



planning | architecture | landscape

laurence associates

Lander House, May Court
Threemilestone Business Park
Truro, Cornwall, TR4 9LD
t: +44 (0) 1872 225 259

e: hello@laurenceassociates.co.uk

w: www.laurenceassociates.co.uk

The Point, Polzeath

Proposed development of 17 holiday cabins on open grassland adjacent to the golf course.

LANDSCAPE & VISUAL IMPACT ASSESSMENT

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Prepared for:

Mr. J. Davies

Our Reference: 21471

Richard Marsden
Managing Director

Ivor Matthew CMLI
Landscape Architect

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1 INTRODUCTION

1.1 APPOINTMENT AND SCOPE

1.1.1 Laurence Associates, Threemilestone, Truro, Cornwall were appointed to provide a Landscape and Visual Impact Assessment (LVIA) of the proposed development of 17 holiday lodges on rough grassland (air strip) at The Point, Polzeath. The site is located within Cornwall Council Local Planning Authority. This LVIA has been undertaken by Ivor Matthew, Landscape Architect CMLI.

1.1.2 This LVIA will assess the landscape character of the area and identify landscape issues for the area to determine its sensitivity, through the quality and value of the landscape and its susceptibility to change leading to an evaluation of the magnitude of change on the landscape, that the proposed development would bring. An assessment of the overall significance of the proposed development on landscape character, landscape elements and characteristics will finally be made. Separately, but linked, is the assessment of the visual effects on the visual receptors from a number of vantage points. The sensitivity of the visual receptors is assessed by consideration of the value of the view and the susceptibility of the visual receptor to the change in the view likely to be experienced by the proposed development of the site. Similarly, the magnitude and likely significance of the visual effect is assessed.

1.2 BACKGROUND TO THIS ASSESSMENT

1.2.1 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined as:

1.2.2 The “Site” - extends to the boundaries of the site (see Appendix 3, Figures 1-3). The site comprises 1 parcel of open land. The site located at central OS Grid Reference SW 94699 77467.

1.2.3 The “Study Area” - extends to a radius of 3km from the centre of the site. This is the landscape context of the development site, (see Appendix 4, Figure 4), it was considered that there were no significant landscape or visual effects beyond 3km, due to the nature of the surrounding topography which rises to the west and south of the site and a ridgeline to the north-east and north of the site, with more open vistas towards Pentire Point to the north-north-west, therefore one additional viewpoint outside beyond 3km is included from Pentire Point.

1.2.4 The site was assessed on 23rd November 2021, when the weather was very sunny with virtually cloudless skies and good visibility. The camera used for photographs was a Nikon D3200 digital SLR equipped with a 50mm equivalent (for digital photography) lens.

1.2.5 The potential visual envelope is determined by computer calculation of ‘Bare Earth’ (where calculations take land topography levels only into account and do not allow for intervening structures and vegetation). No additional landscape features have been allowed for which

would limit intervisibility with the site, although there is a good hedgerow forming the southern site boundary and areas of scrub and small windswept trees along the northern boundary of the site with the golf course.

- 1.2.6 The ZTV has been generated for a radius of 3km, which due to the limited size of the site, has been generated from 1 point at the highest part of the site to the south-east. The ZTV is presented as shades of blue, where the darkest shades indicate the most theoretical visibility and the lightest is the least theoretical visibility (this does not account for reduced overall visibility increasing with greater distance from the site). For this proposed development, the ZTV indicates potential intervisibility extending around the site to 2km fairly uniformly and extending to 3km in a more fragmented form. However, the site visit concluded that there are considerable restrictions to intervisibility.

1.3 GUIDANCE

- 1.3.1 The assessment process used is that of the currently accepted industry standard: Guidelines for Landscape and Visual Impact Assessment, Third Edition, published in 2013 by the Landscape Institute and Institute of Environmental Management and Assessment. The visual imagery is produced and presented according to Photography and Photomontage in Landscape and Visual Impact Assessment, published in 2011 by the Landscape Institute.
- 1.3.2 The principal Landscape Character baseline studies on which this landscape assessment has been based include:
- Cornwall and Isles of Scilly Landscape character Assessment 2007.
- 1.3.3 At a broader scale the Landscape Character has been assessed using the National Character Area Profiles published by Natural England.

2 THE PROPOSED DEVELOPMENT

2.1.1 The site is described in detail in section 4.3.

2.2 THE PROPOSALS

2.2.1 Full details including plans and elevations of the proposed development are included in Appendix 8 Figures 32-49

2.2.2 The site comprises the southern part of 1 field, the northern part forming part of the golf course and which is informally divided by blocks of scrub and trees.

2.2.3 The low-density development will comprise 17 contemporary, single storey modular holiday units of 2 designs and of an asymmetric trapezoidal form, which are widely spaced across the site with robust landscaping of trees running between and across the site to form an organic and informal flowing landscape of wild flower grassland with mown paths and communal grass areas with curving dry-stone walls curving through the site to provide a degree of separation for the units. The units would comprise broken mono-pitched roofs with the choice of either a green sedum roof or a black profiled metal roof and dark larch timber cladding to ensure that they are muted and blend into the landscape.

2.2.4 Two serpentine roads will access the units and provide 1 parking space adjacent to the units and additional parking spaces will be provided at the entrance to the site on the eastern boundary. The Existing Cornish hedge and ditch with willows along the southern boundary will be retained to enclose the site. A new Cornish hedge will be constructed along the eastern boundary along the access track and public footpath to provide both privacy and screening for users of the PROW.

2.2.5 An existing drainage swale which runs through the centre of the site east to west will be retained. Although parts of it will be re-aligned as a more curved swale to flow with the informal layout.

2.3 MITIGATION

Inherent Mitigation

2.3.1 Existing landscape elements and characteristics which would help screen, integrate or act as barriers to visibility of the proposed development include:

- The existing Cornish hedge with unpruned willows forming the southern boundary of the site.
- Rising topography immediately south of the site.
- Existing clumps of scrub and small trees forming a broken line along the northern boundary.

Designed Mitigation

2.3.2 Proposed mitigation includes (see Appendix 8 figure 32):

- Planting of new trees across the site and flowing between the proposed units.
- New Scrub and tree planting along the northern boundary to infill gaps in the existing planting.

3 PLANNING POLICY

3.1 PLANNING POLICY CONTEXT

3.2 CORNWALL LOCAL PLAN 2010-2030

Policy 2: Spatial Strategy

3.2.1 Overall, development should seek to meet the following objectives of the Plan for Cornwall:

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

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

b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;

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

d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.

Policy 5: Business and Tourism

3.2.3 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.*

Policy 23: Natural environment

3.2.4 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. 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.*

- 3.2.5 *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.*
- 3.2.6 *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.*
- 3.2.7 *3. Biodiversity and Geodiversity Development should conserve, protect and where possible enhance biodiversity and geodiversity interests and soils commensurate with their status and giving appropriate weight to their importance. All development must ensure that the importance of habitats and designated sites are taken into account and consider opportunities for the creation of a local and county-wide biodiversity network of wildlife corridors which link County Wildlife Sites and other areas of biodiversity importance, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan.*

Policy 24: Historic environment

- 3.2.8 *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.*

3.3 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 3.3.1 The revised National Planning Policy Framework (NPPF) July 2021 replaces the 1st National planning Policy Framework 2012. The following paragraphs are relevant to this application.
- 3.3.2 At the heart of the NPPF is the presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental. In terms of the environmental role, the planning system is required to:
- 3.3.3 *Protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

15: Achieving well-designed places

- 3.3.4 **Paragraph 126** states that: *The creation of high quality, beautiful and sustainable 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.*

15: Conserving and enhancing the natural environment

3.3.5 **Paragraph 174:** *Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *n/a*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *n/a.*

Habitats and biodiversity

3.3.6 **Paragraph 179:** *To protect and enhance biodiversity and geodiversity, plans should:*

- b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

16. Conserving and enhancing the historic environment

3.3.7 **Paragraph 202:** *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

3.3.8 **Paragraph 203:** *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

4 THE BASELINE STUDY

4.1 LANDSCAPE CHARACTER

National Landscape Character Area

4.1.1 National Character Area's (NCA's) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries. Natural England are the body responsible for their upkeep and updating the data, (see Appendix 5, Figure 8).

NCA 152: Cornish Killas

4.1.2 *The Cornish Killas National Character Area (NCA) forms the main body of the Cornish landmass around the granite outcrops of Bodmin Moor, Hensbarrow, Carnmenellis, West Penwith and The Lizard NCAs. The northern half of the NCA, with its open character and general lack of tree cover, affords long views across Cornwall to neighbouring NCAs and out to sea. The gently rolling scenery, sheltered coves, headlands and estuaries of the south coast contrast with the exposed high cliffs and more rugged nature of the north coast. The rocky coastline is characterised by coves and headlands and possesses an impressive number of important geological exposures.*

4.1.3 *The Cornish Killas is now a popular tourist destination, appreciated for its rugged coastline, with its 317 km of South West Coast Path and many opportunities for water-based sports, as well as for the many inland rights of way, stately homes and parklands, historic features such as Tintagel Castle and opportunities for activities such as horse riding and cycling.*

4.1.4 *On the north coast, short, deeply etched valleys cut through to the sea, their streams often spilling over as waterfalls, and the land ends abruptly in sheer cliffs, commonly over 100 m high. This is a coastline of pounding rollers, sea spray, sandy beaches and rugged headlands with dramatically sited ruins. These range from 19th-century mining buildings and their chimneys to the evocative Tintagel Castle and promontory forts such as that at Trevelgue Head. Many ports and harbours along the north coast have retained their older buildings with colour-washed walls and slate roofs. Many have been converted into restaurants, galleries and accommodation, which has resulted in locations such as Padstow and Rock becoming popular tourist centres. The development of Cornwall as a mass holiday destination began from the late 19th century. It has seen a significant increase in caravan parks and features a dispersed pattern of modern buildings that can be highly visible in parts of the open landscape. Many of the potential activities that draw people to the area are inextricably linked to its environment and remote character. Popular recreation assets include a large section of the South West Coast Path National Trail.*

Key Characteristics

4.1.5 The following are a selection which relate to the specific assessment area.

- *A coastline of rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems on the north coast.*
- *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.*
- *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.*
- *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.*

The Cornwall and Isles of Scilly Landscape Character Study 2005-2007

- 4.1.6 This study updates the Cornwall Landscape Assessment 1994 and provides the baseline data for understanding the main characteristics of the landscape of Cornwall. This is a general study of the whole landscape of Cornwall and divides the landscape into a number of Landscape Character Areas (LCA's) which display similar characteristics.
- 4.1.7 This assessment will detail only those characteristics indicated in the baseline study, which apply to this assessment area; this has been determined by site/area specific fieldwork as part of this LVIA.

LCA 34 – Camel Estuary

- 4.1.8 The Site and assessment area is located wholly within this LCA. This LCA extends from Pentire Point in the north, east along the coast to Port Quin, inland to St. Kew and south to Wadebridge, then west across to Little Petherick Creek and north to Stepper Point on the western side of the Camel Estuary. The Site is located towards the west part of the LCA.
- 4.1.9 LCA 34 is characterised by a landscape which is: *focussed on the low-lying Camel estuary which winds its way west and then north to the Atlantic. The area is defined largely by the broad expanse of the mouth of the Camel and the short tributary streams from the surrounding higher ground that form tidal creeks where they meet the river. The landscape*

between the valleys is gently rolling with some areas of harder rock giving rise to the prominently rounded landforms of Cant Hill, and the Rumps and The Moulds offshore. This area is especially important for wildlife, particularly wading birds, attracted by the extensive mudflats and salt marsh in the estuary and adjacent Coastal Floodplain and Grazing Marsh. The field pattern is medieval with a medium scale pattern generally of improved grassland and some arable with Cornish hedges the main boundary feature. This area is very open and exposed at the coast which is generally treeless with some areas of scrub, bracken, heath and sand dunes. Further inland, the area becomes more sheltered, such as around Chapel Amble where the landscape is much more intimate than at the coast, although tree cover is still largely confined to the creeks and stream valleys. Trees on Cornish hedges also become more frequent away from the coast. Settlement is dispersed with small farms. The major nucleated settlements are Wadebridge, Padstow, Rock, Trebetherick and Polzeath, although more recent, tourism related housing has altered the shape of the settlements, leading to the physical and visual coalescence of Polzeath and Trebetherick and the linear merging of Rock, Splatt, Pityme and Tredrizzick. Tourism and recreational development features strongly, particularly near the beaches.

- 4.1.10 Geology and Soils: The geology of the area is primarily Upper and Middle Devonian slates with some pillow lava. Soils are shallow hard rock soils generally with shallow and raw sandy soils on the coast.
- 4.1.11 Topography and Drainage: The topography is characterised by its gently sloping and undulating valley sides to the Camel estuary and River Amble and the large expanse of water, over 500m wide, which weaves its way inland from the exposed coast at Polzeath to the town of Wadebridge. Where the landform meets the water there are low slate cliffs in places. Dunes border the outer edges of the estuary at Daymer Bay and Harbour Cove. The north coast cliffs are around 80m AOD. The key features are Rumps Point and the Moulds offshore. The highest point, inland, is 109m AOD to the south where the area meets the St Breock Downs Landscape Character Area which acts as a backcloth to this coastal area.
- 4.1.12 Biodiversity: The Camel estuary has substantial areas of Intertidal Mudflats, some Coastal Saltmarsh, and high Coastal Sand Dunes behind Daymer Bay and lower ones at Harbour Cove. On the steeper slopes of Cant Hill and along the maritime cliffs from Rock to Port Quin, the stretches of scrub, bracken, heath, neutral grassland and sand dunes with significant expanses of mudflats towards Wadebridge and in the creeks form a landscape rich in diverse habitats with much of it a designated SSSI. The improved grassland and Fens forming Amble Marshes SSSI, once a large area of saltmarsh, has developed into an area described as Coastal Floodplain and Grazing Marsh, important for birds. Inland the majority of the area is pasture with a large proportion of arable. Any woodland, almost all broadleaved, is confined to the shallow valleys usually as narrow, linear strips along the small streams, and below Trelow Downs some Wet Woodland, and Upland Mixed Ashwoods. Cornish hedges on the higher areas and near the exposed coast tend to be built of slate in a herringbone pattern, providing good habitats for reptiles and invertebrates. Elm is a distinctively frequent woody species in hedges in the area, though few mature ones remain. Other hedges adjacent to arable fields can be heavily flailed and have few hedge trees, but do form a localised wildlife network. In common with LCA 19 (Trevose Head and

- coastal plateau), this area has a distinctly more alkaline-loving flora than in much of Cornwall.
- 4.1.13 Land Cover: Predominantly the area is farmland with very little tree cover except in the small valleys well inland. Patches of rough grassland and heath and sand dunes lie on the coast. The whole area is dominated by the wide river estuary with its mud flats and small side creeks. There are substantial settlements at Wadebridge, Padstow and Polzeath.
- 4.1.14 Land Use: Land use is mainly agricultural- a mix of improved grassland/pasture, arable with patches of rough grassland. The significant majority of field pattern is medieval enclosure. Settlement is a significant land use at Wadebridge, Padstow and Polzeath. Along the shores of the estuary are sandy beaches which are popular with tourists, as is the estuary for water-based recreation. In addition, north of Rock, golf courses have been developed, one over the former sand dune at St Enodoc.
- 4.1.15 Field and Woodland Pattern: The enclosure pattern in this landscape is predominantly based on the small medieval fields with sinuous boundaries of Anciently Enclosed Land. There are a few small patches of recently enclosed land, most notably north of Cant Hill, around Trewornan and the settlements of Padstow and Rock. The field pattern is not particularly strong due to the shallow landform and, in places, Cornish hedge and stone wall boundaries have been replaced by post and wire fencing. Woodland is also relatively more common around the estuary than in the adjacent landscape to the north and south. In the north, especially around Chapel Amble, much tree cover was lost as a result of infection from Dutch Elm Disease. Now trees are limited to the creeks and hollows, common species include willow, hawthorn, and oak. Invariably gorse is abundant. Towards the coast, woodland and hedgerow trees become less common, the coastal winds creating a landscape which is open and bare, except for thin lines of field boundaries. Conversely, the further inland the greater the number of hedgerow trees and vegetation and, as the width of the estuary narrows, the scale of the landscape becomes more intimate. The pre war development at Rock is distinguished by mature Monterey Cypress and Monterey Pine.
- 4.1.16 Settlement Pattern: Rural settlement in the area is in dispersed clusters, based on a scatter of medieval farm settlements, a pattern of grey slate farmhouses and associated outbuildings, some of which have been converted to holiday homes. Wadebridge is the largest settlement and originated as a medieval market town located at the furthest downstream crossing point of the Camel utilising a central island. The other main town, Padstow, developed as an important medieval port near the mouth of the estuary, although it may have earlier monastic antecedents. Its urban character is reflected on the other side of the estuary today by the more recent developments of Rock, Trebetherick and Polzeath. The sprawling development around these three settlements has a marked impact on the visual character and quality of this locality. The development is a direct result of demand for holiday and retirement accommodation, immediately pre- and post-war. Other settlements more inland based on medieval churchtowns are, St Minver, St Kew and St Issey;
- 4.1.17 Transport Pattern: The busy A39 bypasses Wadebridge on a high modern bridge with extensive embankments and cuttings. Downstream, the estuary serves as a barrier to north-

south movement with the exception of a ferry between Padstow and Rock. From the A39 the A389 serves Padstow and lanes run north terminating at the estuary. The B3314 in turn serves the coastal settlements to the north. Lanes are sinuous and bounded by high hedges some of which end at dead ends at the estuary. The South West Coastal footpath runs along the coast.

