

**Carlyon Bay
Environmental
Statement (2011)**

Chapter J

Visual & Landscape
Effects

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J1.0 Introduction

- J1.1 This chapter considers the potential landscape and visual effects of the proposed Carlyon Bay development 'Current Proposals' as described in Chapter C of this Environmental Statement. It has been prepared by Nathaniel Lichfield and Partners, liaising with Architects ORMS and lighting specialists Buro Happold, and examines effects of the proposed development on the landscape, views and visual amenity of the surrounding area.
- J1.2 The assessment evaluates the potential for significant environmental effects of the application proposals which are submitted as a "hybrid" application comprising a detailed application for the sea defences and outline application for residential and commercial development on the site. The assessment has regard to the existing site Baseline and a second Baseline set by the extant planning permission (the "Fallback position"). It specifically seeks to identify change in landscape character and quality, visual intrusion, effect on skyline and key views, including views from important public places and routes that would arise compared to the two Baseline positions.
- J1.3 The assessment considers effects arising during both the operational and construction phases. The identified effects are assessed in relation to the Baseline and include consideration of their duration, whether direct or indirect, their significance (minor, moderate, or substantial) and nature (adverse, negligible, or beneficial). Where adverse effects are identified proposals for mitigation are identified and residual effects assessed.

Approach to Landscape and Visual Assessment

- J1.4 Landscape is an important national resource. It encompasses not only the physical features of the rural and urban environment and the patterns of landscape and built form but also the way in which these features are perceived and the values which are attached to scenery by people. Landscape is a product of the interaction between a range of physical and biological characteristics (including geology, topography and ecology), human activity (including land use/management and settlement), sensory factors (including sound and smells) and historical and cultural associations. Visual impact is a sub-category of landscape impact. It is a primary sensory factor comprising effects on views, viewers and visual amenity. The term "landscape" applies to a wide range of environments - including urban and semi-rural areas - and is not just associated with a limited number of designated areas of particular scenic or historic value.
- J1.5 This chapter of the ES considers the landscape and visual effects of the current proposals. In essence, the study seeks to identify:
- 1 The existing landscape/built features of the proposed development site and its surroundings, the role of the site in the wider landscape, and specifically its visual role; and

2 The effects on this role that would result from development, whether adverse or beneficial, having regard to the baseline position and in the light of proposed mitigation measures

- J1.6 Landscape and visual effects generally, but not necessarily, coincide. A development could involve significant changes to an area of recognised landscape value without being visible. Equally, a highly visible development in a poor quality urban area will have a negligible landscape effect.
- J1.7 This study has been undertaken using a methodology for landscape and visual assessment which has been developed by Nathaniel Lichfield and Partners over 15 years. The methodology is based on wide experience of analysing the effect of developments in urban, rural and semi-rural areas and devising measures to mitigate potential negative effects. The methodology is in conformity with the approach set out in the guidelines prepared by the Countryside Commission and the Landscape Institute and the Institute of Environmental Assessment.
- J1.8 This chapter is structured as follows:-
- Section J2.0 sets out the policy context relevant to this chapter;
 - Section J3.0 describes the methodology for establishing the Baseline, the significance criteria used in the assessment, and provides a summary of relevant consultation undertaken;
 - Section J4.0 identifies the Baseline conditions set by the site as existing and the Baseline set by the Extant Permission including the character and quality of the landscape, the visual role of the site and representative views towards the site from publicly accessible locations (during day and night time);
 - Section J5.0 predicts and evaluates the effect of the proposals on the landscape character and views;
 - Section J6.0 sets out the mitigation strategy;
 - Section J7.0 identifies any residual effects; and
 - Section J8.0 draws conclusions and summarises the findings of the assessment.
- J1.9 A summary of abbreviations and bibliography are also included at the end of the chapter.
- J1.10 Appendix J1 '*Analysis Plans and Key Representative Views*' produced by NLP contains figures and images referred to in this assessment. Appendix J2 '*Lighting Strategy*' produced by Happold Lighting, contains information on the proposed lighting for the hybrid application.

J2.0 **Policy Context**

J2.1 This section briefly sets out the national, local policy and supplementary planning guidance relevant to the landscape and visual assessment.

National Policy Context

J2.2 Planning Policy Statement ('PPS') Note 1 'Delivering Sustainable Development' (2005) encourages local policies to protect landscape quality and promote biodiversity. This objective is supported by the aim for sustainable rural development set out in PPS7 'Sustainable Development in Rural Areas (2004)' and policies on protection of biodiversity and geological conservation set out in PPS9 'Biodiversity and Geological Conservation (2005)'.

Areas of Outstanding Natural Beauty

J2.3 To the south east and south west of the site are landscapes designated as Areas of Outstanding Natural Beauty. The AONB to the east is approximately 3km from the application site and the AONB to the west is approximately 2.1km from the application site. The Cornwall AONB includes the 10 stretches of Cornwall Heritage Coast, is 958 sq km in area and was designated in November 1959. The Countryside and Rights of Way Act 2000 places a legal duty on planning authorities to have regard to the conservation and enhancement of the AONB in carrying out planning and other functions (Section 85(1)).

Local Policy Context

J2.4 The Development Plan for the site comprises saved policies within the Cornwall Structure Plan (2004) and the Restormel Local Plan (October 2001).

Cornwall Structure Plan

J2.5 Policy ENV1 relates to the protection of landscape character of the coast and countryside. It gives priority to AONBs and the "undeveloped coast" and requires the potential cumulative effect of developments to be taken into account in decision making.

Restormel Local Plan

J2.6 Policy 13 'Areas of Outstanding Natural Beauty and the Heritage Coast' states that the Council will give priority to the preservation and enhancement of the natural beauty of designated AONB when considering proposals within the AONB boundary. The policy does not contain any guidance or requirement for development outside or potentially within the setting of an AONB.

J2.7 Policy 18 Protecting the Wider Countryside. This policy provides a list of features which add to the character of the landscape, for example, hedges,

stone walls, linear tree belts, plantations, bodies of water, coastal cliffs and 'roughlands'.

- J2.8 Policy 28 relates to the coastal zone. Part 'b' development in these locations should not prejudice policies for the conservation of the countryside. The Carlyon Bay site is located within the coastal zone.
- J2.9 Policy 38 'Illumination' relates to development proposals which may cause harm as a result of lighting. The supporting text to this policy relates predominantly to floodlighting.

Landscape Character Study (2007)

- J2.10 The Cornwall and Isles of Scilly Landscape Character Study (Overview and Technical Report) (May 2007, Diacono Associates and White Associates) identifies Landscape Character Areas (LCAs) within Cornwall and provides an assessment of the sensitivity of more detailed Landscape Description Units (LDUs) within these LCAs. The site is located within the 'St Austell Bay and Luxulyan Valley' character area, to the west of the site is the 'Gerrans, Veryan and Mevagissey Bays' character area. In relation to landscape sensitivity adjacent to St Austell (Appendix 3) the report states:

"The most sensitive area is the beach at Carlyon Bay which is very high for both ecological and cultural sensitivity. The valley and slopes to the north [LDUs 355 and 409] are high for both ecological and cultural sensitivity while the coastal area and hills and valley to the south [LDUs 200 and 198] are high in terms of cultural sensitivity. Elsewhere sensitivity is moderate. Potential visibility is highest to the north on the slopes."

