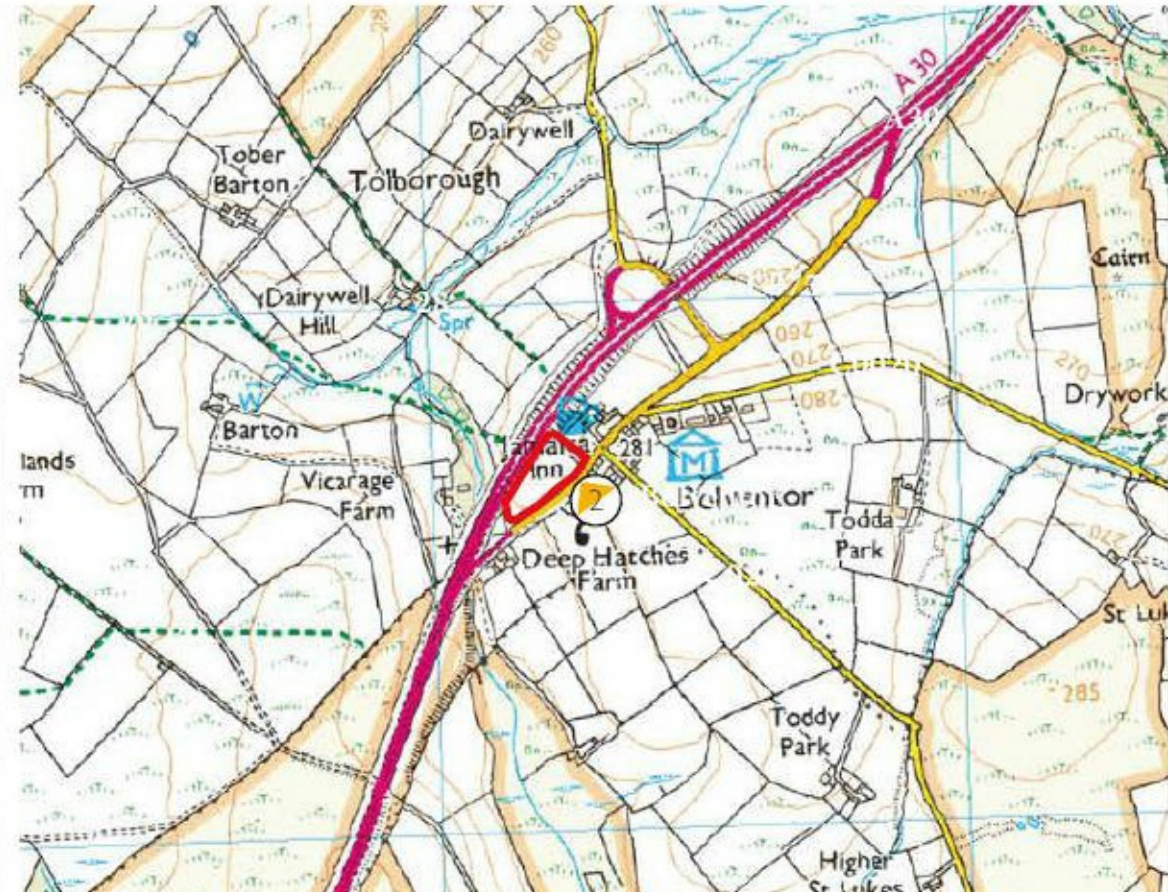
# PLATE 4



Viewpoint 1



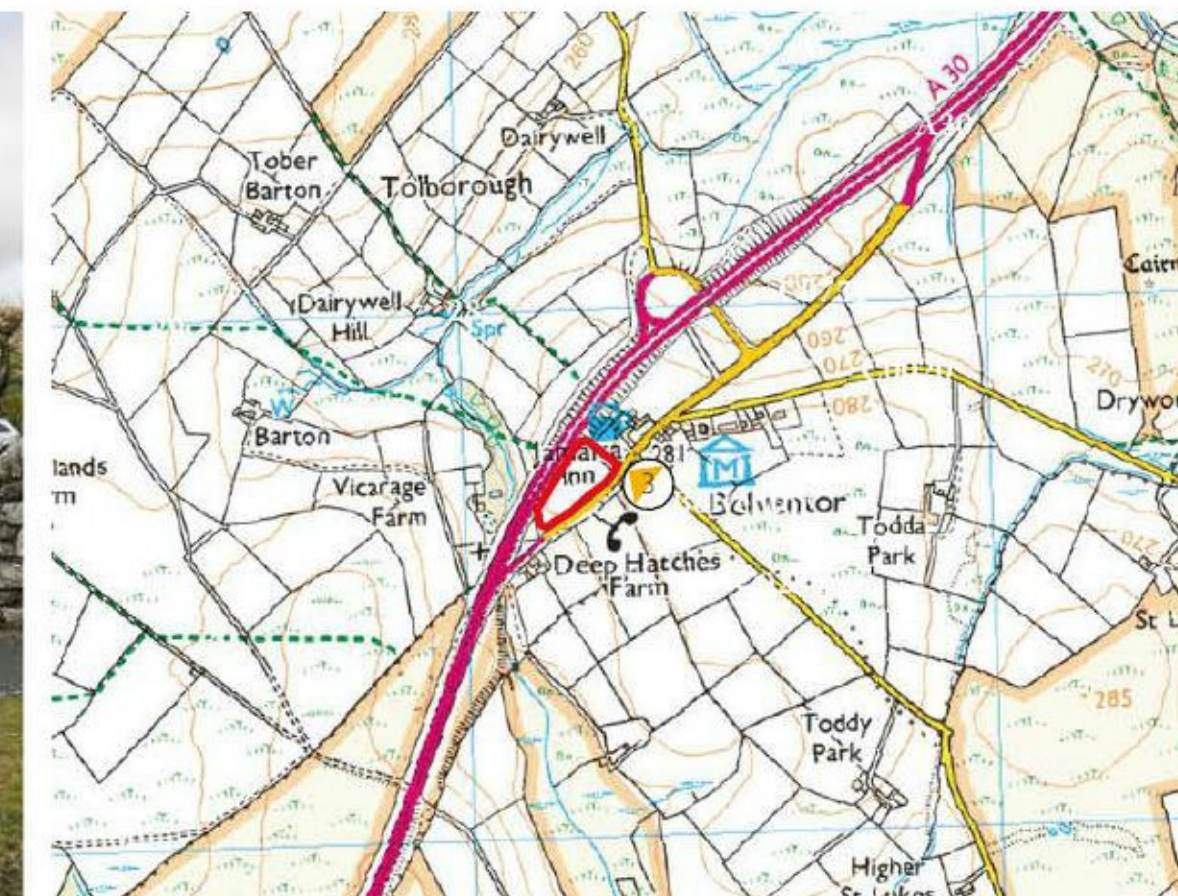
Viewpoint 2



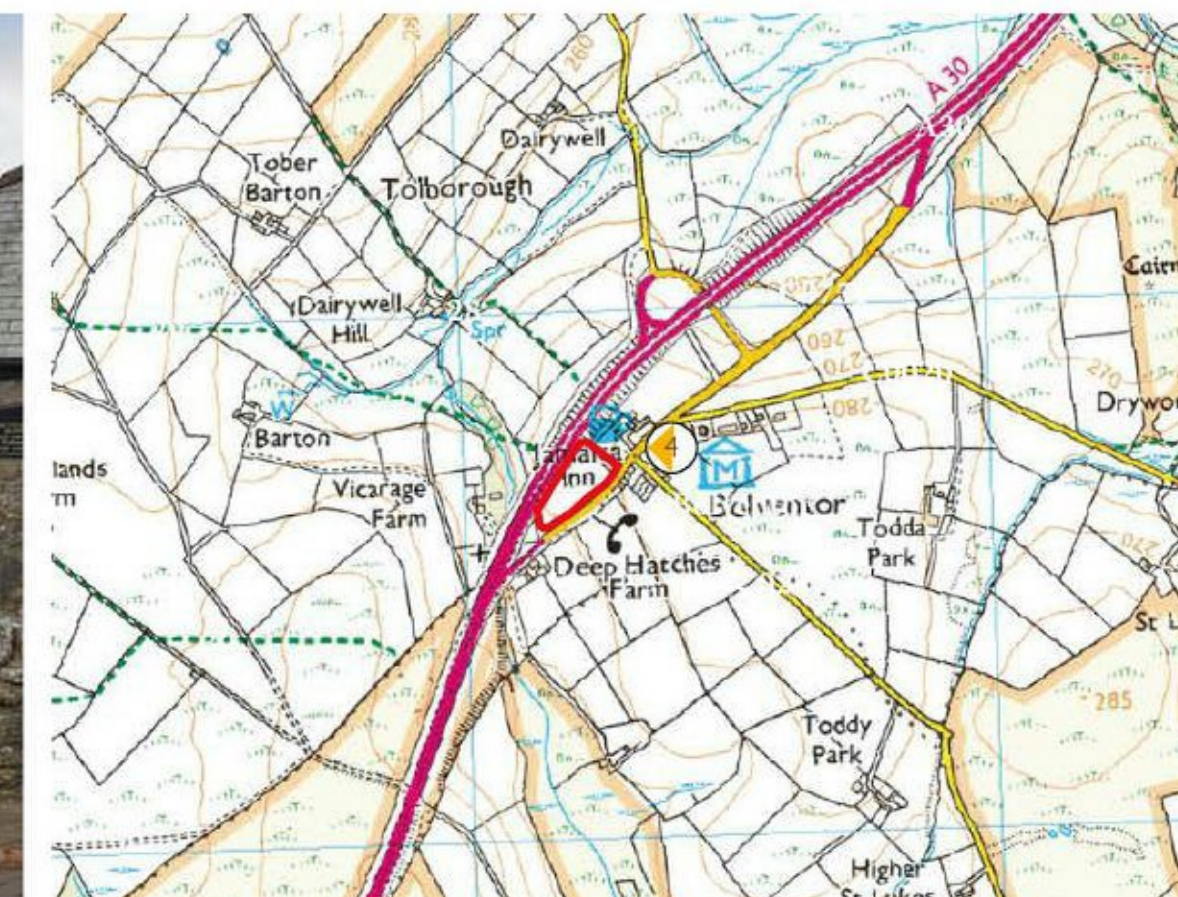


# VIEWS TOWARDS THE SITE

# PLATE 5



Viewpoint 3