4.1.18 Historic Features: There are important clusters of Bronze Age barrows on the east side of the Camel estuary at Polzeath, the Pentire promontory and on Brea Hill, the latter a local landmark beside the outer estuary. The Rumps Iron Age cliff castle lies at the seaward end of the Pentire promontory, on which there are also indications of a substantial unenclosed later prehistoric settlement. Artefact finds and air photographs suggest the possibility of late prehistoric and Roman period trading settlements on both west and east sides of the estuary. Survey and air photography have revealed a considerable number of Iron Age and Roman-period defended farmsteads (rounds) in the LCA, in some cases with traces of associated contemporary field patterns, indicating that this was an extensively settled and farmed area at this period. The present farms, established during the early medieval period, are similarly distributed. There are medieval churches at Padstow, St Enodoc, St Minver and St Kew. Padstow's first stone pier dates from the sixteenth century; the present harbour structures date from the nineteenth and twentieth centuries. The former London South Western Railway line to Wadebridge and Padstow runs along the southern side of the river and is now a cycle trail; it includes the fine three-span bridge across Little Petherick Creek. Tide mill at Sea Mills Quarries and evidence of historic embankments constructed alongside the Camel to control flooding and aid in land reclamation. There are numerous small quays on the river and its tributary creeks.

4.1.19 The key landscape characteristics include:

- Gently rolling, low lying, exposed open landscape around the Camel estuary.
- Strongly influenced by coastal climate to the north with softer, sheltered landscape inland.
- Important wetland habitats associated with estuary, streams and coast.
- Large areas of Coastal Sand Dunes.
- Trees in small tributary valleys to the estuary.
- Medium scale medieval field pattern with slate walls, often with exposed slate bedrock, Cornish
- hedges and few hedgerow trees.
- Clustered settlement pattern with small farms.
- Large tourist development close to the coast with dunes and beaches.

4.1.20 Landscape Condition: Farmland is in good condition. Ribbon development impinges to the north. settlement character has been altered due to extensive housing and tourism development.

- 4.1.21 *Pressures: Tourism pressure on coastal areas including expanding development around the coastal villages. Disturbance of marine habitats from boating on the estuary. Redevelopment of farm buildings as holiday homes. Loss of mature evergreens around Rock area.*
- 4.1.22 *Aesthetics and Sensory: The estuary allows long sweeping views against the green, simple, rolling rural backcloth of the valley sides. The view is animated by boats. There are sheltered, tranquil and intimate creeks lying off the main estuary. The landscape becomes harsher towards the coast with settlements busy with tourists. There are dunes, beaches and low cliffs rising to Pentire Point which face the full force of the Atlantic.*
- 4.1.23 *Vision and Objectives: A generally unspoilt farming landscape, rather devoid of trees, around the magnificent Camel Estuary. Has become a haven for tourism and recreational activities. The estuary has a high ecological value so the objective must be to conserve the estuarine habitat whilst integrating tourism and other development into the landscape.*
- 4.1.24 *Planning and Land Management guidelines: Develop a tourism and nature conservation strategy in regard to the development and use of the estuary. Prepare guidelines for settlement expansion and development especially for the Rock area. Encourage new planting on farmland as tree lines and small blocks giving preference to the establishment of Cornish Elm. Prepare design guides for new development.*

Historic Landscape Character

- 4.1.25 See Appendix 5, Figure 9. The Site occupies farmland designated as **Medieval Farmland (Anciently Enclosed Land)**, which is the dominant historic landscape characteristic within the area, however within 1km of this location, there are smaller pockets of the following Historic Landscape Character classifications as follows:
- Coastal Rough Ground: to the north and west along much of the coastal edge in a narrow strip and running inland to Roserrow from Hayle Bay - Polzeath;
 - Intertidal and Inshore Water: to the north and west along much of the coastal edge excluding Hayle Bay – Polzeath.
 - Modern Enclosed Land: small isolated blocks to the north-east north of Roserrow;
 - Settlement C20: to the west and north-west including Trebetherick, Polzeath and new Polzeath.
 - Plantations and Scrub: small blocks to the north and south mainly in small, narrow stream valleys;
 - Post-medieval Enclosed Land: to the north and south along the coast from Lundy Bay to Pentire Farm, and along the northern edge of Splatt to Pityme.
- 4.1.26 Medieval Farmland is defined by Cornwall Council (source: www.cornwall.gov.uk) as *The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins.*

- 4.1.27 The Site does not exhibit the characteristics of medieval farmland as it is now converted into a golf course. The Historic Characterisation Assessment was undertaken in 1994 and the golf course was not opened until 1997, therefore, in line with the classification of the nearby St. Enodoc Golf Course, the Historic Landscape Character should be considered under the Type 'Recreational'. This is described as late 19th and 20th century tourism and recreational features, mainly golf courses, coastal chalet and caravan parks, with smaller recreational facilities being absorbed into other Types.
- 4.1.28 Recreational land is predominantly coastal and usually associated with sandy beaches within close proximity, as these areas are a traditional draw for visitors. Recreational areas are usually impositions on earlier Historic Landscape Character Types and in this instance the former type was Medieval Farmland. This is evidenced by the partial removal of field boundaries, leaving relict, fragmented landscape features within the new Historic Landscape Character Type.
- 4.1.29 Recreational sites provide amenity for many people, both local and visitors, however, for some it also reduces the overall amenity value as it removes the former landscape types which can be viewed as the essence of Cornwall. The Proposed Development Site and the surrounding golf course does however, have a rich network of footpaths, linking the coast and the settlements thereby providing a valuable amenity facility for a wide range of people, albeit across an altered landscape.

4.2 PLANNING DESIGNATIONS

- 4.2.1 Statutory and non-statutory planning designations provide an indication of landscape, ecology and heritage value; they are areas that have been recognised for the scenic beauty, ecological, geological and historic significance and recreational potential of the landscape. The absence of any designations does not, however, indicate that a landscape is of a significantly lower value; the European Landscape Convention applies to everyday or degraded landscapes as well as those that might be considered outstanding. The areas of all the designated areas within the assessment area are illustrated in Appendix 5 Figures 5-7.
- 4.2.2 There are numerous designation types, those listed below are the only designations which occur within the 3km assessment area. Where these are considered too distant from the site or the reasons for their designation are considered would not be likely to be affected by the proposed development, or where they fall outside the Zone of Theoretical Visibility, they will be listed in the following sections on landscape and visual assessment, but then it will be stated that these will not be assessed further for either landscape or visual effects, (or both) and the reasons given, why it is considered that further assessment would not reveal any impacts.

Landscape Designations

Areas of Outstanding Natural Beauty

- 4.2.3 The Site is not situated in an Area of Outstanding Natural Beauty (AONB). The Cornwall AONB, local section 2: Pentire Point to Widemouth is located approximately 2.00km's to the north at its closest point at Pentireglaze and running eastwards along the coast. This section being closest has the greatest potential for inter-visibility with The Site. Another section of the Cornwall AONB, section 4: Carnewas Head to Stepper Point, is located 2.60km's on the western side of the Camel Estuary, and extends north of Padstow, westwards. A further section of the Cornwall AONB, section 3: the Camel Estuary lies 0.90km's to the south and extends around the east and west sides of the Camel estuary, see Appendix 5, Figure 5.
- 4.2.4 The AONB'S are nationally important landscapes with the same status and level of protection as National Parks.
- 4.2.5 There is some inter-visibility with a small part of the Pentire Point to Widemouth section in the very western tip of Pentire Point, also within a very small part of the north-easternmost section of the Carnewas Head to Stepper Point section.

Statement of Significance

- 4.2.6 The principal characteristics of the Pentire Point to Widemouth section of the Cornwall AONB include:
- 4.2.7 *The coastline throughout this section is craggy with dramatic contorted cliffs and folded slates, shales and volcanic rocks ... there are also some interesting coastal features such as rocky stacks, arches, headlands, caves and blowholes interspersed with rocky coves and a*

few sandy beaches... The highest land at 223m is in the north at the aptly named 'High Cliff' near Tresparrett on the carboniferous sandstones and shales; the cliff line then gradually reduces in height to approximately 70-80m at Pentire Point. The microclimate of the sheltered valleys is in sharp contrast to the open farmland exposed to the strong sea winds on the coastal plateau where there is limited tree growth. Land use tends to be mainly limited to arable and pasture inland with coastal heathland dominating the cliffs.

4.2.8 *South and west of Trebarwith the AONB landscape narrows and consists of steep seaward sloping cliffs dissected by short streams, which form 'V' shaped valleys. There are few settlements, other than a few scattered farm holdings in the north.*

4.2.9 *Slate is the characteristic local building and hedging material, varying from the mid hues of Delabole slate to the darker shades sourced at Trebarwith.*

4.2.10 *There is a noticeable lack of tree cover due to the exposure to coastal winds in this section. Land use is mainly agricultural grazing in small to medium sized fields of medieval origin although modern farming practice has resulted in some larger fields being created... Coastal heathland is a significant component of this area with rough and scrubby land leading inwards from the coast. At Rumps Point towards the extreme west of the section are the remains of an Iron Age cliff castle. This is a quiet and unspoilt area with much of the coastal land under the management of the National Trust and despite the inevitable impact of tourism on the coastal landscape this section of the AONB still retains its unspoilt rural character.*

Condition

4.2.11 Development pressure from Polzeath has the potential to impact upon the AONB and its setting.

Pentire Point to Widemouth Local Policies

4.2.12 PPW2.10: Seek a reduction of landscape and visual impacts of tourism including better integration of existing holiday sites, visitor infrastructure, car parks and signage. Pay particular attention to the increase in scale, massing, associated development and respecting local character in external works, landscaping, site design and layout at Polzeath, Tintagel, Bossiney, Trewethett, and near Widemouth.

4.2.13 **Although the site lies outside the AONB further landscape assessment will be undertaken as will a visual assessment, of the Pentire Point to Widemouth section of the AONB as the site lies within the setting of the AONB and there is potential for the proposed development to form part of the views out and potentially form the setting of views from outside, towards the AONB. No further assessment will be undertaken of the Carnewas Head to Stepper Point section, which predominantly lies outside the 3.00km assessment area and there is no intervisibility within the small section that lies within the assessment area due to intervening topography. No further assessment will be undertaken of the Camel Estuary section, which is physically separated from the site by the settlements of Splatt and Pityme running along the ridgeline to the south of the site and there is no intervisibility .**

Ecological Designations

Sites of Special Scientific Interest

4.2.14 The Site is not situated within an area defined as a Site of Special Scientific Interest (SSSI); however, there are 4 SSSI's located within 3km's of The Site, see Appendix 5 Figure 5. These SSSI's are all generally in favourable condition, Rock Dunes is the exception, suffering from pressure of disturbance, these include:

- Pentire Peninsula SSSI, located 1.60km north of The Site at the closest point on Polzeath Beach; partial inter-visibility with The Site; designated for its rare and varied geology and rock formations which give rise to maritime grassland habitat and maritime heath, streamside, cliff ledge and intertidal habitats, which supports a number of red data book species and a number of breeding predatory and sea birds as well as seal colonies at Rumps Point. **This will be further assessed as there is some intervisibility and the site is located within the Impact Risk Zone.**
- Trebetherick Point SSSI, 1.90km west of The Site; no inter-visibility with The Site; designated for its geological interest as well as calcareous clifftop grassland from stabilised wind-blown sand and a diverse intertidal rocky shore fauna. **This will be further assessed as there is some intervisibility and the site is located within the Impact Risk Zone.**
- Rock Dunes SSSI, located 1.5km south-west of The Site at the closest point at Brea Hill; very limited partial inter-visibility with The Site; designated for both geological interest and the varied flora associated with developing embryo dunes and established dunes with areas of stable sand and the calcareous unimproved grassland habitat. **This will be further assessed as there is some intervisibility and the site is located within the Impact Risk Zone.**
- Harbour Cove SSSI, located 2.6km west of The Site on the western side of the Camel Estuary; there is no inter-visibility with The Site and the majority of this SSSI lies outside the assessment area; designated for its geological interest. **This will not be further assessed for landscape or visual impacts as there is no intervisibility with the site and the site is not located in its Impact Risk Zone.**

Special Area of Conservation (SAC) – Bristol Channel Approaches

4.2.15 Special Areas of Conservation are protected areas in the UK designated under: the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales (including the adjacent territorial sea) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 in the UK offshore area.

4.2.16 Under these Regulations, the UK Government and Devolved Administrations are required to establish a network of important high-quality conservation sites that will make a significant contribution to conserving the habitats and species identified in Annexes I and II, respectively, of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, known as the Habitats Directive. The listed habitat

types and species are those considered to be most in need of conservation at a European level (excluding birds).

- 4.2.17 They are statutory designations at an international level.
- 4.2.18 The site is not located within a SAC, there is 1 SAC within the assessment area located 2.00km west of the site, covering the marine environment from North Cliffs near Hayle in the south along the north Cornish coast up to Hartland (Low Water) across the Irish and Celtic Seas to the south-west coast of Wales. It is designated for the Annex II species – Harbour Porpoise, see Appendix 5 Figure 5.
- 4.2.19 **No further assessment will be undertaken, as the site is not located within the SAC and the nature of the reasons for designation would not be affected by the proposed small-scale holiday development.**

County Wildlife Sites (CWS)

- 4.2.20 County Wildlife Sites are the most significant areas for wildlife outside SSSI's and SAC's. These are local, county-level designations. They cover areas of both publicly accessible and private land and account for approximately 10% of Cornwall's land area,
- 4.2.21 The application site is not located in or adjacent to a CWS and there are 3 CWS's within the assessment area, see Appendix 5 Figure 5, these include:

Camel Estuary CWS

- 4.2.22 Located 1.20km to the west of the site, this covers much of the Camel estuary including the area closest to the site which comprises an area of stable dunes to the north of Rock, which is part of the St. Enodoc golf links. The large area supports a wide range of habitat types, including intertidal mud flats, sand bars, coastal saltmarsh, coastal sand dunes and maritime cliffs and slopes, all of which support a diverse range of flora and invertebrates.
- 4.2.23 **This will be further assessed as there is potential for indirect effects arising from the proposed development.**

Hayle Bay to Tintagel Head CWS

- 4.2.24 Located 2.00km to the north of the site, this covers the cliffs and coastal strip with species rich maritime grassland and small wooded valleys and important nesting sites for a range of seabirds.
- 4.2.25 **This will be further assessed as there is potential for indirect effects arising from the proposed development.**

Pityme Fields CWS

- 4.2.26 Located 0.60km south of the site, this covers 2 fields.
- 4.2.27 **No further assessment will be undertaken, as the site is not located within the CWS and there is no intervisibility and the nature of the reasons for designation would not be affected by the proposed small-scale holiday development.**

Heritage Designations

Scheduled Ancient Monuments

4.2.28 There are no Scheduled Monuments (SM's) within The Site. There are 2 SM's situated within the assessment area, see Appendix 5 Figure 6, these include:

Wayside Cross in St. Minver Churchyard

4.2.29 Located 2.15km south-west of the site.

4.2.30 **No further assessment will be undertaken, as the site is distant from this SM and physically separated by the surrounding buildings on the edge of St. Minver. There is no intervisibility.**

Churchyard Cross in St. Michael's Churchyard, Porthilly

4.2.31 Located 1.65km to the east of the site.

4.2.32 **No further assessment will be undertaken, as the site is distant from this SM and physically separated by the intervening topography and settlement of Rock. There is no intervisibility.**

Listed Buildings

4.2.33 Listed buildings beyond 1km of the site will not be assessed their settings are unlikely to be affected due to the distance and effects of intervening landscape elements of topography, buildings and vegetation. There are no Listed Buildings within The Site. There are 2 SM's situated within 1.00km of the site, see Appendix 5 Figure 6, these include:

Roserrow, Grade II listed (1289970)

4.2.35 Located 0.50km north-north-east of the site.

4.2.36 **No further assessment will be undertaken, as the site is distant from this Listed Building and physically separated by the intervening topography and the setting of the farmhouse is impacted by the immediate surrounding holiday home development. There is no intervisibility.**

Walls enclosing Friend's burial Ground, Grade II (1211540)

4.2.38 Located 0.75km east of the site.

4.2.39 **No further assessment will be undertaken, as the site is distant from this Listed Building and physically separated by the intervening vegetation on the golf course and the setting of the walls is enclosed in trees and vegetation. There is no intervisibility.**

Contextual Landscape of the Site

Access Land

4.2.40 The Site has no recognised Access Land within its boundary, but there are a number of open access land areas within the assessment area, see Appendix 5 Figure 7, these include:

- Part of the dunes immediately west of Rock, 1.90km's to the south-west of The Site, there is no inter-visibility with The Site. **No further visual assessment.**
- Small part of the coastline near Trebetherick Point, 1.85m to the west of The Site. There is no inter-visibility with The Site. **No further visual assessment.**
- Small part of the coastline near The Greenway, Broadagogue Cove, 1.80km to the north-west of The Site. There is no inter-visibility with The Site. **No further visual assessment.**
- The coastal strip stretching from Pentireglaze Haven, 2.60km's to the north of The Site, around Pentire Point, The Rumps and eastwards to Trevan Point. There is some limited partial inter-visibility with The Site on the western slopes of Pentire Head. **This is further assessed in the visual assessment.**

Public Footpath and Public Rights of Way

4.2.41 Public rights of way (PROW) are referenced with a number relating to Parish / path number / link number and are categorised by Cornwall Council has having either:

- High (gold) priority, for well-used routes which have good connectivity for good access, the primary gold route is the South West Coast Path,
- Medium (silver) priority for reasonably well connected and accessible routes,
- Low (bronze) priority, for short or truncated, isolated sections with little connectivity and accessibility.