Other Guidance/Background Documents

- J2.11 A number of other documents have been reviewed and are referred to in the Baseline description and the impact assessment of this chapter. These documents include:
- 1 Countryside Agency (Natural England) Character of England Project - Character Area 152: Cornwall Killas
 - 2 The Countryside Agency and Scottish Natural Heritage - Landscape Character Assessment Guidance for England and Scotland (2002)
 - 3 Department for Communities and Local Government - Lighting in the Countryside: Towards Good Practice (July 1997).
 - 4 Polkerris Conservation Area Appraisal, Cornwall Council (April 2010)
 - 5 Charlestown Village Design Statement, Restormel Borough Council (1996)
 - 6 Duporth Village Development Brief, Restormel Borough Council (February 2006)
 - 7 The Institute of Lighting Engineers - Guidance Notes for the Reduction of Obtrusive Light (2005)

J3.0 **Assessment Methodology & Significant Criteria**

Assessment Methodology

- J3.1 An appraisal of existing conditions (Baseline 1 – Existing Site) has been undertaken using a combination of desk-based study and fieldwork to:-
- 1 analyse the existing character and quality of the landscape of the application site and the surrounding area and define the current role of the site in the landscape;
 - 2 identify and record key representative views and vistas of the application site and define the current role of the application site within those views; and,
 - 3 identify and quantify key sensitive receptors of the views.
- J3.2 A second Baseline (Baseline 2) has been established for the site with the extant planning permission in place (One year after completion).
- J3.3 The desk-based study considered relevant mapping, aerial photographs, plans and documents to identify landscape characteristics, potential views of the study area and the likely receptors of these views. Of the potential views of the site a number of representative views were selected for assessment. These representative views were agreed with the Council as providing a robust assessment of the visual effects of the proposed development. Particular reference has been made to the adopted Local Plan although consideration has also been given to other studies such as the Landscape Character of England Maps, Planning for Landscape Change SPG Plan and national designations of landscape protection.
- J3.4 The desk study has been confirmed and supplemented with fieldwork initially undertaken in May 2010 with further supplementary site visits undertaken on 4 August and 24 August 2010.
- J3.5 At the time of the field survey, the extant permission for the site had been partially implemented, and a temporary sea wall had been constructed on Crinnis and Shorthorn. The photography for the Baseline assessments records these features, although the temporary sea wall on Shorthorn was removed by July and is only seen in the photographs taken in May.
- J3.6 Photographs have been taken from locations in and around the site to identify appropriate representative views of the proposed development. A 50mm focal length lens was used to minimise distortion of the image through lens curvature. However, in order to represent a wider horizontal field of view (more akin to human peripheral vision) several photographs have been stitched together to form panoramic images where appropriate. This enables the clarity of the images that will be used for assessment to be maximised. This is especially important given the importance of the wider coastal landscape to this

study. Recent guidance, in the Landscape Institute Advice Note 01/09 "Use of photography and photomontage in landscape and visual assessment" has been referred to.

Landscape Assessment

J3.7 A series of character areas has been defined to represent areas within the surrounding landscape that have similar features and characteristics. The value of these character areas has been evaluated. The landscape value has been taken to correlate with its "sensitivity" to change as a result of development.

Table J3.1 Landscape Value

Landscape Value	Evaluation Criteria
Very high	Areas that exhibit exceptional positive character with highly valued features that combine to give an experience of unity, richness, harmony and sense of place. Landscape quality may have national recognition (e.g. AONB, World Heritage Site). Few detracting or incongruous elements. Highly sensitive to new elements
High	Areas that exhibit very strong positive character with valued features that combine to give an experience of sense of place. Landscape quality may have regional recognition. Few detracting or incongruous elements. Landscape is sensitive to new elements.
Medium	Areas that have positive characteristics and structure but which may have evidence of alteration to/degradation/erosion of features resulting in areas of more mixed character. A landscape of moderate (local) value, reasonably tolerant of change.
Low	A relatively unimportant landscape, the nature of which is potentially tolerant of substantial change. Generally negative in character with few, if any, valued features. Scope for positive enhancement frequently occurs
Negligible /zero	Mix of incongruous features. Severe interruption from negative elements in the landscape. Area of potential recovery where change maybe neutral or beneficial.

Source: NLP

J3.8 The degree to which the landscape might be changed by the proposed development is categorised as ranging from zero/negligible to high; it is necessary to provide a series of classifications and therefore there is a degree of subjectivity in the assessment of degree of magnitude of change.

Table J3.2 Magnitude of Landscape Change

Classification	Magnitude
High	Major change to landscape over a wide area or loss/major alteration of key characteristic feature(s).
Medium	Moderate changes in localised area, or partial loss/alterations of characteristic feature(s). Change may include the introduction of prominent new elements which are generally characteristic of the existing landscape.
Low	Change to minor component, feature that is characteristic of the landscape. Introduction of elements which are in character with the existing landscape.
Negligible/ Zero	Very minor loss or alteration to minor feature / characteristic or Virtually imperceptible change in any components / No noticeable change.

Source: NLP

J3.9 The significance of any proposed change to landscape is a product of the value (or sensitivity) of the existing landscape and the magnitude of change to it, and is quantified as being slight, moderate or substantial. For the purposes of this assessment a matrix of the relationship of sensitivity and magnitude has been prepared. This is shown in Table J3.5 below.

Visual Assessment

J3.10 Visual impacts relate to changes in available views of the landscape and the effects those changes have on people. Visual impact assessment is concerned with:

- 1 direct effects (adverse or beneficial) due to proposed development's impact upon views of the landscape through intrusion or obstruction;
- 2 the reactions, activity and numbers of viewers who may be affected; and,
- 3 the overall effects on visual amenity.

J3.11 As noted above the visual effect of the development within the landscape has been considered in relation to a series of key representative views. The effect of the development proposals on these views is a factor of both the sensitivity of the view and the magnitude of the change to it.

J3.12 The sensitivity of the receptor of the view to change depends on a number of factors, i.e. the quality of the landscape, the existence of sensitive elements, the activity and expectations of the viewer and any cultural or historical importance associated with the view.

Table J3.3 Sensitivity of Views

Classification	Sensitivity (Capacity of people, at particular locations - the visual receptors - to accept change)
High	Walkers/cyclists/horse riders in areas of high landscape value and where the receptor is likely to be focussed on landscape/ culturally valued views (e.g. public footpaths). Views protected by Local Plan Policy. View may include historic landscapes, Areas of Outstanding Natural Beauty, settings of World Heritage Site, Scheduled Ancient Monuments, listed buildings or Historic Parks and Gardens.
Medium	Pedestrians in areas of medium landscape quality. Motorists/bus passengers within areas of high quality landscape or where there are few significant detracting elements in the view.
Low	Pedestrian within area of low landscape quality or dominated by existing incongruous features or transient receptors such as motorists whose focus is on the road
Negligible/ Zero	Observers within severely degraded environment, very few positive characteristics

Source: NLP

J3.13 The magnitude of the change to key representative views has been predicted using a combination of application drawings (Parameter Plans) and physical reference points on site. In addition, verified montages of the proposed development parameters have been produced from a number of the representative viewpoints to assist with interpretation of the potential visual effects (See Appendix J1). The degree to which a view has changed is categorised as ranging from negligible/zero to high.