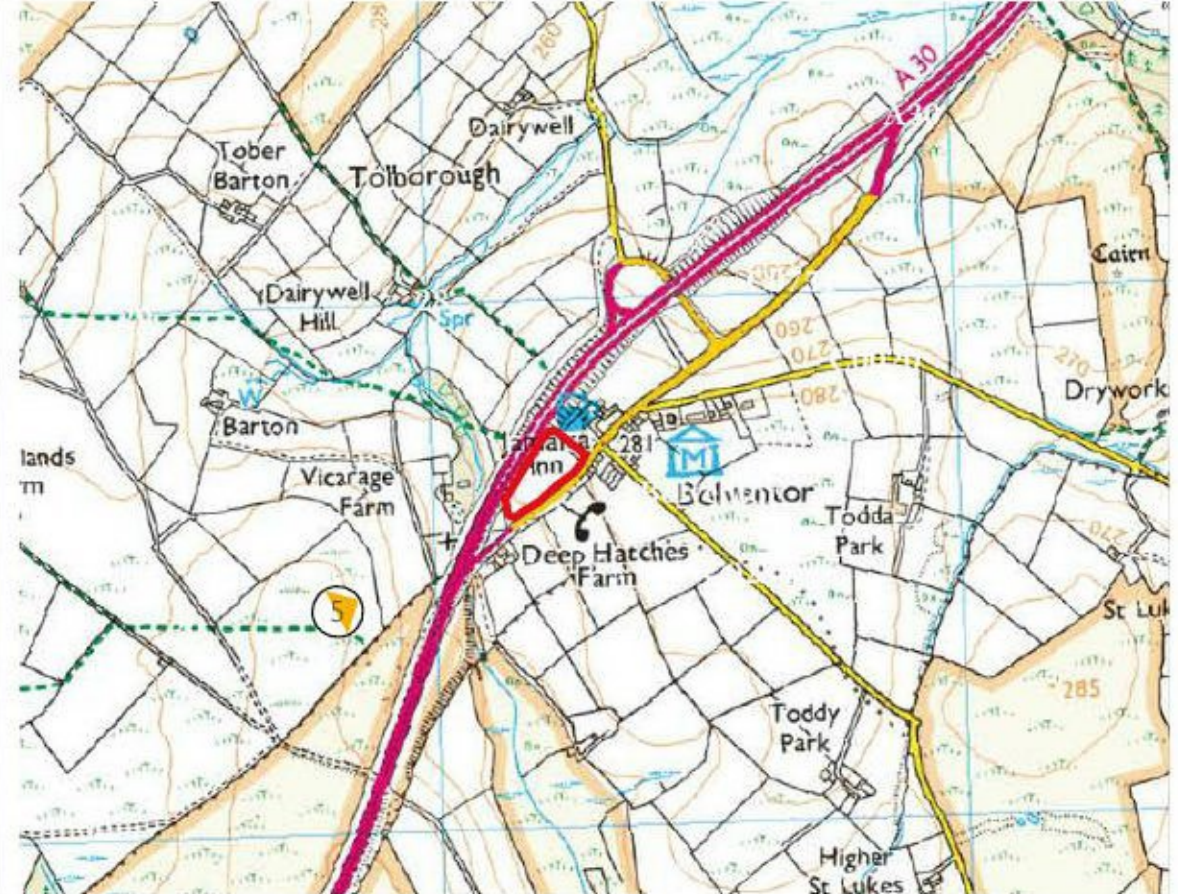


Viewpoint 4

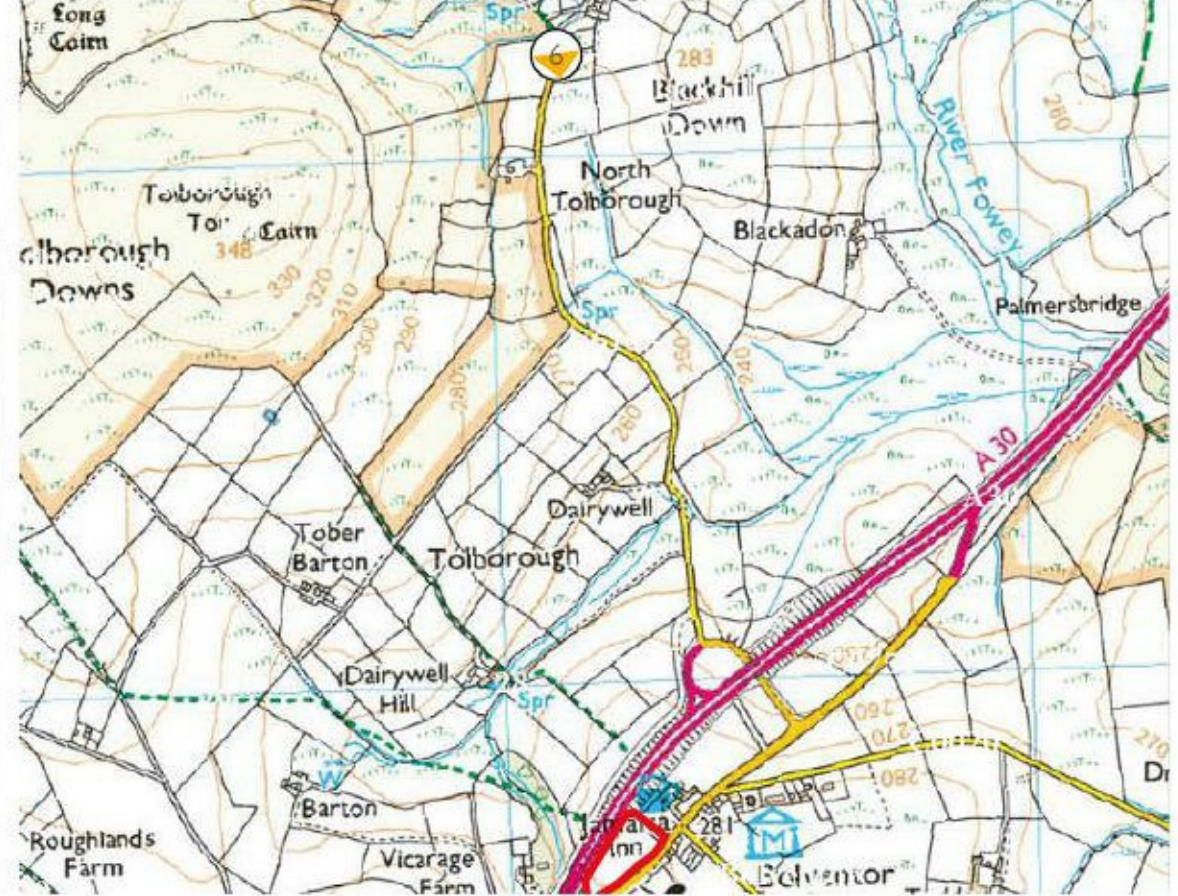


# VIEWS TOWARDS THE SITE

# PLATE 6



Viewpoint 5



Viewpoint 6