4.2.42 There are no PROW's within the site but there is one PROW adjacent to the eastern boundary following the access track (547/6/3 gold). There are numerous PROW within the assessment area, see Appendix 5 Figure 7, particularly to the south and west of the site. There are several PROW which although relatively close to The Site, have no inter-visibility with The Site due to intervening topography and vegetation.

4.2.43 The main public rights of way from which there is potential for intervisibility are listed in the table below:

Table 1 Public Right of Way within the Zone of Theoretical Visibility

| Distance from The Site: | Footpath Reference No. | Priority | Location Description | Inter-visibility with The Site |
|----------------------------|------------------------|----------|---|--|
| Close range 0.0km-0.5km | 547/4/1 | Gold | Access drive to The Point and Roserrow. Site concealed by topography and hedgerows. Extends into Medium Range zone to the north-east. | Limited partial. |
| | 547/6/1 | Gold | Access drive to The Point. Site concealed by buildings. | Yes, along the part which is adjacent to the site reducing to partial moving north |

| | | | | |
|-----------------------------|-----------|--------|---|---|
| | | | | and none moving south. |
| | 547/6/3 | Gold | Runs south from the access drive to Pityme. Site visible as ground rises. Extends into Medium Range zone to the south. | No. |
| | 547/7/1 | Gold | Runs south from The Site to Splatt. Site visible as far as Trewiston Farm. Extends into Medium Range zone. | Yes, but only the norther section below the agricultural sheds. |
| | 547/6/2 | Gold | Runs west from The Site to Trebetherick. Site visible across relatively level topography of golf course. Extends west into Medium Range zone. | Limited and partial from the eastern end. |
| Medium range 0.5km-1.5km | 546/18/2 | Gold | Extending north of Roserrow following The Point access drive. | No. |
| | 546/19/1 | Bronze | Crossing fields from The Point access drive, north-west to Portkillock. | Yes, limited and partial. |
| | 547/2/1-2 | Gold | South-west from Shilla Mill, along valley then rising up to Polzeath/Trebetherick | Yes, partial from the elevated western end. |
| Long Range ≥ 1.5km | 546/31/4 | Gold | South West Coast Footpath from New Polzeath north to Pentire Point. | Yes, but limited due to distance. |
| | 546/32/1 | Gold | Pentire Farm north to South West Coastal Footpath. | Yes, but limited due to distance. |
| | 546/33/2 | Gold | Pentireglaze Haven north-east to Pentire Farm | No |

Settlement and Built Development

4.2.44 The Site is located in an area with a number of small coastal villages and interconnecting hamlets to the west and south, becoming more sparsely populated to the north and east, with more scattered farmsteads. There are few private dwellings situated in Close Range distance of the Proposed Development i.e. 0.50km of The Site; including the following:

- Roserrow (part): Development of holiday homes within valley 20m – 30m AOD, 0.4km north-east of The Site. No inter-visibility.
1. There are a number of villages, hamlets, farmsteads and private dwellings and villages situated in Medium Range distance of the Proposed Development i.e. 0.5-1.5km of The Site; including the following:
 2. Polzeath: village 10m–55m AOD, 1.40km north-west of The Site. Partial inter-visibility from the eastern edges.
 3. Trebetherick: village 25-55m AOD, 0.80km west of The Site. Partial inter-visibility from the eastern edges.
 4. Pityme: hamlet 60m AOD, 0.50km south of The Site. No inter-visibility.

5. Tredrizzick: hamlet 40-45m AOD, 0.80km south-east of The Site. No inter-visibility.
 6. Rock: village 5-50m AOD, 1.50km south-west of The Site. No inter-visibility.
 7. Trewint: farm with associated buildings 60m AOD, 0.70m south-west of The Site. No inter-visibility.
 8. Trewiston Farm: farm with associated buildings 55m AOD, 0.20km south-west of The Site. Partial inter-visibility.
 9. Trenain Farm: farm with associated buildings 35m AOD, 1.1km west of The Site. No inter-visibility.
 10. Shilla Mill: private dwelling 10m AOD, 1.10km north-west of The Site. No inter-visibility.
 11. Portkillock: Farm and associated buildings 55m AOD, 1.20km north of The Site. Partial inter-visibility.
 12. Carruan: Farm with 65-70m AOD, 1.15km north-east of the site. Partial inter-visibility.
 13. South Winds: Campsite with associated buildings 65-70m AOD, 1.50km north of The Site. No inter-visibility.
 14. Treglines Farm: Farm with associated buildings 45m AOD, 0.90km north-east of The Site. No Inter-visibility.
- 4.2.45 There are no significant properties or settlements within the long range distance which would be affected, i.e., over 1.5km from The Site, therefore these are not detailed.

Infrastructure

- 4.2.46 Within the assessment area there are relatively few roads. All are B class roads or lower. Generally these link the coastal villages of New Polzeath, Polzeath and Trebetherick to the west, with the interconnecting line of hamlets and villages to the south of The Site, including Rock on the coast, Splatt, Penmayne, Pityme, Tredrizzick, Tredrizzickbridge, Trevanger and St. Minver. Other lanes link the scattered hamlets and farmsteads.
- 4.2.47 The Site is situated relative to the following main communication routes:
15. C0001: minor road running in a ring around The Site through the hamlets to the south, Polzeath to the west and joining the B3314 to the north-east. There are very limited glimpses from this road of The Site, due to the height of the flanking Cornish hedges and limited openings.
 16. C0201: minor road to the east between the B3314 and St. Minver. There are no views from this road of The Site.
 17. B3314: road linking Wadebridge to Collan's Cross (A39) in the east, near Slaughterbridge. There is no inter-visibility from this road with The Site.
 18. C0032: minor road linking Rock to the B3314, with a short section at Pityme before veering to the south. There is no inter-visibility from this road with The Site.

19. U6134: unclassified roads to the east linking Trevanger, south Winds and Green Close near the Bee Centre and from which The Site is accessed. There are very slight glimpses from this road of The Site at the entrance to the access drive.

4.3 THE SITE

Landform

4.3.1 The Proposed Development has a topographical situation from 40m AOD to 50m AOD. The land slopes gradually to the north-west from the south-east corner to the north-west corner

Land Use and Vegetation Cover

4.3.2 The site comprises semi-improved grassland which has been managed as an air strip. There is a ditch running along the southern boundary and an adjacent Cornish hedge with a well-developed, predominantly native willow hedge along the top. The western part of the site slopes down into a small stream valley and is colonised by wet woodland. There is an informal line of fragmented blocks of native scrub planting forming the northern boundary with some wind stunted pine and alder trees which also separates the site from the golf course. There is no formal boundary to the east, which is open to the access road/public footpath.

4.3.3 Within Close Range distance of The Site (i.e. 0.5km radius) the current predominant land use is as follows (source OS map):

- Mixed Livestock pasture;
- Arable;
- Leisure - golf course.

4.3.4 Within Medium Range distance of The Site (i.e. 0.5-1.5km radius) the current predominant land use is as follows:

- Mixed Livestock pasture
- arable;
- Steep, narrow wooded river valley;
- Sandy Beach.

Value of the Site and its Landscape Setting

4.3.5 **Landscape Quality:** The overall site characteristics are generally as described within the LCA description for the Camel Estuary in that the site displays elements of the coastal exposure with a wind shaped hedgerow of willows along the southern boundary and otherwise fairly open grassland. The quality has been changed slightly by the adjacent golf course with planted pine and alder trees along the northern boundary. The western edge

- dips down into a small, narrow valley with typical wet woodland habitat. **Overall, the landscape quality of the site is moderate.**
- 4.3.6 **Scenic Quality:** The character of the site is relatively elevated in the context of the undulating character of the Cornish killas landscape character and has reasonably extensive views to the north and west. The south and eastern boundaries are enclosed with rising topography to the south. The scenic qualities are very much linked to the coastal landscape rather than the landscape inland, i.e., a more open and exposed landscape with few vertical elements.
- 4.3.7 There are limited detracting elements, these mainly comprising the caravan park on the adjacent Trewiston Farm, but this is relatively well screened from the site. Large agricultural sheds also on the same farm are more prominent on the adjacent ridge but these are discrete elements and don't significantly undermine the scenic quality. **Overall, the scenic quality of the site is good.**
- 4.3.8 **Rarity:** There are no landscape, heritage or ecological designations within the site, and none in close proximity. There are no particularly rare or uncommon features or landscape within the site. There are no habitats or species of particular rarity and the main landscape elements of the ditch and Cornish hedgerow are typical landscape elements of the area, are to be retained. **Overall, the rarity of the site is low.**
- 4.3.9 **Representativeness:** There are no particularly distinctive or important landscape characteristics or elements of the site, other than the Cornish hedgerow along the southern boundary and the small wet woodland to the west of the site. These elements will be retained. **Overall, the representativeness of the site is Moderate.**
- 4.3.10 **Conservation Interest (Ecology):** There are limited habitats within the site of any significant ecological value. The main habitats are the Cornish hedge, the semi-improved grassland and the wet woodland and these will have some ecological value through connectivity with surrounding habitats and the general lack of disturbance currently. **Overall, the ecological conservation interest of the site is considered to be of low ecological value.**
- 4.3.11 **Conservation Interest (Heritage):**
- 4.3.12 There are unlikely to be any features of heritage value as the site has previously been re-graded as part of the golf course and air strip and there are no prominent surface features. **Overall, the heritage conservation interest of the site is considered to be of low heritage value.**
- 4.3.13 **Recreational Value:** There is no formal public access within the site but the area is open and accessible from the adjacent public footpath. **Overall, the recreational value is low.**
- 4.3.14 **Perceptual Aspects:** The site as a whole forms part of the rural landscape but contains elements of a modified landscape more visually linked with the golf course landscape. It is a very tranquil landscape. **Overall, the perceptual quality of the site is moderate.**
- 4.3.15 **Overall, the site is considered to be a landscape of Low-Moderate Value.**

5 LANDSCAPE QUALITY, VALUE SUSCEPTIBILITY AND SENSITIVITY

5.1 METHODOLOGY FOR THE ASSESSMENT OF LANDSCAPE EFFECTS

5.1.1 The landscape impact assessment describes the likely nature and magnitude of changes to individual landscape elements and characteristics (the landscape receptors). An appraisal is made on the consequential effect on the landscape character in relation to the Site itself and on the wider landscape. In order to carry out the assessment, evaluations initially need to be made about the quality and value of the receiving landscape, the nature of the landscape receptor and the nature of the effect of the proposed development (its sensitivity) to determine (the magnitude of change) that the receptor is likely to experience. These can then be used to inform the assessment and make a judgement about the effect of the change on the receptors. The methodology of landscape assessments is outlined in this section.

Quality Criteria

5.1.2 Landscape Quality is not the same as scenic beauty; quality is primarily a matter of how clearly the distinctive character of a landscape is expressed in an area, the state of repair/condition of landscape elements and the integrity/intactness of the landscape.

Table 2: Categorisation Guidance for Landscape Quality

| Landscape Quality | Criteria |
|-------------------|--|
| Good | <ul style="list-style-type: none"> • Strong characteristics with very limited incongruous elements. • Very good functional and visual condition. • Best example of landscape type, with key elements retained and in good condition |
| Moderate | <ul style="list-style-type: none"> • Retaining some key characteristics of the character area. • Good condition with some minor incongruous elements. • Good example of landscape type, but may have suffered some decline to key elements. |
| Poor | <ul style="list-style-type: none"> • Poorly defined characterisation of character area. • Fragmented condition of landscape with many incongruous elements. • Poor example of landscape type, where key elements have been substantially eroded or lost |

Value Criteria

- 5.1.3 The value or importance of the affected landscape can be determined using Landscape, ecological, heritage or recreational designations to provide an indication of areas where the landscape is considered to be of higher value to the community (locally, regionally or nationally). Additionally, the landscape character baseline studies can also give an indication of value, especially for those landscapes which are not designated. At a local level, Cornwall recognises landscapes of higher value through the local designation of Areas of Great Landscape Value (AGLV's) there is no strategic distinction for all undesignated land which is not covered by a statutory landscape designation, i.e., Areas of Outstanding Natural Beauty (AONB). However, this does not indicate that all remaining land is inherently of low value in comparison. GLVIA 3rd edition provides guidance concerning the assessment of landscape value, particularly for areas of the landscape where no such landscape designations exist, as does the more detailed guidance provided by the Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations. In paragraph 5.28 of GLVIA it states that; *In cases where there is no existing evidence to indicate landscape value, and where scoping discussions suggest that it is appropriate, value should be determined as part of the baseline study through new survey and analysis. This requires definition of the criteria and factors that are considered to confer value on a landscape or on its components.* It then suggests a number of options on how this could be undertaken. The two key methods include:
- *Draw on a list of those factors that are generally agreed to influence value (see Box 5.1). they need to be interpreted to reflect the particular legislative and policy context prevailing in particular places. The list is not comprehensive and other factors may be considered important in specific areas.*
 - *Draw up a list of criteria and factors specific to the individual project and landscape context.*
- 5.1.4 It goes on to state that a combination of the two methods is likely to be the most effective method and that judgements are likely to be required about which components of the landscape contribute most to the overall value.

Table 3: Box 5.1 (GLVIA 3rd edition) Range of factors that can help in the identification of valued landscapes

| | |
|--|--|
| Landscape Quality (condition) | A measure of the physical state of the landscape. It may include the extent to which character is represented in individual areas, the intactness of the landscape and the condition of individual elements. |
| Scenic Quality | The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses). |
| Rarity | The presence of rare elements or features in the landscape or the presence of a rare Landscape Character type. |
| Representativeness | Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples. |
| Conservation interests (Ecology) | The presence of features of wildlife and earth science interest can add to the value of the landscape as well as having value in their own right. |
| Conservation interests (Heritage) | The presence of features of archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right. |
| Recreation value | Evidence that the landscape is valued for recreational activity where experience of the landscape is important. |
| Perceptual aspects | A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity. |

Table 4: Categorisation Guidance for Landscape Value

| Landscape Value | Criteria |
|-----------------|---|
| High | <ul style="list-style-type: none"> • Very rare and important elements and/or character • International or national designation (or undesignated but robustly displaying these values) • Highly distinctive character and distinctive sense of place • High number of locally value elements • Very limited scope to replace landscape elements • High recreational activity where landscape experience is important. • Strong literary, artistic or historic associations. |
| Medium | <ul style="list-style-type: none"> • Features of some importance, less rare with some important elements • Local or county designation (or undesignated but displaying some of these values) • Moderately distinctive character and sense of place • Some locally valued areas/elements • Some scope to replace landscape element • Moderate recreational activity for landscape experience. • Minor literary, artistic or historical associations. |
| Low | <ul style="list-style-type: none"> • Commonplace • Undesignated (or within a designated area but not displaying the highest values, locally) • Indistinct character • Few locally valued features • Very easy to replace elements and enhance landscape character • Not (or rarely) used for recreational activity where landscape appreciation is important. • No (or limited) literary, artistic or historical associations. |

Landscape Susceptibility to Change

- 5.1.5 The landscape receptor may be the overall character, quality, condition of a particular landscape area, or it may be a landscape element or feature, or a perceptual or aesthetic aspect.
- 5.1.6 Landscape susceptibility relates to the ability of the landscape receptor to accommodate the proposed development without unduly undermining the baseline situation. The susceptibility of the landscape is specific to the location of the proposed development, (not the wider general landscape), similarly the degree of susceptibility is measured in terms of the specific proposed development, (not to any type of development in general).
- 5.1.7 Therefore, individual assessment of the proposed development and its proposed location and setting is essential to determining landscape susceptibility, as there may be localised differences in condition, quality or the range of landscape elements or features or the intactness or representativeness of the landscape character, which might not be apparent from the broader baseline landscape character analysis.
- 5.1.8 Landscape susceptibility is assessed as High, Medium or Low and can broadly be defined by the following criteria, which would be affected by the development to differing degrees, although this list is not exhaustive.

| Landscape Susceptibility | Criteria |
|--------------------------|---|
| High | <ul style="list-style-type: none"> • The proposals are extensive in nature when compared to the area of the site. • The landscape is open and with clear connectivity to the wider landscape. • The landscape is undulating/small-scale/complex pattern. • The site is designated for landscape, heritage or ecological reasons which would be directly affected by the proposals. • The presence of high value ecological features/habitats/species which would be directly affected by the proposals. • The presence of high value heritage features which would be directly affected by the proposals. • The presence of high value landscape features which would be directly affected by the proposals. • The overriding landscape quality would be directly affected (changed) by the proposals. • The scenic quality of the site would be directly affected (changed) by the proposals. • The perceptual qualities of the landscape would be directly affected (changed) by the proposals. |
| Medium | <ul style="list-style-type: none"> • The proposals are not extensive but contained to part of the site. • The landscape is more enclosed with slightly reduced clarity of connectivity to the surrounding landscape. • The landscape is flatter/medium-scale/less complex pattern. |

| | |
|------------|---|
| | <ul style="list-style-type: none"> • The site is designated for landscape, heritage or ecological reasons which would be partially affected by the proposals. • The presence of high value ecological features/habitats/species which would be partially affected by the proposals. • The presence of high value heritage features which would be partially affected by the proposals. • The presence of high value landscape features which would be partially affected by the proposals. • The presence of moderate value ecological/heritage/landscape features which would be directly/partially affected by the proposals. • The overriding landscape quality would be partially affected (changed) by the proposals. • The scenic quality of the site would be partially affected (changed) by the proposals. • The perceptual qualities of the landscape would be partially affected (changed) by the proposals. |
| Low | <ul style="list-style-type: none"> • The proposals are limited in scale when compared to the area of the site. • The landscape is enclosed with limited clarity of connectivity to the surrounding landscape. • The landscape is flat/medium to large-scale/simple pattern. • The site is not designated for landscape, heritage or ecological reasons. • The presence of high value ecological features/habitats/species which would not be affected by the proposals. • The presence of high value heritage features which would not be affected by the proposals. • The presence of high value landscape features which would not be affected by the proposals. • The presence of moderate-low value ecological/heritage/landscape features which would not be affected by the proposals. • The presence of no ecological/heritage/landscape features. • The overriding landscape quality would not be affected (changed) by the proposals. • The scenic quality of the site would not be affected (changed) by the proposals. • The perceptual qualities of the landscape would not be affected (changed) by the proposals. |

Judgement of Sensitivity

Judgements about sensitivity in this assessment take into account considerations of landscape quality / value and the susceptibility of the landscape to accommodate the proposed development. The nature of the receptor is the sensitivity of that receptor to change. To determine the nature of the receptor, an appraisal is made regarding the quality and value of the landscape elements, together with the strength/importance of

contribution they make towards the landscape character present and how susceptible the landscape would be to the proposed changes or can recover from change.