J3.14 Whilst there may, in actuality, be a continuum of degrees of change, for the purposed of assessment it is necessary to provide a series of classifications and therefore there is a degree of subjectivity in the classification of the degree of magnitude of change.

Table J3.4 Magnitude of Change to Views

Classification	Magnitude
High	Very large change to the view. Development becomes the dominant feature in the scene introducing a major new component. No/ineffectual screening effects. Alternatively, existing development may be replaced by notably larger (more prominent) or notably smaller (less prominent) development.
Medium	The proposals are a visible and recognisable new element, moderately prominent within the scene. Possible screening of some, but not all elements. Alternatively, new development may replace existing buildings with larger (more prominent) or notably smaller (less prominent) development.
Low	The proposals would be a new, relatively small component in the overall view. Development may be seen at a distance in context of similar developments and/or screening effects limit amount of development may be replaced with marginally larger /smaller development.
Negligible/ Zero	May be substantive screening. Views over such a distance that barely distinguished from the general scene. Alternatively, development may replace existing development with buildings of the same or a similar scale. Overall, change to view imperceptible.

Source: NLP

Significance Criteria

J3.15 A standard terminology for the significance criteria is used in this assessment. The criteria can be arranged on a scale as follows: -

- 1 Substantial beneficial
- 2 Moderate beneficial
- 3 Slight beneficial
- 4 Neutral/negligible
- 5 Slight adverse
- 6 Moderate adverse
- 7 Substantial adverse

J3.16 The terminology used in the significance criteria above can be defined as:

- 1 Substantial - considerable effects (by extent, duration or magnitude) or of more than local significance or breaching identified standards or policy
- 2 Moderate – limited effects which may be considered significant
- 3 Slight – Minor, very short or highly localised effects

J3.17 As noted above the significance of the effect is a product of the sensitivity and the magnitude of change. For the purposes of this assessment a matrix of the relationship of sensitivity and magnitude has been prepared. This is shown in Table J3.5 below.

Table J3.5 Significance Matrix

		Magnitude of Change			
		Zero/negligible	Low	Medium	High
Sensitivity	Zero/negligible	Nil	Nil	Nil	Nil-slight
	Low	Nil	Slight	Slight-moderate	Moderate
	Medium	Nil	Slight-moderate	Moderate	Moderate-Substantial
	High	Nil-slight	Moderate	Moderate-Substantial	Substantial
	Very high	Nil-slight	Moderate-Substantial	Substantial	Substantial

Source: NLP

J3.18 In addition to the significance of effect identified above, the nature of the change and the character of the existing scene needs to be considered.

Table J3.6 Nature of Change Classification

Nature of Change	Definition
Beneficial	The proposals would remove/replace elements or features that are inconsistent or detrimental to the prevailing character of the landscape or view. New elements would enhance the quality of landscape or view.
Neutral	No change or no significant alteration to the components of the landscape or view. No change to character or quality of landscape or view.
Adverse	The proposals would be incongruous with the character of components in the landscape or view. They would have an adverse impact on the quality of the landscape or view in comparison with the Baseline situation.

Source: NLP

J3.19 It is recognised that whilst the description of the Baseline, the identification of sensitive receptors and the prediction of the magnitude of the effects, can be objectively established, the nature of the effect is essentially a qualitative judgement.

Consultation

J3.20 As part of the scoping exercise the following organisations have been consulted:

- 1 Natural England;

- 2 Environment Agency
- 3 Cornwall Council Environment Service Environment, Planning and Economy
- 4 Carlyon Bay Watch – residents group
- 5 Relevant Parish/Town Councils of Carlyon Bay and St Blaise.

- J3.21 Cornwall Council requested in their scoping opinion (19/08/10) that this chapter of the environmental statement should be carried out in accordance with '*Landscape Character Assessment: Guidelines for England and Scotland*' (Countryside Agency, 2002) and the methodology for the landscape and visual impact assessment should follow the '*Guidelines for Landscape and Visual Impact Assessment*' (Landscape Institute and Institute of Environmental Assessment and Management, 2nd Ed. 2002).
- J3.22 Natural England's response to request for Scoping Opinion (13 August 2010) stated that "*In respect of landscape impacts, we would like to emphasise the importance of assessing landscape and visual impacts on the Cornwall AONB. In assigning significance or sensitivity to the landscape, in the LVIA, Natural England expects that all protected landscape, including the AONB, would be assigned the highest level of sensitivity*".
- J3.23 In their Scoping opinion dated 19 August 2010 Cornwall Council confirm that "*...the approach to landscape character assessment are appropriate given that they are produced in accordance with the methodology set out in 'Landscape Character Assessment: Guidance for England and Scotland [by the] Countryside Agency and Scottish Natural Heritage, 2002.'*"
- J3.24 In addition, the key representative views, character areas, and sensitivity classifications have been discussed with on Cornwall Council (12 July, 11 August and 8 September). The range of views assessed as part of this chapter have been agreed as providing a robust assessment of the proposed development site in relation to the surrounding landscape.

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J4.0

Baseline Conditions

The Site and Surrounding Area

J4.1

Carlyon Bay comprises three parts: Crinnis, Shorthorn and Polgaver (see Figure J8 in Appendix J1). The site and beaches were formed due to the diversion to the Sandy River about 150-years ago that led to the depositing of sand (Stent) at the northern end of this horseshoe bay. The easterly and westerly extents of the bay are marked by small headlands that extend into the sea at both high and low tide (the eastern headland is known as "Fishing Point"). Two minor promontories divide Crinnis, Shorthorn and Polgaver beaches (See Aerial Photograph (Figure J1, Appendix J1). Overall, the site extends for 1.5km (east-west) and is about 300m deep (from Mean High Water line to the foot of the cliffs). The cliffs to the rear of the site are approximately 30m in height on average. The South West Coast Path is located on the top of the cliffs, beyond which is Carlyon Bay golf course.

J4.2

Crinnis, to the west, contains significant built development, comprising a range of semi derelict buildings, the largest of which is known as the Cornwall Coliseum. The original footprint of the buildings/structures and car parking areas at Crinnis extended to approximately 3.5ha though more recent site construction/preparation works (including the implementation of the temporary sea wall) have extended this footprint.

The Extant Permission

J4.3

In 1990 planning permission was granted for a mixed-use development of 511 residential holiday units and over 10,000sq.m leisure/commercial space). This was subsequently renewed in 1996 and implemented.

J4.4

The extant permission proposed three beachfront terraces (two on Crinnis and one on Shorthorn) and a crescent block on Shorthorn. The terraces and crescent block are five storeys in height (including under-croft parking) with some taller elements marking the ends of terraces. To the rear of the terraces on Crinnis and Shorthorn, towards the cliffs, are two/three storey residential and commercial buildings.

J4.5

The access road on to the site including the raised access road between Shorthorn and Crinnis has been constructed as well as temporary sea defences. Areas of Crinnis and Shorthorn are currently being used for construction materials.

J4.6

The following details shown on the Evans & Shalev drawings and on the Extant Planning Permission are relevant to the Visual Impact Assessment for Baseline 2:

- 1 Three Major Blocks, five storeys up to the new rock armour sea defence on both Crinnis and Shorthorn;
- 2 A five storey continuous crescent block on the frontage of Shorthorn;

- 3 On the western side of Crinnis, development extends closer to the water front than Crinnis Rock;
- 4 Development projects in front of the promontory between Shorthorn and Polgaver;
- 5 The blocks are all painted/finished in white;
- 6 The alignment and position of the blocks is closer to mean high water than in the new proposed scheme (See Figure J8 'Development Areas Comparison'); and,
- 7 Sea defences include extensive areas of exposed rock armour.