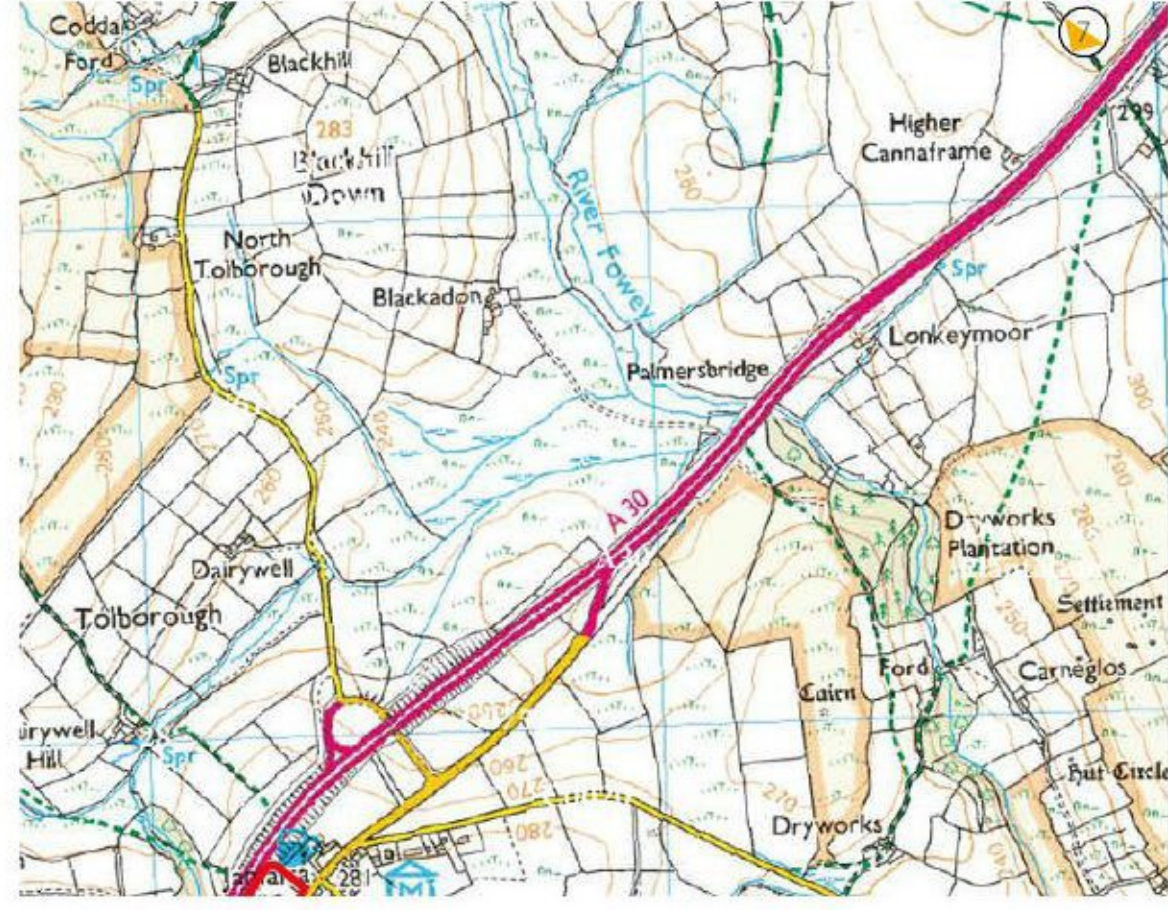


# VIEWS TOWARDS THE SITE

# PLATE 7



Viewpoint 7





## 7. VIEWS TOWARDS THE SITE

### 7.1. VIEWS TOWARDS THE APPLICATION SITE

7.1.1. There are a number of views towards the application site by various receptors and these are summarised below before we look at each viewpoint in more detail. The principal receptor groups are adjacent residents, motorists and pedestrians.

- Residents.

There are very few and limited views into the site from adjacent residents. The most affected residents would be those on the C0751 road, which are owned by the Jamaica Inn.