Table 5: Nature of Landscape Receptors (Sensitivity)

| Sensitivity | Criteria |
|-------------|--|
| High | <ul style="list-style-type: none"> • A substantial number of key elements are susceptible to change and sensitivity to disturbance • A national or internationally recognised landscape with features difficult to replace, without affecting the existing character • Cohesive landscape • A highly valued landscape or with highly valued elements or associations |
| Medium | <ul style="list-style-type: none"> • A number of elements are susceptible to change • Of regional, district or county recognition with some scope to replace without adversely affecting the character • Some features worthy of conservation • A moderately valued landscape or with some valued elements or associations |
| Low | <ul style="list-style-type: none"> • A small number of elements are potentially susceptible to change • Of local recognition or non-designated landscape with some scope to replace and enhance without adversely affecting the character • Weak landscape structure • A little valued landscape with few (if any) valued elements or associations |

6 LANDSCAPE EFFECTS

Potential Effects on the Landscape

- 6.1.1 Landscape characteristics are described relative to the Site, and the surrounding area and the impact of change on these must be seen in context with the quality and value of the landscape.
- 6.1.2 It must also be considered that not all developments are automatically detrimental in a landscape but well designed, sited and successfully integrated, may not adversely affect the wider landscape; indeed, developments may enhance a landscape, especially that which has previously been degraded or those landscape which due to their characteristics can absorb a particular development. Or there may be some detrimental effects on certain characteristics or elements but not on all and mitigation may reduce some effects.
- 6.1.3 There are potential effects on the landscape that will occur for a limited period during the shorter phase construction phase and there will be effects that will be longer term for the operational period.
- 6.1.4 The proposed development is for the development of low-density holiday accommodation units, therefore effects on the landscape will effectively be permanent.
- 6.1.5 Individual landscape features identified as landscape receptors are landscape character areas, designations, landscape context (including the immediate setting of the proposed development site), and landscape character of the proposed development site.
- 6.1.6 The landscape baseline and site assessment are used to determine the sensitivity of effects and magnitude of change on each of the landscape receptors. These assessments are then used to produce a judgement how each landscape receptor may be affected by the Proposed Development.

Magnitude Criteria

- 6.1.7 The nature of the effect (magnitude) is judged on the following aspects and is collectively defined as the Magnitude of Landscape Effects:
- the size and scale of changes to landscape character and features,
 - the overall time duration, i.e., how long would the development be in place and if it is wholly or partially reversible or likely to be permanent
 - the extent of the geographical area over which landscape effects would be felt.
- 6.1.8 Any change to landscape characteristics can be of the following type:
- Positive (Beneficial)
 - Negative (Adverse)
 - Neutral.

6.1.9 The type of effect on landscape receptors is related to the Baseline Situation and whether it is a desirable or an undesirable change. A neutral effect may occur, for example, if a characteristic element is replaced with a different but equally characteristic element. Therefore, it is possible for there to be a large scale of change but with a neutral effect overall.

Table 6: Nature of Landscape Effect (Magnitude)

| Magnitude of Effect | Criteria |
|---------------------|---|
| Large | <ul style="list-style-type: none"> Substantial change to landscape characteristics Addition of elements that will be prominent and may conflict with key landscape characteristics |
| Medium | <ul style="list-style-type: none"> Moderate changes to landscape characteristics Addition of elements that may be noticeable but do not conflict with key landscape characteristics |
| Small | <ul style="list-style-type: none"> Limited changes to landscape characteristics Addition of elements that are not uncharacteristic with existing landscape |
| Negligible | <ul style="list-style-type: none"> No perceptible change to the landscape characteristics |
| None | <ul style="list-style-type: none"> No effect on landscape character |

Significance Criteria

6.1.10 The significance of a landscape effect (impact upon the receptor) is a professional judgement made, taking into consideration the following:

- The nature of the affected landscape receptor (its sensitivity);
- The nature of the effect (the magnitude);
- The type of the effect (positive, negative or neutral).

6.1.11 A significant landscape impact results when a landscape capacity threshold is exceeded, resulting in a change to the landscape character (which may be either beneficial or adverse). The landscape capacity is related to landscape sensitivity. While the methodology is designed to be robust and transparent, professional judgement is ultimately applied to determine the significance of each effect.

6.1.12 In some instances, the effect may be discernible or greater, but offset by other considerations; for example, through the mitigation or landscape proposals for the development, or the indirect effects arising from the change, or modification, of the land use, e.g., enhancements to biodiversity arising through less intensive agricultural practices,

where the resulting overall effect may comprise a combination of both adverse and beneficial effects. In such cases, the significance of effect is assessed as neutral.

Table 7: Significance of Landscape Effects

| Significance | Adverse Landscape Effects | Beneficial Landscape Effects | Significance |
|-------------------|--|--|-------------------|
| Major | <ul style="list-style-type: none"> Substantial long-term or irreversible effects on medium sensitivity landscape Some irreversible effects on highly sensitive landscape Landscape character is affected to a significant degree | <ul style="list-style-type: none"> Landscape character is significantly improved via removal of incongruous landscape elements and introduction/ restoration of valued characteristics landscape elements in low and medium sensitivity landscapes. | Major |
| Moderate | <ul style="list-style-type: none"> Substantial long-term or irreversible effects on low sensitivity landscape Some long-term or irreversible effects on medium sensitivity landscape Limited or temporary effects on high sensitivity landscape | <ul style="list-style-type: none"> Landscape character is improved via the introduction of many characteristics landscape elements and the removal of incongruous landscape elements in medium sensitivity landscape | Moderate |
| Minor | <ul style="list-style-type: none"> Numerous medium-term or reversible effect on low sensitivity landscape Limited of reversible effect on medium sensitivity landscape Minimal effect on highly sensitive landscape | <ul style="list-style-type: none"> Landscape character is slightly improved via strengthening of some valued characteristic landscape elements for a long-term duration in highly sensitive landscape Some shorter duration improvements to lower sensitivity landscapes | Minor |
| Negligible | <ul style="list-style-type: none"> Some small-scale, short-term effects to low-medium sensitivity landscape No discernible effects to highly sensitive landscape There may be some small-scale, short term beneficial effects but virtually no lasting effect on existing landscape character | | Negligible |

6.2 LANDSCAPE ASSESSMENT

6.2.1 The following landscape receptors have been identified from the baseline study in chapter 4 and verified on the site visit; the assessment made is mindful of mitigation measures, and the outcome of effect is judged on that basis. A number of landscape, heritage and ecological receptors have been scoped out in the baseline study and therefore are not further assessed, these include:

- Harbour Cove SSSI
- Bristol Channel Approaches SAC
- Pityme Fields CWS
- Wayside Cross in St. Minver Churchyard Scheduled Monument
- Churchyard Cross in St. Michael's Churchyard, Porthilly Scheduled Monument
- Roserrow, Grade II listed
- Walls enclosing Friend's burial Ground, Grade II

National Landscape Character Areas

NCA 152: Cornish Killas

6.2.2 **The Quality of this area is assessed as Moderate.** The key characteristics are present but have been locally eroded due to its development as a golf course previously. There are some detracting elements within the landscape, including agricultural sheds associated with some of the surrounding farms and the caravan park adjacent to the site as well as several other caravan and touring parks within the area some of which are prominent due to the relatively open and treeless landscape. The site is generally in moderate condition with a strong southern boundary but a less well-defined northern boundary. which will have been altered when the golf course was created.

6.2.3 **The Value of this area is assessed as Medium.** This is a landscape of moderate quality, which contributes scenically when viewed as part of the wider landscape. Locally, the landscape is not considered to be rare and is not designated, but there are several recreational opportunities surrounding the site with a dense network of footpaths. There is relatively limited ecological and heritage elements locally to the site but perceptually, it contributes to the wider sense of tranquillity of this landscape.

6.2.4 **The Susceptibility of the area to the proposed development is assessed to be Medium.** The proposed development would be extensive, covering much of the site, although the development is low density and provides substantial landscaped areas running through the development and containing the lodges. The key landscape elements of the southern Cornish hedge and the western wet woodland will be retained as part of the established landscape of the site. The site characteristics have been changed from its former farmland character and is characteristic of part of the golf course recreational landscape.

- 6.2.5 **The Sensitivity of this area is assessed as Medium.** This is a medium value landscape of moderate quality, which would have a medium susceptibility to the proposed development, the landscape effects, would be restricted within the wider rural landscape areas of this NCA due to the north facing topography and ridgeline to the north-east so that the connectivity to the wider landscape is restricted to the north and north-west.
- 6.2.6 **The Magnitude of Direct Landscape Effect is assessed as Medium.** There would be no changes to the key landscape elements, i.e., the wet woodland and the Cornish hedgerow. The tranquillity of the site would be reduced, and the simple open pattern of landscape would be altered, but this is not inconsistent with the character of the adjacent recreational golf landscape and the associated holiday units and clubhouse. The character of the proposed extensive landscape measures would help to assimilate the development and could add a positively strengthen the landscape elements across the site. The effects would be localised and only affect a very limited part of this extensive NCA.
- 6.2.7 **The Magnitude of Indirect Landscape Effect is assessed as Small.** The key characteristics of the wider landscape of this NCA would be unaffected by the development. The main indirect effects would be experienced during the construction phase, with delivery and construction vehicles accessing the site. After construction, the main effects will be a slight increase in visitor pressure on the wider NCA landscape, particularly the coastal footpath and rugged coastal landscape and dune system of the Camel Estuary.
- 6.2.8 **The Significance of Landscape Effect is assessed as Moderate.**

Local Landscape Character Areas

LCA 34 – Camel Estuary

- 6.2.9 **The Quality of this area is assessed as Moderate.** The key characteristics are largely present although locally there has been erosion of the traditional farmland field pattern with the development of the golf course; a recreational and artificial landscape which is more open and lacks the narrow lines of trees and hedgerows which characterise the main landscape elements of this LCA. The main detracting elements are a number of larger agricultural buildings and prominent, white rendered housing, extending the key settlements and holiday development and caravan sites which are quite prominent in this relatively treeless and open landscape.
- 6.2.10 **The Value of this area is assessed as Medium.** The landscape quality varies with the coastline to the north being wild and remote and the coastline to the west bordering the Camel Estuary being heavily influenced by the settlements and tourism development. Locally the landscape is characterised by the influence off the recreational landscape which is larger scale than the surrounding farmland. The scenic quality arises mainly from contributing to the wider rural landscape and the key landscape features of the site which are the southern Cornish hedgerow and the narrow area of wet woodland to the west of the site. There are no particularly rare elements within the site and although there are significant heritage and ecological areas within the wider LCA, the landscape locally around the site is relatively limited in these designations due largely to the altered landscape of the golf course. The site is not formally used for recreation although it is accessible from

- the adjacent footpath. The site experiences tranquillity, being set slightly apart from any settlements or the main development at The Point.
- 6.2.11 **The Susceptibility of the area to the proposed development is assessed to be Medium.** The proposed development would be extensive, covering much of the site, although the development is low density and provides substantial landscaped areas running through the development and containing the lodges. The key landscape elements of the southern Cornish hedge and the western wet woodland will be retained as part of the established landscape of the site. The site characteristics have been changed from its former farmland character and is characteristic of part of the golf course recreational landscape.
- 6.2.12 **The Sensitivity of this area is assessed as Medium.** This is a medium value landscape of moderate quality, which would have a medium susceptibility to the proposed development, the landscape effects, would be restricted within the wider rural landscape areas of this LCA due to the north facing topography and ridgeline to the north-east so that the connectivity to the wider landscape is restricted to the north and north-west.
- 6.2.13 **The Magnitude of Direct Landscape Effect is assessed as Medium.** There would be no changes to the key landscape elements, i.e., the wet woodland and the Cornish hedgerow. The tranquillity of the site would be reduced, and the simple open pattern of landscape would be altered, but this is not inconsistent with the character of the adjacent recreational golf landscape and the associated holiday units and clubhouse. The character of the proposed extensive landscape measures would help to assimilate the development and could positively strengthen the landscape elements across the site as well as raising the biodiversity value with increased varied habitats and stone wall features. The effects would be localised and only affect a very limited part of this extensive LCA. The proposed lodges would be single storey and therefore importantly maintain a low profile within this relatively treeless and open landscape.
- 6.2.14 **The Magnitude of Indirect Landscape Effect is assessed as Small.** The key characteristics of the wider landscape of this LCA would be unaffected by the development. The main indirect effects would be experienced during the construction phase, with delivery and construction vehicles accessing the site. After construction, the main effects will be a slight increase in visitor pressure on the wider LCA landscape, particularly the coastal footpath and rugged coastal landscape and dune system of the Camel Estuary.
- 6.2.15 **The Significance of Landscape Effect is assessed as Moderate.**
- HLCA Medieval Farmland (Anciently Enclosed Land)**
- 6.2.16 **The Quality of the historic elements above and below ground is assessed as Moderate:**
- 6.2.17 There have been some changes to the field pattern which may have slightly disturbed the potential for sub-surface remains, although as the land has not been cultivated for many years there is also potential for preserved historic artefacts. Surface features are limited, comprising mainly the southern Cornish hedge traditional field boundary.

- 6.2.18 **The Value of the historic elements above and below ground is assessed as Medium:** The main historic feature is the Cornish hedge along the south boundary. This contributes to the legibility of the site as forming part of this HLCA, where other features have been lost.
- 6.2.19 **The susceptibility of the of the historic elements above and below ground is assessed as Low:** The construction of the units and the layout of the site generally will potentially have some impacts on sub-surface remains, but the site is not designated for heritage assets. The main historic feature of the Cornish hedge will be retained.
- 6.2.20 **The Sensitivity of the of the historic elements above and below ground is assessed as Medium:** The hedgerow is a visible and immediate indication of the medieval agricultural landscape whose removal would undermine the historic appreciation of the landscape. The sub-surface archaeology is potentially of lower sensitivity as it is likely to comprise relatively widespread historical artifacts associated with this period of agricultural enclosure.
- 6.2.21 **The Magnitude of Direct Landscape Effect is assessed as Small.** The Cornish hedgerow will be retained. There is potential for some damage to sub-surface archaeological features through foundation construction.
- 6.2.22 **The Magnitude of Indirect Landscape Effect is assessed as None.**
- 6.2.23 **The Significance of Landscape Effect is assessed as Minor.**

Landscape Designated Areas

Cornwall AONB, local section 2: Pentire Point to Widemouth

- 6.2.24 **The Quality is assessed as Good.** This western part of the AONB has very strong landscape characteristics along the coastal fringe and the condition of the landscape elements and the visual attributes is high, much of this area being managed by the National Trust
- 6.2.25 **The Value is assessed as High.** The landscape quality is good and the scenic quality is exceptional particularly within the AONB but also from the AONB looking inland to the north, where there are extensive views across mainly farmland. The coastal settlements of Polzeath and New Polzeath are the main visual detractors, although these are relatively contained settlements associated with the beach. There are a number of important ecological designations within the AONB and some heritage features of note. The area is accessed for recreation by the nationally promoted South West Coast Path long distance trail which is very popular with local walkers and tourists. It is a tranquil landscape away from main tourist centres and has a perception of wildness and remoteness in parts-particularly along the coastal fringe.
- 6.2.26 **The Susceptibility of the AONB to the proposed development is considered to be Low.** The site is physically separated from the AONB, and it occupies a very small site within the landscape setting of the AONB which would be, so that it would not form a significant change to the landscape setting. Due to the rising topography to the gentle ridgeline to the south of the site, the proposed development is not going to form a significant detracting element when viewing the AONB from the south.