J4.7 The approved layout of the Extant Permission is provided at Figure J6 in Appendix J1.

Landscape Character and Quality

Baseline 1 – Existing Site

J4.8 The wider landscape character area identified by Natural England (Cornwall Killas) and in the Cornwall and Isles of Scilly Landscape Character Study (May 2007) have been subdivided into smaller areas in order to provide a more detailed assessment of the effects of the proposed development on the character of the landscape.

J4.9 Nine character areas have been identified which range from low to a very high landscape value. Key characteristics of the landscape character areas for Baseline 1 are set out in the table below.

Table J4.1 Landscape Character Areas - Baseline 1

Character Type	Character Area	Landscape Value	Summary	Key Characteristics
1. Town and suburb	St Austell	Low	Urban and suburban area. Including significant mid to late 20 th century residential and industrial development	Built up area of largely suburban character and scale, domestic scale landscape features, some large footprint industrial buildings
	St Blaise	Low		
2. Urban fringe and industrial	St Blaise fringe	Low	Fringes of St Blaise including, Par Harbour, China Clay Dries, sewage works, disused tips and mines, open quarry, and market / industrial buildings.	Suburban fringe fields, hedgerows, some mature trees, large footprint buildings, evidence of industrial/mining past
	Crinnis	Low		
3. Village	Porthpean	Medium	Villages with varying character. Historic port character of Charlestown and Polkerris recognised by Conservation Area/World Heritage site designations.	Compact nuclear village character, small scale development significant historic port/fishing influence in some cases.
	Duporth	Low		
	Charlestown	High		
	Polkerris	High		
4. Holiday/recreation	Carlyon Bay golf course and camping	Medium	Golf course and beaches, including derelict Carlyon Bay Coliseum building.	Clear sea views, few/dispersed hedgerows or mature trees, significant detracting elements
5. Beach	Porthpean	High	Beach and dunes	Sand based natural habitat, enclosed by harbour and cliffs, views to sea
	Du Porth	High		
	Shorthorn/Polgaver	High		
	Par	High		
6. Rural park and woodland	Pine Lodge and Tregrehan	High	Rural area with prominent parkland features including Tregrehan Gardens, and Cuddra Plantation.	Gently undulating low valleys with woodland/plantation, prominent hedgerows, country residences and grounds
7. Rural coastal headland	Duporth Headland (including Black Head)	Very high	Coastal headlands including small settlements/hamlets and farms. Predominantly open	Prominent hedgerows and stone walls, windswept, sea views, isolated villages and

Character Type	Character Area	Landscape Value	Summary	Key Characteristics
	Polkerris Headland (including Gribbin Head)	Very high	fields with occasional woodland clusters. Includes areas of AONB designation.	buildings, plateau topography.

Source: NLP

Baseline 2 – Extant Permission

J4.10 The following table provides a summary of the landscape character areas which form part of the assessment for the Extant Permission Baseline. Where these do not change from the Existing Site Baseline these have not been included in the table.

Table J4.2 Landscape Character Areas - Baseline 2

Character Type	Character Area	Landscape Value	Summary	Key Characteristics
3. Village	Crinnis and Shorthorn Beaches (previously Types 2 and 5)	Medium ¹	Village and residential area. Medium density with some mix of uses.	Residential properties of between two and five storeys. Suburban scale landscape features, direct relationship to the sea.
5. Beach	Polgaver Beach (reduced area)	High	Beach and dunes	Sand based nature habitat, enclosed by harbour and cliffs, views to sea

Source: NLP

Visual Role

J4.11 The visual role of the site and extant scheme has been considered from a range of locations and over varying distances (short, medium, long range).

J4.12 The field survey identified that clear views of the existing site and the Extant Permission are available from the south east and west/south west on the cliffs and headlands defining St Austell Bay. The visual role of both Baselines is significantly reduced to the north by existing woodland and topography allowing only short range views of the site.

¹ Whilst the actual landscape value of the Extant Permission is unknown, it has been assumed to be 'medium' in order to avoid over exaggeration of the potential difference between the Extant Permission and the Proposed Development.

Identification of Key Representative Views

J4.13

Representative views have been agreed with the Council. These views are based on desk survey and subsequent fieldwork to represent the range of locations from which views of the existing site are obtained and the sensitivity of receptors at these locations. As the views identified are primarily located on the South West Coast Path views of the site are experienced sequentially and should not be considered in isolation of each other.

Table J4.3 Key representative views

Short Range views (within 500m)	Long/Medium Range Views from East	Long/Medium Range Views from West
A - Looking east from South West Coast Path near Gull Island	E1 - Looking north west from Gribbin Head on the South West Coast Path	W1 - Looking north east from the South West Coast Path south of Chapel Point
B - Looking east parallel to Carlyon Bay Hotel on the West Coast Path	E2 - Looking north west from Little Gribbin on the South West Coast Path	W2 - Looking north east from Black Head
C - Looking east from South West Coast Path just south of the Carlyon Bay 'top' car park	E3 - Looking north west from the South West Coast Path near Menabilly Barton	W3 - Looking north east from Gerrans Point
D - From 'top' car park west of site looking towards west elevation of Coliseum building	E4 - Looking west from the South West Coast Path south of Polkerris	W4 - Looking north east from Castle Gotha Farm track and footpath
E - Looking south east from Beach Road towards the Carlyon Bay top car park	E5 - Looking west from Polkerris bay	W5 - Looking north east from Lower Porthpean
F - From north west of site looking towards west elevation of Coliseum building	E6 – Looking west from South West Coast Path north of Polkerris	W6 - Looking north east from the harbour wall of Charlestown
G - From north of site looking towards east elevation of Coliseum building	E7 – Looking west from South West Coast Path east of Kilmarth House	
H - View looking east from Carlyon Bay Golf Course	E8 - Looking south west from South West Coast Path adjacent to Par Sands	
I - From Carlyon Bay Golf Course looking north		
J - Footpath adjacent to Carlyon Bay Golf Course looking east towards Carlyon Bay Hotel		
K - From Carlyon Bay Golf Course looking west towards Carlyon Estate residential area		
L - View from South West Coast Path on cliff top		

Short Range views (within 500m)	Long/Medium Range Views from East	Long/Medium Range Views from West
above Polgaver		
M - Looking west from the link path between the South West Coast Path and Fishing Point		

Source: NLP

Night Time Views

- J4.14 Night-time views have been considered from a number of the key representative views. The scope of the night time assessment has been limited to locations (Views C, E, W4 and E5) where there may be a few “visual receptors” at night (i.e. residential areas and main roads). Views judged to have negligible numbers of receptors at night and have therefore not been assessed. Fieldwork for the night time assessment was carried out during August 2010.
- J4.15 The ILE guidance Appendix D8 identifies environmental zones. Relevant to this study are medium district brightness areas (category E3 – small town centres or urban areas) and low district brightness areas (Category E2 rural, small village, or relatively dark urban areas). Night time photography is contained in Appendix J1.
- J4.16 The Countryside Commission document “*Lighting in the Countryside: Towards Good Practice*” (1997) recommends that landscape character assessments should encompass assessment of landscapes which may be sensitive to lighting impacts including, areas of countryside which retain ‘dark sky’ and areas where the visual character of the landscape might be affected by a blurring of the distinction between rural and urban areas.