The other residents who may be affected are those on the C0234 road. Their views are partially screened by a tall evergreen hedge.

- Motorists

There are a number of views into the application site for motorists as the site sits in between the A30 and the C0751.

On the C0751, the receptors most affected by this application would be motorists travelling south west to access the A30. This road is rarely used in the opposite direction due to the side of the A30 it joins. There are some glimpse views over the boundary of the field and through fields gates into the site.

On the A30, the receptors most affected will be those who are south of the site, travelling north east. There are also some views into the site from the bottom of the field where the site comes closest to the road.

- Pedestrians

7.1.2. There are several available views into the application site from public footpaths and publicly accessible land to the north west, west and south west of the site. These are medium and long distance views where the site is seen amongst the mature tree planting surrounding it.

### 7.2. VIEWPOINT 1

7.2.1. This is a restricted, short distance view from the footpath along the C0751, looking north into the southern field of the application site. This is against the direction of travel the road is most frequently used for.

7.2.2. The principal components in the view are the open field, trees within a low bramble hedgerow, and road.

7.2.3. The views from this location would get glimpsed views of the development, however, they could be easily mitigated by reinforcing the hedge with proposed landscaping.

7.2.4. Therefore in summary, views would be predominantly towards proposed and existing vegetation and experienced by tolerant and sensitive receptors but very infrequently.

### 7.3. VIEWPOINT 2

7.3.1. This is a short distance view from the C0751 travelling south west and looking north west into the southern field of the application site.

7.3.2. The principal components are path, bramble hedge, trees and hills.

7.3.3. Views from this location would be over the top of the existing boundary vegetation and would take in any vehicle temporarily occupying the touring plot, due to the proximity to the road. This would be partially mitigated by proposed landscaping. The receptor most affected would be from motorists accessing the A30.

7.3.4. Therefore in summary, views would be towards existing and proposed boundary vegetation and experienced by tolerant and sensitive receptors but very infrequently.

### 7.4. VIEWPOINT 3

7.4.1. This is a short distance view, in the direction of travel, looking west into the north field of the application site, from the C0751.

7.4.2. The principal components are stone wall, grass hedgebank, evergreen and deciduous trees and hills.

7.4.3. The field gate provides a break in the

boundary which allows clear views in to the application site. Views from this location would be towards the access road and stone-clad facilities building. There would be partial views of the proposed car parking spaces, however, these would be mitigated by the existing Cornish hedge and, for the most part, will only be partially occupied. There may also be glimpse views of the bin store, however, these will be mitigated by evergreen hedge planting.

7.4.4. Therefore, in summary, views would predominantly be towards the access road and stone clad facilities building, as well as the existing overspill car park. There will be glimpse some views of the bin store and car parking, however, these will be mitigated by the existing or proposed planting. Views would be experienced by tolerant and sensitive receptors but close to the busy Jamaica Inn car park.

### 7.5. VIEWPOINT 4

7.5.1. This is a short distance view taken from the C0751 looking west into the existing car park which would be the main point of access for the application site.

7.5.2. The principal components are the stone walls, cars, evergreen and deciduous trees and hills behind.

7.5.3. From the entrance to the Jamaica Inn views towards the north side of the northern field, where the facilities building would be, are screened by the evergreen hedge in the middle of the car park.

7.5.4. Views into the southern field are screened by the existing native hedgerow dividing the application site.

7.5.5. Therefore, receptors in this location would be unaffected by the proposed development as views are essentially maintained towards the existing car park.

### 7.6. VIEWPOINT 5

7.6.1. This is a medium distance restricted view, taken from public right of way No.30 looking north east towards the application site, at a distance of around 0.5km

7.6.2. The principal components are open

moorland, hills, trees, buildings.

7.6.3. From this viewpoint the traditional and modern buildings of Bolventor are a clear landmark amongst the open fields of the moor. There are clear views to the car park and buildings of Jamaica Inn.

7.6.4. The topography of the site mean that the northern part of the southern field is very open from this location. The woodland at the bottom of the application site mean that views of the southern part of the northern field are screened. Views are similarly screened by the woodland west of the application site and the existing native hedgerow dividing the northern and southern fields. Glimpse views to the northern field are available through the gap in the hedgerow.

7.6.5. Therefore, in summary, there is a restricted view into part of the application site by a sensitive receptor. However, within the context of the existing development of Bolventor, and the Jamaica Inn car park and buildings, the proposals would not change the principal components or character of the view.