- 6.2.27 **The Sensitivity of the AONB is assessed as High.** A nationally important, cohesive dramatic coastal landscape which is highly valued with few detracting features and several sensitive ecological, and heritage sites.
- 6.2.28 **The Magnitude of direct landscape effects is assessed as None.** The site is not located within the AONB.
- 6.2.29 **The Magnitude of indirect landscape effects is assessed as Small.** The site would fall within the area of influence of the AONB which extends to the gentle ridgeline just to the south of the site, although it is disconnected from this AONB, physically by the valley which runs inland from Polzeath to Tredrizzickbridge. The site is small scale within the landscape setting and is closely associated with other parts of The Point development including the Clubhouse and the holiday units to the west of the Clubhouse. It will have extensive landscape works surrounding the single storey units, which are of low density and with muted elevational treatments.
- 6.2.30 **The Significance of Landscape Effect is assessed as Minor.**

Heritage Designated Areas and Features

- 6.2.31 No heritage features would be affected by the proposed development.

Ecologically Designated Areas

Pentire Peninsula SSSI

- 6.2.32 **The Quality of this SSSI is assessed as Good.** This SSSI is assessed as being 100% in favourable condition.
- 6.2.33 **The Value of this SSSI is assessed as High.** An important geological formation which also supports a number of habitats and rare species associated with the maritime location.
- 6.2.34 **The Susceptibility of the SSSI to the proposed development is considered to be Low.** The site is set apart from this SSSI and separated by the intervening settlement of New Polzeath and a narrow valley running inland from Polzeath. The proposed development would not affect the geology or the plant and animal communities associated with this SSSI.
- 6.2.35 **The Sensitivity of this SSSI is assessed as High.** This is a good quality and high value designated landscape.
- 6.2.36 **The Magnitude of direct landscape effects is assessed as None.** The site is not located within this SSSI.
- 6.2.37 **The Magnitude of indirect landscape effects is assessed as Negligible.** The proposed tourism accommodation facility has the potential for generating increased visitor pressure from tourist recreation on the delicate grasslands and habitats, but the scale of the development is small so the increase in visitor numbers would be small thereby limiting the potential erosional effects.
- 6.2.38 **The Significance of Landscape Effect is assessed as Negligible.**

Trebetherick Point SSSI

- 6.2.39 **The Quality of this SSSI is assessed as Good.** This SSSI is assessed as being 100% in favourable condition.
- 6.2.40 **The Value of this SSSI is assessed as High.** An important geological formation which also supports a scarce calcareous grassland habitat in Cornwall and a rich intertidal fauna.
- 6.2.41 **The Susceptibility of the SSSI to the proposed development is considered to be Low.** The site is set apart from this SSSI and separated by the intervening settlement of Trebetherick located on a separate ridge west of a small valley immediately west of the site. The proposed development would not affect the geology or the grassland and intertidal habitats associated with this SSSI.
- 6.2.42 **The Sensitivity of this SSSI is assessed as High.** This is a good quality and high value designated landscape.
- 6.2.43 **The Magnitude of direct landscape effects is assessed as None.** The site is not located within this SSSI.
- 6.2.44 **The Magnitude of indirect landscape effects is assessed as Negligible.** The proposed tourism accommodation facility has the potential for generating increased visitor pressure from tourist recreation on the delicate grasslands habitat, but the scale of the development is small so the increase in visitor numbers would be small, thereby limiting the potential erosional effects. One observation also is that visitor use of the site contributes to the overall grassland management.
- 6.2.45 **The Significance of Landscape Effect is assessed as Negligible.**

Rock Dunes SSSI

- 6.2.46 **The Quality of this SSSI is assessed as Poor.** This SSSI is assessed as being 100% in unfavourable condition and declining.
- 6.2.47 **The Value of this SSSI is assessed as Medium.** An interesting geological area with a rich associated flora associated with the varying stages of dune development, this area is suffering from invasion by non-native scrub species and is not currently being appropriately managed to maintain the delicate dune and calcareous grassland habitats.
- 6.2.48 **The Susceptibility of the SSSI to the proposed development is considered to be Low.** The site is set apart from this SSSI and separated by the intervening topography of the hill to the south-west at Trewint. The proposed development would not affect the geology or the grassland and dune habitats associated with this SSSI.
- 6.2.49 **The Sensitivity of this SSSI is assessed as High.** Although this SSSI is currently poor quality and of medium value, the SSSI designation indicates the sensitivity of the area.
- 6.2.50 **The Magnitude of direct landscape effects is assessed as None.** The site is not located within this SSSI.

6.2.51 **The Magnitude of indirect landscape effects is assessed as Negligible.** The proposed tourism accommodation facility has the potential for generating increased visitor pressure from tourist recreation on the delicate grassland habitat and dune system, but the scale of the development is small so the increase in visitor numbers would be small, thereby limiting the potential erosional effects.

6.2.52 **The Significance of Landscape Effect is assessed as Negligible.**

Camel Estuary CWS

6.2.53 **The Quality of this CWS is assessed as Moderate.** This covers a large area and a wide range of maritime associated habitats, although the part within the assessment area mainly comprises the stable dune system linked to the Rock Dunes SSSI and is covered by the St. Enodoc Golf Course, so there is potential for areas of increase biodiversity but also areas where the biodiversity value will be diminished due to intense fairway maintenance.

6.2.54 **The Value of this CWS is assessed as High.** The value arises from the wide range of interconnected associated maritime habitats from the estuary to the land bordering the estuary. There are good recreational links through this area which allows the public to experience these landscapes and features of importance and diversity.

6.2.55 **The Susceptibility of the CWS to the proposed development is considered to be Low.** The site is set apart from this CWS and separated by the intervening topography of the hill to the south-west at Trewint and the intervening settlement of Trebetherick located on a separate ridge west of a small valley immediately west of the site. The proposed development would not affect the wide range of habitats associated with this CWS.

6.2.56 **The Sensitivity of this CWS is assessed as Medium.** This is a moderate quality, high value area which covers a wide range of habitats, many of which would be affected by slight changes water quality, and erosional pressures from public access.

6.2.57 **The Magnitude of direct landscape effects is assessed as None.** The site is not located within this CWS.

6.2.58 **The Magnitude of indirect landscape effects is assessed as Negligible.** The proposed tourism accommodation facility has the potential for generating increased visitor pressure from tourist recreation on some of the dune system and sand bars and associated habitats, but the scale of the development is small so the increase in visitor numbers would be small, thereby limiting the potential erosional effects.

6.2.59 **The Significance of Landscape Effect is assessed as Negligible.**

Hayle Bay to Tintagel Head CWS

6.2.60 **The Quality of this CWS is assessed as Good.** This is a remote area of cliffs with relatively undisturbed maritime grassland and small wooded valleys which are valuable seabird nesting areas.

- 6.2.61 **The Value of this CWS is assessed as High.** This is valued for the contrasting mix of more sheltered small wooded valleys so close to the windswept coast in association with maritime grassland and cliffs supporting a range of seabird species.
- 6.2.62 **The Susceptibility of the CWS to the proposed development is considered to be Low.** The site is set apart from this CWS and separated by the intervening narrow valley running inland from Polzeath and the rising topography to the north. The proposed development would not affect the habitats or bird species nesting at the site.
- 6.2.63 **The Sensitivity of this CWS is assessed as High.** This is a good quality, high value area which covers a range of important habitats within the AONB.
- 6.2.64 **The Magnitude of direct landscape effects is assessed as None.** The site is not located within this CWS.
- 6.2.65 **The Magnitude of indirect landscape effects is assessed as Negligible.** The proposed tourism accommodation facility has the potential for generating increased visitor pressure from tourist recreation on some of the maritime grassland habitat, but the scale of the development is small so the increase in visitor numbers would be small, thereby limiting the potential erosional and disturbance effects.
- 6.2.66 **The Significance of Landscape Effect is assessed as Negligible.**

Landscape of the Site

Landform

- 6.2.67 **The Quality of the landform is considered to be Moderate.** The landform has not been substantially altered and is representative of the gently undulating character of this landscape around the Camel Estuary.
- 6.2.68 **The Value of the landform is considered to be Low.** This is a commonplace landform with no particular unique characteristics.
- 6.2.69 **The Susceptibility of the landform to the proposed development is Low.** There would be minimal changes to the landform other than the foundations for the units and minor re-grading and earth mounding between some of the units on a relatively gently sloping site.
- 6.2.70 **The Sensitivity of the landform to change is considered to be Low.** Changes to the landform would not affect a geologically significant area or a uniquely characteristic landform.
- 6.2.71 **The Magnitude of direct landscape effects on landform is assessed as being Small.** Overall, there would be little change to the landform due to the small scale of the units and the limited foundation depths and generally limited regrading across the site.
- 6.2.72 **The Magnitude of indirect landscape effects is assessed as None.** The effects on landform would not extend beyond the site.
- 6.2.73 **The Significance of Landscape Effect is assessed as Negligible.**

Landcover and Vegetation

- 6.2.74 **The Quality of the landcover and vegetation is considered to be Moderate.** The southern boundary hedgerow is intact and principally comprises willow and is characteristic of the windswept landscape. The semi-improved grassland is of some biodiversity value but is not of the highest species diversity. The wet woodland in the narrow valley to the west is of higher quality with the associated areas of scrub and grassland.
- 6.2.75 **The Value of the landcover and vegetation is considered to be Medium.** The vegetation generally contributes to the overall landscape character although they are not rare vegetation types. There will be some biodiversity value to the combination of the hedgerow vegetation with that of the wet woodland area and the adjacent grassland.
- 6.2.76 **The Susceptibility of the landcover and vegetation to the proposed development is Low.** The Cornish hedge will be retained as a screening and sheltering element which also defines and encloses the site. The wet woodland area will also be retained. The main changes would be to the existing grassland which is of limited value.
- 6.2.77 **The Sensitivity of the landcover and vegetation to change is considered to be Low.** This is an element of the landscape of moderate quality and of medium value but which has scope for there to be an enhancement to the quality and value to increase biodiversity through robust landscape proposals.
- 6.2.78 **The Magnitude of direct landscape effects is assessed as being Small.** The grassland cover will be altered but the wet woodland and hedgerow retained. The proposed development is however of a low density and the grassland can be restored with a more species diverse mix and areas managed differently to create a hierarchy of sward lengths which will provide increased value. Additional tree and shrub planting will also increase the tree cover across the site creating a slightly wider range of habitats.
- 6.2.79 **The Magnitude of indirect landscape effects is assessed as None.** The effects on landcover and vegetation would not extend beyond the site.
- 6.2.80 **The Significance of Landscape Effect is assessed as Minor.**

Overall site character

- 6.2.81 **The Quality of the site is considered to be Moderate.** There are few detracting elements within the site. But the site has undergone some changes which weaken the historic associations with its medieval farmland origins and has now assumed more of the characteristics of the recreational golf course landscape with which it is closely associated. There are some landscape features which are important elements within the landscape and offer opportunities for biodiversity.
- 6.2.82 **The Value of the site is considered to be Medium.** The site landscape is not designated and is of moderate quality. It is generally characteristic of the surrounding landscape, but the main scenic characteristics arise from its visual connection with the wider coastal and farmed landscape. The site landscape is not a rare one and there are limited heritage or ecological features of any significance. It contributes a small element to the wider

- undeveloped farmed and recreational landscape as it is located on the transition zone between the two landscape types.
- 6.2.83 **The Susceptibility of the site to the proposed development is considered to be Medium.** The key landscape characteristics of the site will be retained. The landscape, scenic and perceptual qualities will be significantly changed from a relatively open piece of rough grassland to a more complex pattern of roads, lodges and associated landscaping, which offers a more enclosed landscape where there will be a reduction in the tranquillity, and the landscape will locally become busier in feel. There will be limited effects on ecology and heritage with key elements being retained.
- 6.2.84 **The Sensitivity of the site to change is considered to be Medium.** This is a medium value landscape of moderate quality. The proposed development would retain the key landscape features but the legibility of the landscape character and function would be affected to a degree, as would the perception of this as a rural, undeveloped recreational landscape.
- 6.2.85 **The Magnitude of direct landscape effects on the site is assessed as being Medium.** The proposed development, while it would change the character of the currently open and undeveloped site, would not substantially conflict with the key landscape elements. The development is low density and of single storey buildings using muted external materials, so that the buildings would sit low in the landscape. The eastern boundary would be reinforced with a new Cornish hedge, extending and replacing the lost field boundary. The buildings would be widely spaced, with swathes of grassland between the units maintained to different height according to those communal use areas kept short and periphery areas manages wildflower grassland. The natural landscape proposals would allow for increased areas of periphery scrub and trees scattered throughout the development to provide screening and shelter and ultimately a naturalistic landscape with potential to raise the biodiversity value of the current site. There would be no ornamental landscaped areas.
- 6.2.86 **The Magnitude of indirect landscape effects is assessed as Small.** There would be limited indirect landscape effects. These would be restricted to the slight change to the pattern and colour of the site within the wider landscape, which only occupies a small part of the wider landscape the change to the character will be largely due to the increased shrub and tree cover across the site.
- 6.2.87 **The Significance of Landscape Effect is assessed as Moderate.**

7 CUMULATIVE LANDSCAPE EFFECTS

7.1.1 A search has been undertaken of other tourism facilities within the assessment area. There are 7 camping and caravan holiday parks. However the character of these is not directly comparable to the proposed development of 17 holiday units of bespoke design, utilizing muted external natural materials and set in an organic layout, widely spaced apart within a well landscaped setting. The majority of the 7 existing holiday parks are white or more visually prominent static caravans, set in close proximity within regular rows and generally with little intervening landscaping; the main exception being the St. Minver Holiday Park which is set within well-established landscaping. Those 7 existing sites include:

- Trewiston Farm Caravan Park, almost adjacent to the south-west edge of the site (separated by a narrow wooded valley),
- Tristram Camping Park, 1.80km to the north-west of the site above the beach at Polzeath,
- Polzeath Beach Holiday Park, 1.70km to the north-north-west of the site in the valley running east from Hayle Bay, this lies outside the ZTV,
- Lundyant Camping and Caravan Site, 1.80km to the north of the site running east from Polzeath Beach Holiday Park, this lies outside the ZTV,
- South Winds Campsite, 1.40km north of the site, this is more seasonal, catering for tents and caravans,
- Gunvenna Holiday Park, 2.00km east of the site just north of St. Minver,
- St Minver Holiday Park, 1.60km east of the site on the southern edge of St. Minver.

7.1.2 There are unlikely to be any significant cumulative landscape effects arising from the proposed development, in association with the existing tourism facilities, due to the difference in the development characteristics and the more sensitive setting and landscaping of this small site, so that the proposed single storey units with mono pitched roofs and extensive native landscaping across the site will ensure that the proposed development does not form an intensive use of the site compared to traditional holiday park facilities.

7.1.3 The greatest combined cumulative effects will arise with the proposed development and the neighbouring Trewiston Farm Caravan Park, where the two are in close proximity, but the character of the two is very different, and separated by the small, wooded valley, so that they it would not appear as an extension of the existing facility.

7.1.4 The remaining holiday parks are all separated from the proposed development in the range of 1.40-2.00km. Therefore, in landscape terms, with the separating and screening effects of intervening landscape elements, each would occupy its landscape position with limited effects on the surrounding landscape and more limited combined landscape effect with the proposed development.

- 7.1.5 **The Magnitude of Cumulative Landscape Effects is assessed to be Negligible**, i.e., No perceptible changes to landscape characteristics.
- 7.1.6 **The Significance of Cumulative Landscape Effect is assessed to be Negligible.**

7.2 SUMMARY OF LANDSCAPE AND CUMULATIVE LANDSCAPE EFFECTS

Table 8: Summary Table of Landscape Effects

| Landscape Receptors | Susceptibility of Landscape receptor | Sensitivity of Landscape Receptor | Magnitude of Direct Landscape Effect | Magnitude of Indirect Landscape Effect | Significance of Landscape Effect (adverse unless stated as beneficial) |
|--|--------------------------------------|-----------------------------------|--------------------------------------|--|--|
| Landscape and Historic Landscape Character Areas | | | | | |
| NCA 152: Cornish Killas | Medium | Medium | Medium | Small | Moderate |
| LCA 34 – Camel Estuary | Medium | Medium | Medium | Small | Moderate |
| HLCA Medieval Farmland (Anciently Enclosed Land) | Low | Medium | Small | None | Minor |
| Landscape Designations | | | | | |
| Cornwall AONB, local section 2: Pentire Point to Widemouth | Low | High | None | Small | Minor |
| Ecological designations | | | | | |
| Pentire Peninsula SSSI | Low | High | None | Negligible | Negligible |
| Trebetherick Point SSSI | Low | High | None | Negligible | Negligible |
| Rock Dunes SSSI | Low | High | None | Negligible | Negligible |
| Camel Estuary CWS | Low | Medium | None | Negligible | Negligible |
| Hayle Bay to Tintagel Head CWS | Low | High | None | Negligible | Negligible |
| Landscape of the Site | | | | | |
| Landform | Low | Low | Small | None | Negligible |
| Landcover and Vegetation | Low | Low | Small | None | Minor |
| Overall Site Character | Medium | Medium | Medium | Small | Moderate |
| Cumulative Landscape | | | | | |
| Cumulative Landscape Impact | - | - | Negligible | | Negligible |

8 VISUAL EFFECTS

8.1 BACKGROUND INFORMATION

8.1.1 The assessment of visual effects focuses on publicly accessible viewpoints which represent a range of sensitive locations with the potential to be affected to a significant degree by the proposals.