Identification of Receptors

- J4.17 The assessment of visibility is constrained by the level of public accessibility to surrounding land. The study therefore relies on fieldwork undertaken on roads and public footpaths and areas of public open space.
- J4.18 The Guidelines for Landscape and Visual Assessment note that:-
“...although residents may be particularly sensitive to changes in their visual amenity, most planning regimes consider that public views are of greater value than views from private property. However, the cumulative effects on a number of residents may be considered to give rise to an effect on the community.”
- J4.19 Consideration has therefore been given to public views and the potential for effects on visual amenity of residents in terms of the cumulative effects on communities. Key Representative Views are shown on Figure J5 in Appendix J1.

Baseline 1 – Existing Site

- J4.20 Appendix J1 contains summary descriptions of the Baseline conditions for the key representative views (day and night) and the existing Baseline role of the site. The sensitivity of receptors experiencing views of the site has been classified using Table J3.3 above.
- J4.21 Due to most of the views being taken from the South West Coast Path receptor sensitivity has been identified as 'high' in all but the following cases:
- Views D, F and G – the medium sensitivity of this view due to the proximity to a developed site (Crinnis) that contain buildings/structures that are detracting elements in the view.
 - Night View E – the medium sensitivity of this view is as a result of receptors being a mix of residents and motorists. At night, receptors at this viewpoint have been classified as having a low sensitivity to changes as they are likely to predominantly comprise motorists.
 - Night View E5 –has been classified as having a low sensitivity to change due to existing lighting in the view.
 - Night View W4 –has been classified as having a medium sensitivity to change due to existing lighting in the view.
- J4.22 It is noted that the role of the site varies depending on the position of the viewer. The view positions have therefore been selected to represent a worst case in terms of the amount of the site that can be seen and its position in relation to key elements.

Baseline 2 – Extant Permission

- J4.23 Appendix J1 contains summary descriptions of the Baseline conditions for the key representative views (day and night) and the role of the site under Baseline 2. The Extant Permission forms a significant new feature in some of the views identified. This has been taken into account when assessing the sensitivity of receptors experiencing these views.

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J5.0

Potential Effects

Description of Proposed Works

J5.1

The application is submitted as a “hybrid” comprising a detailed application for the sea defences (including a sea wall to Crinnis, a reinforced sand dune on Shorthorn and channelling of the Sandy River) and outline parameters relating to the remainder of the scheme. In order to provide a basis for the assessment the following parameters have been used:

- 1 Maximum development height - Below the level of the cliff top
- 2 Development area – Line of development set by sea defences (set further back from MHWL than Extant Permission, see figure J8)
- 3 Development materials palette – Significant use of muted/natural colours which blend in with the surrounding landscape will be used.

J5.2

In addition, the following key principles, which underpin the layout of the new scheme, are considered to form part of the assumptions for the assessment and will be used to inform the detailed design:

- 1 Less development extent than the extant scheme;
- 2 Cars - primarily in an undercroft;
- 3 The layout on Crinnis will be formed around a central, pedestrian dominated street;
- 4 Increased density on Crinnis;
- 5 Taller buildings at the back, lower at the front - layering the elevation facing the bay;
- 6 Less density on Shorthorn (maintaining more open space/landscape);
- 7 Move buildings back on Shorthorn, compared to the Extant Permission;
- 8 Frontage development on Shorthorn will be ‘broken up’ by areas of landscaping with no more than 50% of the total frontage to be built development (a maximum of 160m);
- 9 Different character of development on Shorthorn (compared to Crinnis);
- 10 The layout will maintain key views from points along the cliff path to the sea;
- 11 Landscaping, facilities building and sports activities on Polgaver, including nature reserve, tennis courts and steps connecting to footpath to Fishing Point;
- 12 Cliff stabilisation (netting and rock anchors) limited to minimum necessary to ensure site safety
- 13 Maximum height of flues and other projections above the defined building heights such as lift overruns, stair cores, balustrades and services do not exceed 3 m above maximum building heights;

- 14 Green/brown roofs on at least 25% of buildings including those located to the rear of Shorthorn;
- 15 Building materials will use traditional construction method and local materials; and,
- 16 A muted palette of materials will be used which complement the wider landscape.

Effects During Construction

- J5.3 The impacts of the construction process on the landscape and views will occur over a 3.5 year period. During this period visual impacts may occur as a result of:
- 1 tower cranes (however these are unlikely);
 - 2 demolition, rubble storage and new material storage locations;
 - 3 A concrete batching plant on site as well as site accommodation;
 - 4 temporary lighting sufficient to provide safe lighting to construction areas;
 - 5 security and safety fencing and noise screens will be used where appropriate;
 - 6 diversion of Sandy River to allow construction of new river channel
 - 7 earthworks and foundations, and
 - 8 existing vegetation on site will be protected where possible through the construction period
- J5.4 The effects of construction on the landscape are considered to have a **moderate adverse temporary** effect on the character of the site within the beach character type (Shorthorn beach). There will be a moderate neutral temporary effect on the site at Crinnis as a result of the current construction material and derelict buildings on this part of the site. There will be no direct effects on any other character areas as a result of the construction process.
- J5.5 There will be various temporary visual effects as a result of the construction process. The construction process will result in **moderate adverse temporary** visual effect on available short range views, particularly of Shorthorn as a result of visible construction machinery. In medium range views from the east and west there will be a slight adverse temporary effect reducing to negligible neutral effects in long range views.
- J5.6 In night time views the construction process will have a negligible to slight neutral temporary effect due to the limited amount and intensity of light sources and short periods of construction activity after dark during the winter months.
- J5.7 The effects of construction would be approximately the same for both the Proposed Development and the Extant Permission.

Effects After Completion

J5.8 The landscape effects of the proposed development have been assessed separately in relation to Baseline 1 and Baseline 2.

Baseline 1

J5.9 The following table summarises the landscape effects as a result of the proposed development in relation to Baseline 1.

Table J5.1 Landscape Character Effects - Baseline 1

Character Type	Character Area	Landscape Value	Magnitude / type of change	Significance/ nature
1. Town and suburb	St Austell	Low	Zero / Indirect	Zero / Neutral
	St Blaise	Low	Zero / Indirect	Zero / Neutral
2. Urban fringe and industrial	St Blaise fringe	Low	Zero / Indirect	Zero / Neutral
	Crinnis	Low	High / Direct	Moderate / Neutral
3. Village	Porthpean	Medium	Negligible / Indirect	Negligible / Neutral
	Duport	Low	Zero / Indirect	Zero / Neutral
	Charlestown	High	Zero / Indirect	Zero / Neutral
	Polkerris	High	Negligible / Indirect	Slight / Neutral
4. Holiday/ recreation	Carlyon Bay Golf Course and camping	Medium	Low / Indirect	Slight-moderate / Neutral
	Par Sands	Medium	Zero / Indirect	Zero / Neutral
5. Beach	Porthpean	High	Negligible / Indirect	Negligible / Neutral
	Du Porth	High	Zero / Indirect	Zero / Neutral
	Shorthorn/ Polgaver	High	High / Direct	Substantial / Adverse
	Par	High	Zero / Indirect	Zero / Neutral
6. Rural park and woodland	Pine Lodge and Tregrehan	High	Zero / Indirect	Zero / Neutral
7. Rural coastal headland	Duport Headland (including Black Head)		Negligible / Indirect	Negligible / Neutral

Character Type	Character Area	Landscape Value	Magnitude / type of change	Significance/nature
	Polkerris Headland (including Gribbin Head)		Negligible / Indirect	Negligible / Neutral

Source: NLP

J5.10 Only two of the character areas identified are directly affected by the proposed development. The effects of the proposed development on Shorthorn will be substantial adverse permanent effects. However, development will only affect a portion of the character area as the foreshore of Shorthorn will be retained as a publicly accessible beach.