### 7.7. VIEWPOINT 6

7.7.1. This is a long distance view taken from U1683 looking south towards the application site.

7.7.2. The principal components are road, bramble hedge, open fields, buildings.

7.7.3. The positioning of the building of Jamaica Inn, as well as the topography of the site sloping away from this viewpoint, mean that the site is not visible from this location.

### 7.8. VIEWPOINT 7

7.8.1. This is a long distance view take from public right of way No. 33

7.8.2. The principal components are open fields, evergreen trees, road and buildings.

7.8.3. Again, the positioning of the building of Jamaica Inn, as well as the topography of the site sloping away from this viewpoint, mean that the site is not visible from this location.

### 7.9. SUMMARY



#### 7.9.1.Short distance views

These are predominantly available from the C0751 running adjacent to the site and the A30 where it comes closest to the bottom of the southern field. The views from here would be mostly glimpsed with some clear views where there is a break in the vegetation. The receptors will predominantly be motorists travelling at speed accessing the A30. Most of these views will be able to be mitigated by reinforcing the existing field boundary.

#### 7.9.2.Medium distance views

Viewpoint 5 was the only medium distance view, which had a clear view into part of the site, however, the proposals were considered to be in character with their immediate context.

#### 7.9.3.Long distance views

The site was not visible from long distance due to the positioning of the Jamaica Inn building and the topography of the site sloping away from the viewpoints.

7.9.4.Therefore in summary there are very few areas where extensive areas of the site are visible and experienced by a lot of receptors.



## 8. IMPACT ANALYSIS

### 8.1. INTRODUCTION

8.1.1. The potential impact of the application site proposals is assessed in terms of the landscape resource, character and visual amenity. The principal focus of the impact assessment is visual amenity.

8.1.2. The assessment will examine the nature and magnitude of the effects, during the construction and operational phases of the proposed development, on visual amenity.

### 8.2. LANDSCAPE RESOURCE

8.2.1. The site is made up predominantly of low maintained grass in both the north and south field. The landscape resource is therefore considered of relatively low value at local level and therefore its loss to development is not significant.

8.2.2. The landscape resource that is of value is the boundary vegetation and internal hedgerow, which is important in both landscape patterns and wildlife movement.

8.2.3. All of the boundary vegetation is being retained and strengthened with native planting reinforcing their position in the landscape.

8.2.4. The hedgerow dividing the northern field from the southern field will be retained with the current gap in the hedge being increased to facilitate the access road. Another gap will be made in the hedge to provide access to the camping area from the southern field.

8.2.5. Overall there will be a loss of internal planting but this loss will be offset by a substantial increase in native planting throughout the proposed development.

8.2.6. Therefore on balance there will be a moderate adverse impact of landscape resource, but beneficial in the long term. In line with policy MD13 of the AONB management plan and 5.2 and 5.3 of the Cornwall design guide.

### 8.3. LANDSCAPE CHARACTER

8.3.1. The National Character Area Profile: 153 Bodmin Moor and the Cornwall and Isles of Scilly Landscape Character Study: LCA No CA32 Bodmin Moor provide guidance relating to development within the AONB and the existing character of the area. These are important to consider within the application because of the potential impact on the character and the appreciation of such areas.

8.3.2. The character of the Moor is described in the NCA:153 as 'open', and has a 'strong sense of remoteness and tranquility', while the local character assessment describes much of the Moor as 'unenclosed and unsettled'. While this is true of much of the surrounding landscape which can be seen from the application site, the character of the site itself is more closely related to the settlement of Bolventor.

8.3.3. The other major influence on the character of the site is the presence of the A30 which runs directly adjacent to it. The A30 is described in the Local Character Assessment as having a 'major impact' on the character of the AONB, and the 'wild moorland landscape' of the Moor being 'reduced by impacts from the A30'.

8.3.4. The scale, design and use of materials in the roads and proposed facilities building will maintain the architectural character of the moor to ensure the development retains the value of the area's heritage. This is in line with policy MD6 of the Cornwall Area of Outstanding Natural Beauty Management Plan 2016-2021.

8.3.5. Furthermore, in line with MD13, the increase in planting on the site will provide increased opportunity for biodiversity, promoting habitat creation.