8.1.2 During the site visit a series of photographs were taken of the views across the site, (see Appendix 7, Figures 20-31). The location of these is illustrated in Appendix 7, Figure 19. In addition to the ZTV, this helps to establish the key surrounding areas from which there may be visibility and informs where potential viewpoints for assessment may best be located, considering the surface features which may provide barriers or filters to visibility.

8.2 METHODOLOGY FOR ASSESSMENT OF VISUAL EFFECTS

8.2.1 Visual receptors are treated the same way as the landscape receptors considered in chapter 6. The aims of both are transparent, objective assessment, and the principles of methodology are the same; the human receptors are however more differentiated. The LI and IEMA recommend in GLVIA3 that the significance of visual effects be assessed by relating the sensitivity and importance of the receptors with the nature, scale and duration of the changes predicted.

8.2.2 Visual effects are defined as the relationship between the visual sensitivity of the receptor, the scale of visual effect and the nature of visual effect.

Visual Receptor Susceptibility to Changes in Visual Amenity

8.2.3 The susceptibility of visual receptors relates to the individuals or groups of people likely to be affected at a specific viewpoint by the change in the visual amenity introduced by the proposed development. Different visual receptors will react in different ways due to:

- The occupation or activity of the people experiencing the views at particular locations or along particular routes and
- The extent to which their attention or interest may be focused on the views and the visual amenity experience at a viewpoint or along a route.

8.2.4 Visual receptor susceptibility is thus accorded a grading of Low, Medium or High.

Table 9: Nature of Visual Receptors (Susceptibility)

| Susceptibility | Criteria |
|----------------|---|
| High | <ul style="list-style-type: none"> • Those undertaking recreation whose focus is primarily on the landscape such as walkers, recreational cyclists, horse riders etc. especially on designated public rights of way and national trails/cycle network. • Local residents in close proximity where the proposed development forms a part of their main views from the dwelling and/or garden. • Visitors to nationally promoted/designated locations particularly where these have prominent viewpoints. • May include drivers as visitors on particularly renowned scenic routes with views of the proposed development. |
| Medium | <ul style="list-style-type: none"> • Those focused on activities within the landscape who may still value their setting such as outdoor workers and those there for recreation where views of the landscape are part of the setting but are not the primary focus for those people, e.g., golfers, joggers etc or visitors to theme parks. • Visitors to locally promoted/designated locations not specifically for the landscape views, e.g., some heritage or ecologically important sites. • Local residents where the view of the proposed development would not be the primary focus and be limited in extent. • Drivers there for recreational purposes such as sightseeing, holiday makers etc. but not on renowned scenic routes and where there are not prominent views of the proposed development. |
| Low | <ul style="list-style-type: none"> • Those engaged in formal sports and recreation where attention is not focused on the landscape. • Those travelling at speed through the area on major roads or trains with only fleeting views of the passing landscape. • Those in their indoor place of work. • Residents in larger urban centres. |

Sensitivity of visual Receptors

8.2.5 Visual Sensitivity is affected by the following factors (not an exhaustive list):

- Location and context of the viewpoint and the significance of the view in relation to valued landscapes or features;
- The duration of the view, and any 'screening effect' by the interlying landscape elements;
- The reason for their association with the view e.g. a working environment or a recreation, leisure or holiday situation;
- Characteristics of the view, e.g. whether it is continuous or intermittent and static or transient;
- The importance of the view and the activity or expectations of the receptor at the viewpoint;
- Numbers of people affected and whether the viewpoint is publicly accessible (viewpoints at public locations are normally considered more sensitive than those at private locations although private residential locations can be used to represent their community);
- The 'popularity' or value of the view (e.g. as noted in guidebooks, described in novels and depicted in paintings, etc.).

8.2.6 Furthermore, the speed at which the receptor may be passing through the landscape, (duration); e.g., a low or slow speed allows for a more acute and detailed observation of the passing landscape and a greater awareness of elements which conflict with the wider view of the landscape. For instance, an individual driving to work will be less sensitive and their duration of view decreased due to the speed of travel, their awareness of the surrounding landscape will be less extensive, as their concentration is focused on the road ahead.

8.2.7 Distance will further affect the sensitivity of the visual receptor, as the impact of the development, if visible, will decrease with distance, due to the effects of atmosphere in certain weather conditions, which may make the far distance hazy, and less prominent. The development may appear more fragmented as intervening landscape features break up the view of the site. Therefore, views of the site may be unobstructed, glimpsed, filtered or obscured. Foreground features may also provide greater visual distraction and appear more visually dominant than the development in the distance, or there may be more features which distract the viewer's attention as the included angle encompasses a greater panorama, with increased distance. As the viewer recedes from the development the apparent scale and extent of the development will also naturally decrease, to a point where it no longer forms a major part of the view and its significance is reduced.

8.2.8 The location of a visual receptor is also important, i.e., a receptor located within a home dwelling, workplace or place for holidaying, leisure or past time will further influence the

Visual Sensitivity. For instance, at a place of dwelling, rooms used in daylight hours are normally considered more sensitive than locations used during the night.

- 8.2.9 The angle of view of visual receptor in relation to the development site can affect the extent of visibility for some developments, particularly those that may cover a large surface area but have limited vertical emphasis, as a lower viewing position can foreshorten the view of the site, whereas a more elevated position could result in the application site being visually more extensive, as it is looked down upon. A low viewing position though could also result in the development being viewed against the skyline, whereas the elevated viewing position might remove this effect.
- 8.2.10 The atmospheric/weather conditions can affect the clarity of the air and the intensity and direction of light and if seen against the sky, the cloud/sunlight conditions. These conditions vary from hour-to-hour and day-to-day, so are variable but can be important considerations, more so in open, exposed landscapes than in more small-scale, fragmented landscapes with a broken skyline and these effects are generally greatest with increasing distance from the site. In summer when the sun is higher, overhanging eaves can create a greater shadow effect to the south, however, cloudy skies can make the glazing appear darker, although this will be balanced by the need for internal lighting, particularly in the winter months.
- 8.2.11 The viewing position in relation to the elevation of the development can also affect the prominence of a particular development.
- 8.2.12 The scale of visual impact is based on the change to the visual amenity, which the proposed development creates, and the sensitivity of the visual receptor. The assessment provides an analysis of the types of visual receptors expected for each viewpoint and assumes that visibility is on a clear, bright day in winter when a potential view of the proposed development is most prominent. However, a number of factors will potentially have a reducing effect on the scale of visibility, not least changing weather and atmospheric conditions, increasing over distance and increased leaf cover from hedges and trees in the intervening landscape through spring to autumn; when it might also be expected that footpaths and other recreational routes might be most frequently used.

Definition of Visibility

- 8.2.13 Visibility of the development will vary according to the location of the visual receptor and the interaction of physical features such as trees, hedges, topography, these may exist in combination, e.g., a view may be partial and filtered. Therefore, views can be described as:
- Not Visible.
 - Glimpsed: a brief or distant view in the context of the wider landscape, e.g., a view through a field gateway which would otherwise be screened by the adjacent hedgerows.
 - Partial: a direct view of part of the development.

- Filtered: the site is visible but partially screened, e.g., by trees and sparse hedges which act to obscure a direct and unimpeded view.
- Open: a direct and unobstructed view of the whole development.

Viewpoint Proximity

8.2.14 Viewpoint proximity to the Site is classed as follows:

- Close-range: Within 0.5km
- Medium-range: Between 0.5km and 1.5km
- Long-range: Over 1.5km

8.2.15 The following terminology is used to describe sensitivity with regard to visual receptors:

Sensitivity of visual receptors criteria

Table 9: Nature of Visual Receptors (Sensitivity)

| Sensitivity | Criteria |
|-------------|--|
| High | <ul style="list-style-type: none"> • Those receptors which have high susceptibility to change, due to their location and/or reasons for being at that location, which would make the change to the view by the proposed development not readily accommodated. • Visual receptors who are at a location of high value. |
| Medium | <ul style="list-style-type: none"> • Those receptors which have medium susceptibility to change, due to their location and/or reasons for being at that location, which would make the change to the view by the proposed development able to be accommodated. • Visual receptors who are at a location of moderate value even though they may be highly susceptible. |
| Low | <ul style="list-style-type: none"> • Those receptors which have low susceptibility to change, due to their location and/or reasons for being at that location, which would make the change to the view by the proposed development able to be accommodated. • Visual receptors who are at a location of low value even though they may have high or medium susceptibility. |

Magnitude criteria

8.2.16 The nature of the effect is judged on the size and scale of changes to landscape character, which the visual receptor may experience as well as the overall time duration of that experience, the extent of the area over which it occurs along with whether the change is reversible or irreversible. This is collectively defined as the Magnitude of Visual Effects.

Table 10: Nature of Visual Effects (Magnitude)

| Magnitude of Effect | Criteria |
|---------------------|---|
| Large | <ul style="list-style-type: none"> If the proposal is likely to be dominant and immediately apparent within the scene affecting the overall impression of the view |
| Medium | <ul style="list-style-type: none"> If the proposal is likely to be a visible and recognisable new development in the overall view, but which is not intrusive |
| Small | <ul style="list-style-type: none"> If only a minor component of the development is discernible, or the development may be at a distance so that the effects are scarcely appreciated within the wider view |
| Negligible | <ul style="list-style-type: none"> No perceptible change to the visual amenity |
| None | <ul style="list-style-type: none"> No visual effects |

Type of visual effect.

8.2.17 Any change to views within the landscape can be of the following type:

- Positive (Beneficial)
- Negative (Adverse)
- Neutral.

8.2.18 The type of effect on visual receptors is related to the Baseline Situation and whether it is a desirable or an undesirable change is informed by the perception of landscape quality. A neutral visual effect may occur, for example, if a characteristic element is replaced with a different but equally characteristic element. Therefore, it is possible for there to be a large scale of change but with a neutral effect overall.

Significance criteria

8.2.19 The significance of a visual effect (impact upon the receptor) is a professional judgement made, taking into consideration the following:

- The nature of the affected visual receptor (their susceptibility and sensitivity);
- The nature of the effect (the magnitude);

- The type of the effect (positive, negative or neutral).
- 8.2.20 In some instances, the effect may be discernible or greater, but offset by other considerations; for example, through the mitigation or landscape proposals for the development, where the resulting effect is neither beneficial nor adverse. In such cases, the significance of effect is assessed as neutral.
- 8.2.21 In general, the duration weighting applied to magnitude will influence the significance. Duration is classed as follows:
- Very Long term effect: 15+ years
 - Long term effect: 8-15 years
 - Medium term effect: 3-8 years
 - Short term effects: 1-3 years
 - Temporary effect: Less than 1 year
- 8.2.22 It is considered in this assessment that it is reasonable to conclude that permanent visual effects would be those that would be of long term or greater duration, i.e., those lasting 8+ years.

Significance criteria

Table 11: Significance of Visual Effects

| Significance | Adverse Visual Effects | Beneficial Visual Effects |
|-------------------|---|--|
| Major | <ul style="list-style-type: none"> • Long-term or irreversible effects on medium sensitivity receptor • Some long-term or irreversible effects on a highly sensitive receptor • The visual amenity is affected to a significant degree | <ul style="list-style-type: none"> • The view is significantly improved via the removal of existing incongruous landscape elements and introduction/restoration of valued characteristic landscape elements |
| Moderate | <ul style="list-style-type: none"> • Substantial long-term or irreversible effect of low sensitivity receptor • Some long-term or irreversible effects to medium sensitivity receptor • Limited or reversible effect in a highly sensitive receptor • The visual amenity is affected to some degree | <ul style="list-style-type: none"> • The view is improved via the removal of some existing incongruous elements and introduction/restoration of some valued characteristic landscape elements |
| Minor | <ul style="list-style-type: none"> • Some medium-term or reversible effects on a low sensitivity receptor • Limited or short-term or reversible effect in a medium sensitivity receptor • Very small or temporary effect on a high sensitivity receptor • Minimal effect on visual amenity | <ul style="list-style-type: none"> • The view is slightly improved via removal of limited incongruous elements and strengthening of some valued, characteristic landscape elements |
| Negligible | <ul style="list-style-type: none"> • Some small scale, short-term effects on low sensitivity receptor • Barely discernible effect of existing visual amenity | |
| None | <ul style="list-style-type: none"> • No effect on visual amenity | |

8.3 BASELINE SITUATION

8.3.1 The visual baseline includes examination of the visibility of the existing Site and the proposals through field assessment. The study area for this assessment has been limited to an area within which there is potential for significant visual effects to be created by the Proposed Development. The overall assessment area is measured from the centre point of the site and extends for a 3km radius. This field assessment determined viewpoints from which the Proposed Development may be seen. The viewpoint is then visited, and the following landscape elements and features (shown on OS and aerial photographs) considered:

- Topography;
- Trees and woodland;
- Built development;
- Individual buildings;
- Field boundaries and hedgerows.

8.3.2 These elements and features may provide a visual screen; therefore, the desk top study results are compared with the experience in the field.

8.3.3 The ZTV was used as the basis for checking the degree of intervisibility within the surrounding landscape. It was apparent that a number of factors reduced the degree of intervisibility of the site and the proposed development, including:

- Intervening topography: the land rises to the south and the surrounding landscape is gently undulating, which exacerbates the tolerance effect of the ZTV so that a much greater area of theoretical visibility is shown, whereas in reality these areas extend over the brows of the surrounding hills, ensuring that the actual area of intervisibility is significantly reduced.
- Existing hedgerows and planting along the northern and southern boundary.
- Deep-set lanes and high Cornish hedges in the surrounding landscape.

Representative Viewpoints

8.3.4 These are the assessed viewpoints. As these represent viewpoint from which the greatest degree of intervisibility would be experienced from a range of publicly accessible locations, where it would be expected that visual receptors would be most susceptible to change in the view. The closest viewpoint is taken from the access track and public footpath approaching the eastern boundary of site from the north. The most distant viewpoint is slightly outside the 3km assessment area at Pentire Point. The locations of these viewpoints are mapped, the visual receptor types recorded, their susceptibility described, and sensitivity assessed. The nature of the view and the potential changes including the effects of proposed mitigation are described.

8.3.5 From the record of identified visual receptors and general visibility, 8 representative viewpoints have been determined. These views focus on the following locations:

- Viewpoint 1: View from the entrance road to The Point adjacent to Carruan, 1.15km north-north-east of the site looking south-south-west.
- Representative Viewpoint 3: View from public footpath 547/6/3 (gold), 100m north of the site looking south-west.
- Representative Viewpoint 4: View from public footpath 547/7/1 (gold) near Trewiston Farm, 150m west of the site looking east.
- Representative Viewpoint 5: View from public footpath 547/6/1 (gold) adjacent to The Point Golf Course, 340m north of the site looking south-east.
- Representative Viewpoint 7: View from Dunders Hill, 1.40km north-west of the site looking south-east.
- Representative Viewpoint 8: View from public footpath 547/2/2 (gold), 1.06km west-north-west of the site looking east-south-east.
- Representative Viewpoint 9: View from public footpath 547/2/1 (gold) adjacent to Wesdale on the south-east edge of Polzeath, 1.25km west-north-west of the site looking east-south-east.
- Representative Viewpoint 10: View from The South West Coast Path - 546/31/4 (gold) at Pentire Point 3.70km north-west of the site (outside 3.00km assessment area).

Illustrative Viewpoints

8.3.6 The site assessment also considered 4 other potential viewpoints throughout the assessment area. The closest viewpoint is taken from the access track and public footpath approaching the eastern boundary of site from the south. The furthest viewpoint is located near the lead mines National Trust car park at Pentire. These are not further assessed but are included to illustrate the lack of, or negligible, intervisibility which would be experienced from a range of potential viewpoints.

8.3.7 These views include the following locations:

- Illustrative Viewpoint 2: View from public footpath 547/6/3 (gold), 200m south-south-east of the site looking north-west.
- Illustrative Viewpoint 6: View from public footpath 546/19/1 (bronze), 800m north-north-east of the site looking south-south-west.
- Illustrative Viewpoint 11: view from access track leading to Pentire Farm (National Trust land adjacent to Lead Mines car park), 2.55km north of the site looking south.
- Illustrative Viewpoint 12: View from public footpath 546/16/1 (gold) north of St. Minver, 1.90km east of the site looking west.

Contextual Viewpoints

- 8.3.8 These demonstrate the setting of certain viewpoints, where this would help to understand the setting of the viewpoint. No contextual viewpoints are included.