J5.11 Crinnis will experience a high direct change in character as the existing urban fringe/industrial character is replaced with mixed use development. This is considered to be a moderate neutral effect due to the existing low sensitivity and current detracting elements on Crinnis.

J5.12 Polgaver will be maintained predominantly as a natural environment, with negligible effects from the addition of the small facilities building, tennis courts and steps linking the beach to the footpath between Fishing Point and the South West Coast Path.

J5.13 The proposed development will also result in neutral indirect effects on the landscape character of Porthpean and Polkerris villages, Porthpean beach, the Polkerris and Black Head headlands, and Carlyon Bay Golf Course as a result of changes in views within the wider setting of these landscapes. More detail is provided in the assessment of key representative views below.

Baseline 2 – Extant Permission

J5.14 The following table provides a summary of the effects on landscape character for Baseline 2, where these differ from Baseline 1 (See Appendix J1 – Figure J4 Baseline 2 Character Areas).

Table J5.2 Landscape Character Effects - Baseline 2

Character Type	Character Area	Landscape Value	Magnitude / type of change	Significance/nature
3. Village	Crinnis and Shorthorn Beaches (previously Types 2 and 5)	Medium	Low (Crinnis)/Medium (Shorthorn) / Direct	Slight (Crinnis) to Moderate (Shorthorn)/ Beneficial
5. Beach	Polgaver Beach (reduced area, Type 5)	High	Negligible / Indirect	Slight / Neutral

Source: NLP

- J5.15 As part of the Baseline 2 assessment only one landscape character area will be affected by the proposed development (Crinnis and Shorthorn Village). Due to a reduction in the extent of development and proposed engineered sea wall (in comparison to the extensive area of rock armour sea wall within the Extant Permission), the proposed development is considered to result in a **slight moderate** beneficial effect on this character area by creating a larger area of beach and a less intensive form of development on Shorthorn.
- J5.16 The proposed development will result in **neutral** landscape effect to Polgaver.

Significance of Visual Effects

Baseline 1 – Existing Site

- J5.17 A summary of the visual impact assessment is provided below. Assessment in relation to each of the identified key representative views is contained in Appendix J1. Where the assessment considers the screening or landscape role of proposed trees these are considered at year 1 following completion of the development. All effects relating to the proposed development after completion are considered to be permanent.

Long and Medium Views West

- J5.18 In long and medium range views, from the west on the Duporth headland, the site is visible within the context of development on the coast, particularly industrial buildings around Par harbour and prominent white buildings within Carlyon Estate. In views from the west, on the Duporth headland out to Black Head the site is visible intermittently along the South West Coast Path. The receptors to views W1-W5 have a **high** sensitivity to changes. They are not considered to have a very high sensitivity to change, as these views look out of the AONB and, as such, they include a mixed and varied landscape which contains existing detracting features, for example derelict buildings on the site and industrial buildings in Par harbour. The viewpoint from Charlestown harbour (W6) has few detracting features and is therefore considered to have a **very high** sensitivity to change. The magnitude of changes on these views will range from **negligible** in long range view from Chapel Point and Black Head (W1 and W2) and **low** for medium range views from Gerrans Point to Lower Porthpean (W3, W4, W5). There will be no change to view W6 from Charlestown harbour.
- J5.19 The effects of the proposed development on these views will be most significant for medium range views, W3, W4 and W5, which will have a **moderate neutral** effect. In these views the proposed development will result in built form at beach level on Crinnis replacing the Coliseum building and, in a separate cluster, on Shorthorn. The leisure building on Polgaver may also be just discernable from this distance. The layering of scale of development will reduce the prominence of buildings on the beach front and the breaking up the frontage with vegetation on Shorthorn will further soften the appearance of built form. The muted palette of colours will limit the prominence of buildings in the

view and maintain the contrast provided by the sand (stent) of the beach front. For these views the effects of the proposed development are considered neutral due to removal of existing detracting elements in the view and replacement with development which will be set back from the existing sea defences and finished in a muted palette of materials.

- J5.20 The effects on other views from the west will be **slight neutral** (W1 and W2) with a **nil** effect on View W6, as the site is not visible from Charlestown harbour.

Long and Medium Views East

- J5.21 In long and medium range views from the east for the site on the Polkerris to Gribbin headland the site will be visible in the context of Par harbour, the urban area of St Austell and smaller residential areas/villages. The sensitivity of the receptors to these views will be **'high'**, rather than 'very high', due to existing detracting features and built up development that clearly set the context for the views towards the site. All are located outside the AONB designation.
- J5.22 The magnitude of change as a result of the proposed development will be **negligible** in the long range view from Gribbin Head and Little Gribbin (E1 and E2). Closer to the site near Menabilly (E3), the magnitude of change will be **low**. Due to screening from intervening cliff promontories the magnitude of change will reduce to **negligible** further north along the South West Coast Path (Views E4, E5, E6, and E7) from Polkerris to East of Kilmarth House. There will be no change to View E8 from east of Par Sands.
- J5.23 The effects of the proposed development will be **Moderate neutral** for the view from south of Polkerris on the South West Coast Path (View E3). Existing detracting elements in this view, including derelict buildings and discernable construction material/rock armour, will be removed. The proposed development, as described in the parameters, is set back from the beach front, layered in height and, on Shorthorn is interspersed with areas of planting. The development will also use a muted palette of materials which will reduce the prominence of buildings against the cliffs and wider landscape and result in an overall neutral effect on this view in the context of existing prominent buildings in Par harbour and the extensive urban area of St Austell beyond the site.
- J5.24 All other views from the east will result in a **slight neutral** effect due to distance from the site (E1 and E2) or as a result of foreshortening effects and screening of the proposed development by intervening cliffs and vegetation (E4, E5, E6, and E7). There is a **nil** effect on View E8, and the proposed development is not visible above the cliff tops from this angle.

Short Range Views

- J5.25 In short range views of the site (Views A-M, excluding Views I and J as reference only) the magnitude of change varies from **negligible** to **high** as a result of variations in screening by the cliffs and cliff top vegetation. Views A and B have a **high** sensitivity of receptor (and are representative of both private residential

and public receptors). The magnitude of change to these views will be **low** resulting in a **moderate neutral** effect due to topography, substantial screening by the cliffs (as a result of the maximum height parameter limiting development to the level of the cliffs) and the muted palette of materials reducing prominence of the buildings. View C from the South West Coast Path (approximately 80m to the west of the site) also has a high sensitivity of receptor. There will be a medium magnitude of change to this view as a result of taller buildings to the rear of Crinnis. The roofs and upper floors of these buildings visible in the centre of the view, despite the maximum development height parameter and a muted palette of materials, will result in a **moderate-substantial adverse** effect on this view.