8.3.6. In summary, the impact of the change in the application site from a field to touring bases, although negative, within the context of the settlement of Bolventor and the A30 trunk road, will have a negligible impact on the character of the Moor.

### 8.4. VISUAL AMENITY

8.4.1. In terms of amenity there are three principal receptor groups that may be affected as a result of development; adjacent residents, motorists and pedestrians using public rights of way and access land.

### 8.5. VIEWPOINTS 1-4

8.5.1. The nature of impact from these locations will be moderate adverse, however, the impact will be low in terms of magnitude, as the views will be glimpsed at speed by motorists.

#### • Construction Effects

8.5.2. The implementation of the development proposals will be visible from the C0751 road and the principal impact will be the machinery on site and the introduction of the new facilities building in the northern field.

8.5.3. The proposed areas of landscaping and the proposed bases will be visible in the south field.

8.5.4. Views of the development will be partially mitigated by the existing boundary vegetation and the internal hedgerow.

#### • Operational Effects

8.5.5. As time passes the internal and reinforced boundary vegetation will mature and begin to redress the imbalance further mitigating views for receptors driving down the road. Furthermore, the bases will be most frequently used in the summer when vegetation is in full leaf and so screening views. Views of the unoccupied bases would not be possible from the C0751 and so there will be no impact when the pitches are not used.

8.5.6. Therefore on balance the overall significance of the impact is slight adverse

### 8.6. VIEWPOINT 5

8.6.1. The nature of the impact from this location will be moderate adverse as the view is directly in to the top of the southern field by a user of the public right of way.

#### • Construction effects

8.6.2. The top of the southern field within the development proposal will be visible during the construction period. During the construction phase the principal impacts will be the machinery

on site and the laying of the road and bases.

8.6.3. This will initially have an adverse impact on visual amenity, however, on completion this will be less apparent as the proposed internal planting establishes.

#### • Operational Effects

8.6.4. As time passes, and the internal vegetation matures, the bases and the vehicles occupying them will become less visible. The bases will be constructed using a permeable surface which has a low visual impact, in line with policy MD3 of the Cornwall AONB management plan.

8.6.5. Therefore, on balance, the overall significance of the impact is slight adverse.

### 8.7. VIEWPOINTS 6 AND 7

8.7.1. The site is not visible from these locations and so there will not be any construction or operational effects.

8.7.2. In summary, the site is visible at a close distance, however many of the receptors will be motorists viewing them at speed and the views will be mitigated by proposed planting. At a medium distance a part of the site is only clearly visible from one viewpoint, however, this view will be partly mitigated by proposed planting, and the view will predominantly be of a permeable surface with a low visual impact when not occupied. Finally, from a long distance, the site is not visible. Therefore, the potential impact of the development on visual amenity is considered predominantly adverse but minor.



## 9. MITIGATING MEASURES

### 9.1. INTRODUCTION

9.1.1. The baseline studies and the predicted impact assessment have identified the following mitigation measures which have been incorporated into the proposed layout:

- Retention and enhancement of existing boundary vegetation.
- Incorporation of internal infrastructure planting to mitigate views into the development from a short and medium distance, and integrate development into the surrounding landscape.
- Implementation of native structure planting and wildflower planting areas to create a naturalistic appearance in the short term but to maximise the chances of successful establishment in the operational phase.



## 10. OVERALL IMPACT ASSESSMENT

### 10.1. INTRODUCTION

10.1.1. The proposed development of the application site will inevitably create some initial slight adverse impacts associated with the construction process and change in land use. These will mostly be experienced in the immediate vicinity of the site and from a medium distance.

10.1.2. However, these views will be mitigated by the infrastructure planting proposed within the development, which will offset the loss of any landscape resource. They will be further offset by the considered material choices, minimising the residual impacts. Furthermore, the development is not considered to be out of character with its immediate context

### 10.2. CONCLUSION

10.2.1. In conclusion, the proposed development will provide a high quality, low impact touring base development, in an attractive landscape setting, compatible with its immediate environs. This is a positive benefit bearing in mind the majority of the application site is unused.

10.2.2. The proposals adhere to policies MD3, MD9, MD11 and MD13 of the Cornwall AONB Management Plan, Policy 12, 23 and 25 of the Cornwall Local Plan, 5.2 and 5.3 of the Cornwall Design Guide, and any impact on character has been considered within the context of the application site.

10.2.3. The landscape appraisal recognises no unacceptable harm to the landscape