Zone of Theoretical Visibility

- 8.3.9 The Zone of Theoretical Visibility ('ZTV') determines the potential area within which the site is visible, however, not all of the site will be visible from each vantage point, (see Appendix 4, Figure 4).
- 8.3.10 The extent of the study area is defined in Chapter 1. The first step in establishing the visual envelope is to exclude those places hidden from view by land topography; this is mapped by computer calculation and shown on the ZTV Plan
- 8.3.11 It is important to note that the computer model calculates only bare topography and not physical screening, so buildings and vegetation are not considered. The process is therefore titled theoretical visibility and the ZTV Plan serves only as the basis for establishing the effective visibility in the field and to inform the site survey visit. Such an analysis would inevitably cover a much greater area, many parts of which would not actually be visible on the ground because of other vertical landscape features, e.g., hedgerows, woodland, etc. which are not routinely considered in a computer model.
- 8.3.12 Because of the averaging factor of the computer-generated model, there is a +/- 3m tolerance, which slightly distorts and exaggerates the results, e.g., a hedge barrier of 3m height could indicate on the ZTV that there is still theoretical visibility across an area, whereas in reality the extent of visibility would be less and in some cases non-existent, similarly this averaging effect may also indicate intervisibility with the site extending slightly further beyond the brow of a hill or ridgeline, which would in reality not be visible due to the topography. Therefore, although there may be landscape impacts there may be reduced or no visual impacts.

Existing Limits to Visibility

- 8.3.13 Where there are very obvious features which will restrict visibility, these can be added to the baseline to provide a more accurate ZTV. In this case, no additional features have been added. The landscape is generally fairly open with few very high landscape elements.

Photography

- 8.3.14 The photographs have been taken using a Nikon D3200 digital camera using a circa 50mm focal length (35mm format equivalent) lens. The camera was set at a typical eye height of 1.6m above ground level.
- 8.3.15 The photographs used to illustrate the assessment have been 'stitched' together using Photoshop digital imaging software to provide a 'panoramic image', thus providing a visual context to the focus of the centre photograph.

8.4 VISUAL ASSESSMENT

8.4.1 The following is an assessment of the visual effects likely to be experienced from a number of viewpoints within the principal, publicly accessible areas. These are the Representative Viewpoints.

8.5 VIEWPOINT SELECTION AND ASSESSMENT

Table 12: Viewpoint Assessment

| Viewpoint | Location / Grid Reference / Viewpoint Height –Time – Date / Landscape setting | Visual Receptors / Susceptibility of Visual Receptor | Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
|---|--|--|--------------------------------|----------------------------|-------------------------------|
| Representative 1 Appendix 7, Figure 20 | View from the entrance road to The Point adjacent to Carruan, 1.15km north-north-east of the site looking south-south-west. | Drivers Low to | Low | Small reducing to | Negligible |
| | SW 95092 78674 22/11/2021 - 10.17 69m AOD | Medium | | Negligible | |
| | NCA 152, LCA 34, | | | | |
| Notes | <p>The Quality of the view is assessed as Moderate-Good. The key characteristics of this landscape character area are present from this elevated viewpoint, with a wide panorama to the south and west. Generally, appears in good condition, but there are a few detracting elements with Trewiston Caravan Park quite prominent due to the white static caravans on a slope and a few larger format buildings. Also, the golf course landscape although not a totally detracting element, does significantly change the agricultural landscape.</p> <p>The Value of the view is assessed as Medium. This is an un-designated viewpoint but is a moderate-good quality landscape. It is not a rare landscape type or valued for particular ecological or heritage interests. It is mainly valued for the vantage point it provides along a road which is generally very enclosed by high Cornish hedges and provides an extensive western panorama over a wide rural landscape.</p> <p>The Susceptibility to changes in the view at this location caused by the proposed development for drivers is assessed to be Low-Medium. Drivers are likely to be local and performing routine journeys, but some will be visitors to the area who may also be taking greater interest in the view as well as visitors to the Point who would be there for recreational reasons.</p> <p>The Sensitivity of drivers to the proposed development is assessed as Low. Attention is unlikely to be directly focused on the view of the proposed development, which occupies a discrete area in the middle distance within a much wider panoramic view. The proposed development would also be seen in the context of the more visually prominent Trewiston Caravan Park to the rear (south-west).</p> <p>The Magnitude of changes to the visual amenity for drivers is assessed to be Small reducing to Negligible. The proposed development would occupy a limited part of the wider view and at a reasonable distance. The existing vegetation along the northern boundary would partly screen and filter views of the development. The proposed development will also occupy the same area of vision as the caravan park at Trewiston to the south-west and a building and disturbed ground in the foreground of the site. This would be a short duration view at one open point along this road where high Cornish hedgerows line the road either side. The scale and limited density of the proposal combined with extensive landscaping will gradually make the proposed development barely perceptible.</p> | | | | |

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| | <p>The Significance of the changes to visual amenity for drivers is assessed to be Negligible.</p> <p>Cumulative Visual Impacts. Visual receptors would experience Combined in Combination cumulative visual impacts with Trewiston Caravan Park.</p> |
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| Viewpoint | Location / Grid Reference / Viewpoint Height – Date - Time / Landscape setting | Susceptibility of Visual Receptor | Visual Receptors / Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
|---|---|--|---|---------------------------------|---------------------------------|
| <p><i>Representative</i></p> <p>3</p> <p>Appendix 7, Figure 22</p> | View from public footpath 547/6/3 (gold), 100m north of the site looking south-west | <p>Walkers on a local footpath</p> <p>Medium</p> | <p>High</p> | <p>Large reducing to</p> | <p>Major reducing to</p> |
| | SW 94741 77673. 22/11/2021 - 11.10 42m AOD | <p>High</p> | | <p>Small</p> | <p>Moderate</p> |
| | NCA 152, LCA 34, | | | | |
| Notes | <p>The Quality of the view is assessed as Poor. This is on the transitional landscape between the recreational golf course landscape and the agricultural landscape and displays a fragmented condition, where hedgerows and traditional boundaries have been removed and the landscape opened up. There are the remains of some key landscape elements, but generally, these are restricted and appear unconnected.</p> <p>The Value of the view is assessed as Low-Medium. This is an un-designated viewpoint and is a poor-quality landscape. It is not a rare landscape type or valued for particular ecological or heritage interests and has been altered from a farmed to a recreational landscape. It has recreational value as it provides a footpath link between the settlement of Pityme to the south and the beach and coastline at Polzeath to the north.</p> <p>The Susceptibility to changes in the view at this location caused by the proposed development for walkers is assessed to be Medium-High. Walkers on a local footpath which may not be of the highest visual interest at this point and those using the golf course for recreational reasons not necessarily primarily focused on the wider landscape.</p> <p>The Sensitivity of walkers to the proposed development is assessed as High. Walkers would be at a medium value location but would be at close proximity to the development, which would introduce built form to an otherwise undeveloped area of the landscape and the sense of moderate tranquillity would be reduced slightly. However, this is in the context of an artificially created landscape of the golf course.</p> <p>The Magnitude of changes to the visual amenity for walkers is assessed to be Large reducing to Small. The development will be highly visible due to the close proximity of this viewpoint and continue moving south past the eastern boundary of the site to the southern hedgerow, beyond which the site becomes well screened by the southern hedgerow. Some elements of the development will just break the skyline although the units will be single storey. Within time, the proposed additional mitigation planting will help to assimilate the proposed development within the view. A benefit to the scene moving south is the reinstatement of the Cornish hedge boundary which will reinforce the key landscape elements of the area.</p> | | | | |

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| | <p>The Significance of the changes to visual amenity for walkers is assessed to be Major reducing to Moderate with mitigation.</p> <p>Cumulative Visual Impacts. There would be no cumulative visual impacts arising in association with any other holiday parks.</p> |
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| Viewpoint | Location / Grid Reference / Viewpoint Height – Date - Time / Landscape setting | Susceptibility of Visual Receptor | Visual Receptors / Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
|---|--|-----------------------------------|---|----------------------------|-------------------------------|
| Representative 4 Appendix 7, Figure 23 | View from public footpath 547/7/1 (gold) near Trewiston Farm, 150m west of the site looking east | Walkers Medium to | High | Medium reducing to | Moderate reducing to |
| | SW 94383 77458 22/11/2021 - 11.30 55m AOD | High | | Small | Minor |
| | NCA 152, LCA 34, | | | | |
| Notes | <p>The Quality of the view is assessed as Moderate. This enclosed view displays predominantly the key landscape elements of the undulating landscape character with small, narrow wooded valleys and the Cornish hedge boundaries of the farming landscape. There are limited detracting elements in the view, mainly consisting of the non-native pine trees associated with the recreational landscape of the golf course, but these do not significantly undermine the landscape quality, but the large agricultural sheds of Trewiston Farm are immediately south of the viewpoint and impact on the character to some degree.</p> <p>The Value of the view is assessed as Medium. This is an un-designated viewpoint but is a moderate quality landscape. It is not a rare landscape type or valued for particular ecological or heritage interests. It has recreational value as it provides a footpath link between the settlement of Splatt to the south and the beach and coastline at Polzeath to the north.</p> <p>The Susceptibility to changes in the view at this location caused by the proposed development for walkers is assessed to be Medium-High. Walkers on a local footpath which may not be of the highest visual interest at this point.</p> <p>The Sensitivity of walkers to the proposed development is assessed as High. Walkers would be at a medium value location but would be at close proximity to the development, which would introduce built form to an otherwise undeveloped area of the landscape although not extensive in nature. However, this is partly in the context of an artificially created landscape of the golf course.</p> <p>The Magnitude of changes to the visual amenity for walkers is assessed to be Medium reducing to Small. This is a very short duration view of the proposed development when moving south the view of the site becomes concealed by the barns at Trewiston Farm and moving south down the slope, the intervening woodland and hedgerows screen the site. The view will be partial and largely filtered by intervening trees. The proposed extensive planting as part of the proposal will eventually provide</p> | | | | |

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| | <p>further screening and filtering of views to help assimilate the proposed development which will be seen in the context of the adjacent recreational golf course landscape.</p> <p>The Significance of the changes to visual amenity for walkers is assessed to be Moderate reducing to Minor with mitigation.</p> <p>Cumulative Visual Impacts. There would be no cumulative visual impacts arising in association with any other holiday parks.</p> |
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| Viewpoint | Location / Grid Reference / Viewpoint Height – Date - Time / Landscape setting | Susceptibility of Visual Receptor | Visual Receptors / Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
|---|---|-------------------------------------|---|----------------------------|-------------------------------|
| Representative 5 Appendix 7, Figure 24 | View from public footpath 547/6/1 (gold) adjacent to The Point Golf Course, 340m north of the site looking south-east | Walkers Medium | Medium to | Medium reducing to | Moderate reducing to |
| | SW 94502 77766 22/11/2021 - 11.36 40m AOD | | High | Small | Minor |
| | NCA 152, LCA 34, | | | | |
| Notes | <p>The Quality of the view is assessed as Poor. This view across the golf course, although presenting a rural outlook, clearly displays the transition from the recreational golf course landscape to the agricultural landscape and displays a fragmented condition, where hedgerows and traditional boundaries have been removed and the landscape opened up with artificial remodelled landform and managed grassland with designed clumps of trees and ornamental pines. There are the remains of some key landscape elements, but generally, these are restricted and undermined by the presence of the highly visual detracting elements of the Trewiston Farm Caravan park and the large neighbouring agricultural sheds on the skyline.</p> <p>The Value of the view is assessed as Medium. This is an un-designated viewpoint but is a poor-quality landscape. It is not a rare landscape type or valued for particular ecological or heritage interests. It has recreational value as it provides a footpath link between the settlement of Splatt to the south and the beach and coastline at Polzeath to the north and is enjoyed generally for recreation by those playing golf.</p> <p>The Susceptibility to changes in the view at this location caused by the proposed development for walkers is assessed to be Medium. Walkers on a local footpath which may not be of the highest visual interest at this point and those using the golf course for recreational reasons not necessarily primarily focused on the wider landscape.</p> <p>The Sensitivity of walkers to the proposed development is assessed as Medium-High. This is a medium value landscape and walkers would be at relatively close proximity and the proposed development would introduce built form within a greenfield site currently, but where there are visual distractions within the immediate foreground view arising from the golfing activities.</p> <p>The Magnitude of changes to the visual amenity for walkers is assessed to be Medium reducing to Small. The proposed development will be partially visible with the existing golf course planting of</p> | | | | |

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| | <p>pinetrees and scrub concealing and breaking up continuous views of the site. Much of the proposal will sit just below the skyline and the proposed development will be seen in the context of the modified recreational golf course landscape in the foreground, rather than appearing in undeveloped open countryside. The proposed landscaping will substantially filter views of the development as well as visually linking well with the existing mature golf course planting to the east and west.</p> <p>The Significance of the changes to visual amenity for walkers is assessed to be Moderate reducing to Minor with mitigation.</p> <p>Cumulative Visual Impacts. Visual receptors would experience slight Combined in Combination cumulative visual impacts with Trewiston Caravan Park.</p> |
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| Viewpoint | Location / Grid Reference / Viewpoint Height – Date - Time / Landscape setting | Susceptibility of Visual Receptor | Visual Receptors / Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
|--|---|-----------------------------------|---|----------------------------|-------------------------------|
| <p>Representative</p> <p>7</p> <p>Appendix 7, Figure 26</p> | View from Dunders Hill, 1.40km north-west of the site looking south-east | Drivers Low to | Low | Small | Minor |
| | SW 93560 78408 | Medium | | | |
| | 22/11/2021 - 12.05 | | | | |
| | 54m AOD | | | | |
| | NCA 152, LCA 34, | | | | |
| Notes | <p>The Quality of the view is assessed as Poor-Moderate. This edge of settlement view has a number of detracting elements within the foreground, which is expected where close to a settlement, i.e., the telegraph poles and overhead cables, houses and general visual clutter associated with the dwellings and gardens. Beyond this, the main focus is towards the recreational golf course landscape, which does not display the key characteristics of the LCA as it has altered and opened up the agricultural landscape. However, the characteristic farming landscape is visible in the distance and the periphery of the view.</p> <p>The Value of the view is assessed as Low. This is an un-designated viewpoint but is a poor-moderate quality landscape. It is not a rare landscape type or valued for particular ecological or heritage interests. The character is rather indistinct and influenced by the adjacent housing and the road location which at times can be very busy in the summer season. It may be some value to those walkers using the pavement to access houses in Polzeath.</p> <p>The Susceptibility to changes in the view at this location caused by the proposed development for drivers is assessed to be Low-Medium. This may be used by local drivers on routine journeys but also by visitors, driving for some appreciation of the views.</p> <p>The Sensitivity of drivers to the proposed development is assessed as Low. Attention is unlikely to be directly focused on the view of the proposed development, which occupies a discrete area at the upper end of middle distance where there are visual distractions in the foreground and landscape features that obscure views of the site.</p> <p>The Magnitude of changes to the visual amenity for drivers is assessed to be Small. This is a reasonably distant viewpoint and of short duration along a section of the road, which is more open,</p> | | | | |

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| | <p>other sections of the road have built development bordering the eastern side of the road, preventing views to the east, but foreground trees and features further fragment views towards the east. The view will be partial and filtered by the blocks of golf course planting. The proposed development will be viewed in the context of the contemporary holiday apartment block to the north-west which is part of The Point facilities. It would sit below the skyline and be contained visually by the existing hedgerow to the south of the site. The proposed landscape planting around and across the site will gradually assimilate the proposed units with the recreational golf course planting.</p> <p>The Significance of the changes to visual amenity for walkers is assessed to be Minor.</p> <p>Cumulative Visual Impacts. There would be no cumulative visual impacts arising in association with any other holiday parks.</p> |
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| Viewpoint | Location / Grid Reference / Viewpoint Height – Date - Time / Landscape setting | Susceptibility of Visual Receptor | Visual Receptors / Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
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| Representative 8 Appendix 7, Figure 27 | View from public footpath 547/2/2 (gold), 1.06km west-north-west of the site looking east-south-east | Walkers Medium | High | Small | Minor |
| | SW 93709 78084 | | | | |
| | 22/11/2021 - 12.15 46m AOD | | | | |
| | NCA 152, LCA 34, | High | | | |
| Notes | <p>The Quality of the view is assessed as Moderate-Good. Overall, this is a pleasing rural view across a landscape displaying the key characteristics of this LCA. However, the dominant recreational landscape of the golf course forms the focus of the viewpoint and is more open where field boundaries have been removed and the vegetation is designed into distinct blocks with ornamental pines. However, there are few detracting built elements or ancillary structures and generally the recreational landscape appears to blend well within the traditional landscape.</p> <p>The Value of the view is assessed as Medium. This is an un-designated viewpoint but is a moderate-good quality landscape. It is not a rare landscape type or valued for particular ecological or heritage interests. The character rural and tranquil. It is of value to walkers linking west to east between Trebetherick and the coastline of the Camel Estuary and inland to St Minver and the wider north south footpath network which is extensive in this area.</p> | | | | |