- J5.26 Views D, F and G are closest to Crinnis and therefore currently comprise views of the derelict Coliseum and other buildings, the temporary sheet pile, rock armour and other construction material. As such they have a **medium** sensitivity to the predicted **high** magnitude of change, which will result from the proposed development replacing these detracting elements. The proposed development will result in a **moderate-substantial neutral** effect on these views.
- J5.27 View E from Beach Road has a **medium** sensitivity to change as receptors will comprise motorists and residents whose main focus is not the site. The substantial screening from trees which enclose views along Beach Road mean the proposed development will result in a **negligible** change to this view. The proposed development will retain views of the sea above the maximum development parameter on the beach front (See Wireframe Montage E in Appendix J2). The proposed development will therefore result in a **slight neutral** visual effect.
- J5.28 From the cliff top between the eastern end of Crinnis and the middle of Polgaver (Views H, K and L) all views are from the South West Coast Path and have a **high** sensitivity to change. Due to the maximum development height parameter following the height of the cliffs, the set back and reduced height along the beach front the proposed development will only result in **negligible** changes to these views as it will be screened by the cliff and cliff top vegetation. The proposed development will therefore have a **slight neutral** effect on these views.
- J5.29 View M, from adjacent to Fishing Point on the South West Coast Path, has a **high** sensitivity to change. The proposed development will result in a **medium** level of change as a result of the introduction of buildings visible to the back of Shorthorn and on Crinnis, albeit the latter will be partially screened by the cliff between the two beaches. The facilities building on Polgaver will form a minor element in front of development on Shorthorn. The proposed development will therefore have a **moderate-substantial adverse** effect on this view in relation to Baseline 1.

Baseline 2 – Extant Permission

J5.30 A summary of the visual impact assessment for Baseline 2 is provided below. Where the assessment considers the screening or landscape role of proposed trees these are considered at year 1 following completion of the development.

Long and Medium Views West

J5.31 The sensitivity of view receptors remains the same as for Baseline 1.

J5.32 The magnitude of change from the Extant Permission to the proposed development parameters will be **low** in long range view (W1) and will increase to **medium** in closer views (W2-W5). The change between Extant Permission and the Proposed Development primarily relate to:

- 1 the set back of the line of development, the layering of development reducing the scale of building on the beach front;
- 2 the creation of two distinct areas of development with different characters, in comparison to the apparent single continuous terrace of the Extant permission in these views;
- 3 the 'breaking up' of the frontage on Shorthorn;
- 4 the proposed muted palette of materials will soften the appearance of building in comparison to the white painted finish of the Extant Permission; and,
- 5 the use of a reinforced sand dune on Shorthorn rather than a sea wall and visible rock armour as is the Extant Permission.

J5.33 The site is not visible from view W6 at Charlestown harbour and therefore has nil magnitude of change.

J5.34 The proposed development would result in a reduced scale of development in these views and will be seen in the context of existing developments along the coastline. The overall the effects on views as a result of the proposed development will range from **moderate beneficial** (W1) to **moderate-substantial beneficial** (W2, W3, W4, and W5). There will be a nil effect on view W6 from Charlestown.

Long and Medium Views East

J5.35 In views from the east, on the Polkerris headland view receptors will have a high sensitivity to change as identified in Baseline 1. The magnitude of change for the long range view from Gribbin Head (E1) is **low** due to the distance from the site, increasing to **medium** in the medium range from Little Gribbin to Polkerris (E2, E3, E4 and E5). However, the magnitude of change reduces again to **low** north of Polkerris (E6-E7) as the site becomes partially obscured by the intervening landform of cliffs around Fishing Point. There is no change to views to the east of Par Sands.

J5.36 As with the views from the west the set back of the line of development, the layering of heights, and the creation of two distinct areas of development will

reduce the amount of built form visible in these views. The 'breaking up' of the frontage on Shorthorn and the proposed muted palette of materials will also soften the appearance of building in comparison to the white painted finish of the Extant Permission. The overall the effect on these views will range from **moderate** beneficial (E1, E6 and E7) to **moderate-substantial beneficial** (E2, E3, E4, and E5). There will be a nil effect to View E8 as neither the Extant Permission nor the Proposed Development will be visible from this viewpoint.

Short Range Views

- J5.37 To the west of the site Views A, B and C on the South West Coast Path all have a **high** sensitivity of receptor. From the cliff top between the western end of Crinnis and the eastern end of Shorthorn (Views H, K, L and M) all views also have a **high** sensitivity to change.
- J5.38 Views D, F and G are closest to Crinnis and therefore would comprise views of the buildings within the Extant Permission. As such they have a **medium** sensitivity due to the prominent elements of the Extant Permission contrasting with the surrounding landscape. In addition, View E from Beach Road also has a **medium** sensitivity to change due to receptor activity.
- J5.39 Due to the set back from the beach front on Shorthorn of the Proposed Development in comparison with the Extant Permission, View A and View B would experience **moderate beneficial** and **slight beneficial** effect respectively. Taller elements of the Proposed Development may still be visible in front of cliffs to the rear of Shorthorn but the muted palette of materials will reduce their prominence in the scene in comparison to the five storey terrace of the Extant Permission on the eastern side of Shorthorn.
- J5.40 View C to the west of Crinnis would experience a **moderate adverse** effect (low change) as a result of the proposed development parameters as a result of the maximum building height parameter resulting in the very tops of roofs to be visible at the back of Crinnis. Buildings in the Extant Permission would have a lesser role in this view due to lower buildings being located to the back of the cliffs with taller more prominent buildings located on the beach fronts.
- J5.41 Views which would be dominated by the Extant Permission (Views D, F and G) the proposed development would result in **moderate neutral** effects due to changes in location of taller built form from the front of the beach to the rear.
- J5.42 There would be a **negligible beneficial** effect at View E due to the set back of development from the beach front which would allow views of the sea above the proposed development in comparison to the Extant Permission where taller building on the beach front would have limited views of the sea to a slight gap between buildings.
- J5.43 View H from adjacent to Shorthorn cliffs would experience a **slight adverse** effect as a result of the proposed development parameters as a result of the maximum building height parameter resulting in the very tops of roofs to be visible at the back of Crinnis and Shorthorn.

- J5.44 In View K and View L the proposed development will result in less development visible below the line of the cliff on Crinnis due to the lower scale of development on the sea front and the set back of the line of development. This would be most evident on the western side of Crinnis where the Extant Permission extended along the line of the cliffs to a point in line with Crinnis Rock, and the Proposed Development is set back behind the line of the Information Centre. The effects on Views K and L would be **slight beneficial** and **moderate beneficial** respectively.
- J5.45 The visual effects of the proposed development from the Extant Permission result in **moderate-substantial beneficial** effect to View M from the west of Polgaver beach as a result of a medium change to the view. The beneficial effects would result from the greater set back of development from the beach front, particularly at the eastern end of Shorthorn and near Crinnis Rock at the western end of the site.

Night Time Effects

- J5.46 Night time effects of the proposed development have been assessed in terms of effects on landscape character and from four key representative viewpoints (Views C, E, W4 and E5).