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| | <p>The Susceptibility to changes in the view at this location caused by the proposed development for walkers is assessed to be Medium-High. Walkers on a local footpath which may be of higher visual interest at this point.</p> <p>The Sensitivity of walkers to the proposed development is assessed as High. This is a Medium value view, in which any detracting elements have to potential to undermine this quality and affect the rural character which is prevalent in this viewpoint and where the footpath. Is frequently directly or nearly directly facing the site and would affect medium-high susceptibility receptors within the medium distance.</p> <p>The Magnitude of changes to the visual amenity for walkers is assessed to be Small. This is a relatively short duration view, as much of the footpath runs along the opposite side of the Cornish hedge and moving east the footpath drops into the wooded valley. The view is a relatively shallow angle, and the intervening golf course landscaping will ensure that initial views of the proposed development are partial and filtered, and it would occupy a very limited part of the wider view. The proposed development would sit below the skyline and will be viewed in the context of the contemporary holiday apartment block to the north-west. The proposed landscape proposals will gradually assimilate the limited view of the proposed development within the view.</p> <p>The Significance of the changes to visual amenity for walkers is assessed to be Minor.</p> <p>Cumulative Visual Impacts. Visual receptors would experience slight Combined in Combination cumulative visual impacts with Trewiston Caravan Park.</p> |
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| Viewpoint | Location / Grid Reference / Viewpoint Height – Date - Time / Landscape setting | Susceptibility of Visual Receptor | Visual Receptors / Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
|---|--|--|---|----------------------------|-------------------------------|
| Representative 9 Appendix 7, Figure 28 | View from public footpath 547/2/1 (gold) adjacent to Wesdale on the south-east edge of Polzeath, 1.25km west-north-west of the site looking east-south-east | Walkers & residents Medium to | Medium to | Medium reducing to | Moderate reducing to |
| | SW 93490 78112 22/11/2021 - 12.21 54m AOD | High | High | Small | Minor |
| | NCA 152, LCA 34, | | | | |
| Notes | <p>The Quality of the view is assessed as Moderate. Overall, this is a pleasing rural view across a landscape displaying the key characteristics of this LCA. However, the dominant recreational landscape of the golf course forms the focus of the viewpoint and is more open where field boundaries have been removed and the vegetation is designed into distinct blocks with ornamental pines. However, unlike viewpoint 8, from this slightly more elevated viewpoint, there are more detracting built elements provided by the complex of buildings around The Point and or ancillary structures and the visually prominent static caravans at Trewiston Farm.</p> <p>The Value of the view is assessed as Medium. This is an un-designated viewpoint but is a moderate quality landscape, similar to viewpoint 8. It is not a rare landscape type or valued for particular</p> | | | | |

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| | <p>ecological or heritage interests. The character rural and relatively tranquil but more influenced by the edge of the settlement location. It is of value to walkers linking west to east between Trebetherick and the coastline of the Camel Estuary and inland to St Minver and the wider north south footpath network which is extensive in this area.</p> <p>The Susceptibility to changes in the view at this location caused by the proposed development for walkers and local residents is assessed to be Medium-High. Walkers on a local footpath which may be of higher visual interest at this point and residents whose views from the house and garden face towards the site.</p> <p>The Sensitivity of walkers and residents to the proposed development is assessed as Medium - High. This is a Medium value view, in which any detracting elements have to potential to slightly undermine this quality and affect the overall rural character, which is prevalent in this viewpoint, although the development would not be seen in isolation but within the context of the recreational golf course landscape and the associated buildings.</p> <p>The Magnitude of changes to the visual amenity for walkers and residents is assessed to be Medium reducing to Small. This is a similar view to viewpoints 7 and 8 but slightly more elevated and therefore slightly increasing the extent of the site which is visible. Although the foreground golf course landscaping will partially screen the proposed development, it tends not to break up a continuous view of the site from east to west to the same degree as viewpoints 7 and 8. The proposed development would sit below the skyline and the southern hedgerow will help define and contain the proposals. The site will be seen in the context of the contemporary holiday apartment block to the north-west and the collection of buildings which form The Point facilities to the north. The proposed landscape planting will readily link with the existing golf course planting, aided by the muted natural materials of the building elevations.</p> <p>The Significance of the changes to visual amenity for walkers and residents is assessed to be Moderate reducing to Minor with mitigation.</p> <p>Cumulative Visual Impacts. Visual receptors would experience slight Combined in Combination cumulative visual impacts with Trewiston Caravan Park.</p> |
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| Viewpoint | Location / Grid Reference / Viewpoint Height – Date - Time / Landscape setting | Susceptibility of Visual Receptor | Visual Receptors / Sensitivity of visual Receptor | Magnitude of Visual Effect | Significance of Visual Effect |
|--|---|-----------------------------------|---|----------------------------|-------------------------------|
| Representative 10 Appendix 7, Figure 29 | View from The South West Coast Path - 546/31/4 (gold) at Pentire Point 3.70km north-west of the site (outside 3.00km assessment area) | Walkers High | Medium to | Negligible | Negligible |
| | SW 92409 80467 22/11/2021 - 13.15 79m AOD | | High | | |

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| | NCA 152, LCA 34, Pentire Point to Widemouth section AONB, Pentire Peninsula SSSI | | | | |
| Notes | <p>The Quality of the view is assessed as Moderate-Good. This is a dramatic viewpoint with extensive panoramas all-around of the wider landscape inland to the south-east and the seascape to the west and estuary views to the south-west combined with the geology of the foreground cliffs and sweeping coastal strip. The settlements of New Polzeath and Polzeath jointly interrupt the tranquil countryside and sea views, but although slightly detracting elements as they are visually prominent, they are not an unexpected element of the landscape, where small settlements would expect to be located at key beaches and focal points in the landscape.</p> <p>The Value of the view is assessed as High. This is a designated viewpoint within the AONB and on the nationally promoted long distance footpath – the South West Coast Path. It is a moderate-good quality landscape. It is an area of ecological and geological interests. The character is very rural/coastal and tranquil with a sense of remoteness although slightly undermined by the views of the settlements at this location rather than those to the east towards The Rumps which faces the sea with fewer views inland.</p> <p>The Susceptibility to changes in the view at this location caused by the proposed development for walkers is assessed to be High. Walkers on a nationally promoted long-distance South West Coast Path whose experience of the landscape is of prime interest.</p> <p>The Sensitivity of walkers to the proposed development would be Medium-High. The landscape is of high value and the walkers would be highly susceptible to visual change, but this would be at a long-range distance. and from this more elevated and open viewpoint, the views towards the site would be undermined by the visually distracting middle distance settlement form. In this wide panoramic view, the sea is likely to be of greater visual interest than views inland.</p> <p>The Magnitude of changes to the visual amenity for walkers is assessed to be Negligible. This is a view at a considerable distance. Although the site is visible, it occupies a very limited extent of the wider panoramic view and sits below the skyline. It is also viewed with the visually distracting elements of New Polzeath and Polzeath defining the settlement around the beach, so that the scale of the site and the use of muted colours on the elevations and the low-density of the units all combine to recede against the highly visible settlement form. The proposed additional landscaping will eventually assimilate the site within the elements of the foreground golf course planting and the darker form of the contemporary holiday apartment building which sits in the foreground.</p> <p>The Significance of the changes to visual amenity for walkers is assessed to be Negligible.</p> <p>Cumulative Visual Impacts. Visual receptors would experience slight Combined in Combination cumulative visual impacts with Trewiston Caravan Park and Tristram Camping Park located on the coastal strip on the northern edge of Polzeath, but on a seasonal basis.</p> | | | | |

8.6 CUMULATIVE VISUAL ASSESSMENT

8.6.1 The range of cumulative visual effects are either Combined, i.e. where the visual receptor can see two or more developments from one viewpoint, or Sequential, i.e. where the visual receptor moving through the landscape is able to see the same or different developments. These categories are broken down into 4 sub-categories, these are:

- Combined; in combination: 2 or more developments visible within viewers fixed arc of vision,
- Combined; in succession: where the observer has to turn their head to see the various developments,
- Sequential; frequent: where features appear regularly within short lapses, depending on speed of travel and distance between viewpoints.
- Sequential; occasional: where longer time lapses between appearances occur due to slower speed of travel or larger distances between viewpoints.

8.6.2 The proposed development, although occupying a moderately open and elevated position is well screened from the south and east and apart from at close proximity, also from the west. The range of holiday parks within the assessment area are mostly concentrated to the north of the site, especially within and around the settlement of New Polzeath. Each of the representative viewpoints have been cumulatively assessed.

8.6.3 A search has been undertaken of other tourism facilities within the assessment area. There are 7 camping and caravan holiday parks. However, the character of these is not directly comparable to the proposed development of 17 holiday units of bespoke design, utilizing muted external natural materials and set in an organic layout, widely spaced apart within a well landscaped setting. The majority of the 7 existing holiday parks are white or more visually prominent static caravans, set in close proximity within regular rows and generally with little intervening landscaping; the main exception being the St. Minver Holiday Park which is set within well-established landscaping. Those 7 existing sites include:

- Trewiston Farm Caravan Park, almost adjacent to the south-west edge of the site (separated by a narrow wooded valley),
- Tristram Camping Park, 1.80km to the north-west of the site above the beach at Polzeath, this is more seasonal, catering for tents and caravans,
- Polzeath Beach Holiday Park, 1.70km to the north-north-west of the site in the valley running east from Hayle Bay, this lies outside the ZTV,
- Lundynant Camping and Caravan Site, 1.80km to the north of the site running east from Polzeath Beach Holiday Park, this lies outside the ZTV,
- South Winds Campsite, 1.40km north of the site, this is more seasonal, catering for tents and caravans,
- Gunvenna Holiday Park, 2.00km east of the site just north of St. Minver,

- St Minver Holiday Park, 1.60km east of the site on the southern edge of St. Minver.

Combined – in combination: The majority of the cumulative views fall within this category and mainly arise between the site and the adjacent Trewiston Farm caravan park when viewed from the north. These impacts would affect high-medium susceptibility walkers of medium-high sensitivity. These are generally experienced within medium or long-range views and the two developments are contrasting in their visual prominence, with the Trewiston static caravans being laid out in a formal, linear layout and are white with little screening on a slope, whereas the proposed. Development is low density, in an organic layout with muted building finishes and set within existing screening and substantial additional mitigation and landscaping proposed. Therefore, the cumulative effect would be Small to Negligible Magnitude and Minor to Negligible Significance.

8.6.4 **Combined – in succession:** There is very limited opportunity for this type of cumulative visual impact arising as generally the viewer would need to be located between the holiday facilities and the majority are concealed by intervening topography and/or the settlement of Polzeath and high Cornish hedges along the majority of the surrounding roads.

8.6.5 **Sequential – frequent and Sequential – occasional:** Generally, there is very low potential for there to be either frequent or occasional sequential views. There is potential for sequential occasional glimpses from users of the public rights of way network between the site and heading north to Polzeath where these cumulative effects may arise between the site and Tristram Camping Park, Polzeath Beach Holiday Park, Lundynant Camping and Caravan Site and South Winds Campsite. These impacts would largely affect high-medium susceptibility walkers of medium-high sensitivity but, the cumulative effect would be Negligible Magnitude and Negligible Significance as the extent of cumulative effect would be infrequent and the character of the proposed development, as described above, is designed to be more visually integrated.

8.7 SUMMARY OF VISUAL AND CUMULATIVE VISUAL EFFECTS

Table 13: Summary Table of Visual Assessment

| Visual Receptors | Susceptibility of Visual Receptor | Sensitivity of Visual Receptor | Magnitude of Visual Effects | Significance of Visual Effects (adverse unless stated as beneficial) |
|---|-----------------------------------|--------------------------------|-----------------------------|--|
| Viewpoints | | | | |
| VP 1: | Low to | Low | Small to | Negligible |
| | Medium | | Negligible | |
| VP 2: | Illustrative – not assessed | | | |
| VP 3: | Medium to | High | Large to | Major to |
| | High | | Small | Moderate |
| VP 4: | Medium to | High | Medium to | Moderate to |
| | High | | Small | Minor |
| VP 5: | Medium | Medium to | Medium to | Moderate to |
| | | High | Small | Minor |
| VP 6: | Illustrative – not assessed | | | |
| VP 7: | Low to | Low | Small | Minor |
| | Medium | | | |
| VP 8: | Medium to | High | Small | Minor |
| | High | | | |
| VP 9: | Medium to | Medium to | Medium to | Moderate to |
| | High | High | Small | Minor |
| VP 10: | High | Medium to | Negligible | Negligible |
| | | High | | |
| VP 11: | Illustrative – not assessed | | | |
| VP 12: | Illustrative – not assessed | | | |
| Combined (in combination) Cumulative Visual Effects | Medium to | Medium to | Small to | Minor to |
| | High | High | Negligible | Negligible |
| Combined (in succession) Cumulative Visual Effects | - | - | - | - |
| Sequential (frequent) Cumulative Visual Effects | - | - | - | - |
| Sequential (occasional) Cumulative Visual Effects | Medium to | Medium to | Negligible | Negligible |
| | High | High | | |

9 CONCLUSIONS

The proposed development at The Point, Polzeath is for 17 holiday cabins of a contemporary design. These will be single storey with either mono pitched green sedum or black metal profiled roofs and muted timber faced elevations. The development is low density, with the cabins being widely spaced in a non-formal, organic layout, each with their own amenity space and robust natural landscaping flowing between the cabins with some more open, shared amenity areas. The site would have a hierarchy of landscape treatments, from mown grass amenity areas with longer species-rich grassland areas, native shrubs and tree planting across the site with dry-stone walls sinuously running through the site as a gentle division between units in a sculptural form, which itself will provide another habitat for invertebrates. The entrance along the existing track on the eastern boundary will see the reinstatement of a traditional Cornish hedge boundary to enclose the site.

The development provides a landscape and visually sensitive form of green tourism development which seeks to move away from the more traditional and often highly visible and regimented, high density tourism facilities which are numerous along this very popular holiday destination location, on the North Cornwall coast.

The site is not located in a designated landscape and there are no designations in close proximity to the site. It is located on a former airstrip within the larger tourism and recreational business of The Point, which offers other different forms of holiday let accommodation as well as a golf course, spa and fitness facilities and a restaurant. The site is adjacent to the southern edge of the golf course and being associated with a long-established recreational landscape, the landscape of the site has been slightly modified from the former medieval farmland landscape. The two main remnant landscape elements include the southern Cornish hedge boundary and the narrow valley with wet woodland at the western boundary, which are both to be retained as part of the wider extensive landscape proposals. The northern boundary of the development comprises more recent tree and shrub planting associated with the golf course design and layout, which again, will be retained and extended as part of the landscape proposals.

In terms of the development's impact on landscape character and designations, there would be no direct impacts on the landscape, ecological or heritage designations within the area. This accords with local plan policy 23 3. Through the assessment process, all areas and features designated for their heritage interest and value were scoped out as these would not be affected due to distance from the development and/or physical separation through intervening landscape elements of topography, settlement or vegetation. This accords with local plan policy 24.

The landscape designations include the Pentire Point to Widemouth, Section 2 of the Cornwall AONB. It is assessed that there would be limited indirect landscape impacts due to the distance from the site and the effects of intervening elements and the low-key characteristics of the development and associated landscape proposals. The indirect landscape effects would be of small magnitude and minor significance. This accords with local plan policy 23 2(a).

The ecological designations which could experience some indirect effects, mainly arising from a slight increase in visitor pressures were assessed to be of negligible magnitude and significance.

The main landscape effects would be at a local level and principally affect the sites characteristics and the landscape character areas in which the site is located. The magnitude of direct landscape impacts on the overall site character and the Cornish Killas NCA and the Camel Estuary LCA would be medium and of moderate significance; although changes within the landscape character areas would be extremely small scale in extent, within the context of the wider landscape area. Although there would be changes to the character of the site, within time, as the substantial landscape proposals mature, the changes to biodiversity and the contribution of enhanced landscape elements is likely to provide a positive addition to the landscape, given the close association with existing tourism related facilities. This accords with local plan policy 23 2.

A range of viewpoints were assessed, but the site visit revealed that there would be no visual effects arising south of the site due to the screening effects of the southern Cornish hedge and the topography. The key viewpoints are adjacent to the site from the footpath along the access track on the eastern boundary and views from the west and north. Views from the east beyond close proximity are obscured by topography and the high Cornish hedgerows which enclose the main network of small roads and lanes. There are very few opportunities for intervisibility with the site from the roads generally apart from limited open areas or gateways which may afford fleeting glimpses.

The main visual effects are from the public rights of way network, which is quite extensive to the north and west of the site, crossing the recreational areas of The Point and linking coast and settlements, so that the main visual receptors which would experience visual effects would be walkers of medium to high sensitivity. Naturally, the greatest visual effects will be from close proximity viewpoints, which include the footpath along the eastern boundary. The visual effects are largely within the medium to small magnitude range, with those adjacent to the site being large but due to the change to the view which as the landscape proposals establish would not necessarily be a detrimental change, given the association with the golf course recreational landscape and other associated buildings of greater prominence. The significance of visual effects ranges predominantly between moderate to minor.

Cumulative landscape impact with other tourism facilities are assessed to be negligible and cumulative visual impacts also negligible. However, the comparison with this style and form of tourism development with the traditional existing holiday facilities is not an obvious direct one as the characteristics of the existing facilities; as described, vary greatly in extent, density, form and character.

Overall, the proposed development accords with the local plan policies 2 and 5 in that through sensitive, low-density design which balances the built form with the external spaces and habitats, incorporating existing landscape elements and considerably enhancing the landscape proposals, recognises this to be a valuable asset to provide an

attractive and desirable holiday setting. It also has low impact on designated landscapes and features.

In terms of the nature of the development proposals and the location, scale and extent form and level of landscape proposals, it is assessed that and level of anticipated impacts on visual amenity and landscape character is acceptable and would not present any significant impacts and over time could positively contribute to the character of the site as the landscape proposals mature.