Baseline 1 – Night Time Effects

- J5.47 The lighting within the proposed development would have a direct effect on the landscape character of the site as part of the development as a whole. Additional lighting on Shorthorn and Polgaver beach character area would have a **slight adverse** effect increasing the level of light in highly localised areas. The proposed lighting would have a **slight neutral** effect on the character of Crinnis due to the existing security floodlighting on the site.
- J5.48 The effect on other landscape character areas will be negligible due to the effects of existing skyglow and light spill in the surrounding landscape, primarily from St Austell, Par Harbour and localised effects of street lighting.
- J5.49 In relation to night time views of the site, the proposed development will result in a **moderate adverse** effect on short range views from the South West Coast Path to the west of the site (View C) due to the introduction of lighting to a predominantly dark scene and medium sensitivity of residents to change. From Beach Road (View E), due to a limited increase in lighting visible and low sensitivity of receptors there will be a **slight adverse** effect.
- J5.50 Additional lights on the site would be visible from Polkerris (viewpoint E5) in the context of existing skyglow from St Austell and glare from floodlights in Par harbour. There will be a **slight neutral** effect to this view. To the west of the site from near Castle Gotha farm (Viewpoint W4) the low magnitude of change from new lighting and medium sensitivity of night receptors in this location will result in a **slight-moderate neutral** effect when seen in the context of existing lights within Carlyon Estate and at Par harbour.

Baseline 2 – Night Time Effects

- J5.51 Lighting within the proposed development is assumed to follow the proposals set out in the Light Strategy. The Lighting Strategy seeks to, where possible, reduce the number and intensity of lights in comparison to the lighting assumed as part of the Extant Permission. As such the night time effect of the proposed development on the Village landscape character of the site would be a **slight beneficial** effect.
- J5.52 In addition, adjacent landscape character areas may have indirect **slight beneficial** effects through reduction in light spill from the site.
- J5.53 The proposed development is likely to result in a **slight neutral** effect on short range views from the South West Coast Path to the west of the site (View C) and a low change resulting in a **negligible beneficial** effect from Beach Road in Carlyon Bay (View E) due to a slight reduction in amount of development visible Extant Permission.
- J5.54 In medium and long views from both the east (E5) and west (W4) the proposed development will reduce the amount of development visible (low magnitude of change), as in the assessment of daytime views. The Proposed Development will reduce the prominence of internal lighting in comparison to the four/five storey terrace along the beach front in the Extant Permission, as a result of layering development and ‘breaking up’ of the frontage on Shorthorn. In addition, the proposed development is will incorporate modern technology and techniques for minimising obtrusive light in comparison with lighting assumptions for the Extant Permission. The proposed development will therefore have a **moderate beneficial** effect.

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J6.0 Mitigation Measures

J6.1 Where negative effects have been identified in the assessment methods for mitigation of these effects are proposed as part of the development of the scheme through the Environmental Impact Assessment Process.

During Construction

J6.2 The following measures are recommended to be implemented during the construction phase to mitigate potential adverse landscape and visual effects:

- 1 Adoption of a Construction Environmental Management Plan (CEMP);
- 2 Temporary construction lighting will be discretely placed to ensure a minimum of light pollution to surrounding areas;
- 3 Lighting will be time controlled to limit use when not required (subject to security lighting requirements);
- 4 Use of hoardings should be used to prevent views of construction plant and materials; and,
- 5 Protection of areas of landscaping on the site intended to be retained.

J6.3 Further details of proposed mitigation of construction impacts are contained within the Carlyon Bay Construction Methodology report (December 2010) (Davis Langdon Global Construction Consultants).

After Completion

J6.4 The following measures should be integrated into the detailed design of the proposed development to mitigate potential adverse landscape and visual effects. The detail design should seek to:

- 1 incorporation of building materials of appropriate colour and finish to blend in with the natural environment;
- 2 layout of buildings to keep key visual links between the cliff tops and the bay;
- 3 incorporate design features and articulation of facades which add interest and texture the appearance of the buildings, avoiding a flat monotonous appearance; and,
- 4 use of green or brown roofs, to visually continue the appearance of a vegetated landscape from the cliffs on to the site in short range views.

J6.5 No additional mitigation measures are required for Baseline 2 given the overall beneficial effects of the new proposal when compared with the Extant Permission.

Mitigation of Night Time Effects

- J6.6 The lighting design strategy for the proposed development is included in Appendix J2. This strategy is intended to be incorporated as part of the detailed design of the proposed development.
- J6.7 No additional mitigation is considered to be required on the assumption that the aims of the Lighting Strategy are achieved as part of the detailed design.
- J6.8 No mitigation measures are necessary in relation to the assessment against Baseline 2 providing the aims of the Lighting Strategy are achieved as part of the detailed design.

J7.0 Residual Effects

Introduction

J7.1 This chapter has assessed the proposed development against two Baselines to identify the landscape and visual effects. Residual landscape and visual effects of the proposed development are those likely to be experienced following implementation of the proposed development assuming all mitigation measures are included.

During Construction

J7.2 Providing a CEMP is followed the residual effects of the construction process on landscape character and visual amenity will reduce to a **negligible adverse** effect over a temporary period. There will be a residual slight neutral night time effect. The construction effects for both Baseline 1 and Baseline 2 will be the same.

After Completion

J7.3 The following residual environmental effects will result from the proposed development when assessed against Baseline 1 and Baseline 2.

Baseline 1 – Existing Site

Landscape Character Effects

J7.4 Following mitigation the proposed development will result in localised **substantial adverse** effects on the landscape character of part of Shorthorn and a **moderate beneficial** effect on the character of Crinnis through removal of derelict buildings and construction materials. The development will have a **negligible** or **nil indirect effect** on all other identified landscape character areas following mitigation.

Visual Effects

J7.5 The significance of effects in medium and long range views from the east and the west are greatest at mid points on the Duporth and Polkerris headlands where the site is close enough to the viewpoint to be clearly visible and before the cliff promontories limit the extent of the site which is visible and foreshortening effects reduce the prominence of the development. Following mitigation views from each headland will be **neutral** in nature due to the muted palette of materials, the set back from the MHWL retaining an area of beach at high tide and the appreciation of the site in the context of existing large scale development at Par harbour and St Austell and numerous smaller development in prominent locations on the surrounding cliff tops and inland of the application site.

- J7.6 Short views of the site have been assessed as having **beneficial** effects where these result in the removal of existing detracting features, such as the derelict Coliseum building (Views D, F, G). For the remainder of the short views the proposed development will have a **neutral** effect (A, B, C, E, H, K, L) with the exception of a **moderate-substantial adverse** effects when viewed from the cliff top above Polgaver looking west (view M). This isolated and localised adverse environmental effect has to be considered in the round with the identified beneficial effects on other short range views.
- J7.7 In short range views there will be a very slight increase in the amount of the site visible during winter months, due to loss of leaf cover on trees compared with summer months, however, the magnitude of change and therefore visual effects will be broadly the same for the whole year.
- J7.8 The effects on night time views following mitigation would result in **neutral** effects on short views where the scene is currently dark (Views C and E). There will be also be **slight** to **slight-moderate neutral** effects on medium range views where the site is visible in the context of existing light pollution from St Austell and Par harbour.

Baseline 2 – Extant Permission

Landscape Character Effects

- J7.9 In relation to the fall back position assessed as Baseline 2 the proposed development will result in a **slight to moderate beneficial** effect on the Village character type as a result of reducing the overall development area and high quality of detailed design. No other landscape character areas in Baseline 2 will be directly affected by the proposed development.

Visual Effects

- J7.10 The mitigation and detailed layout proposals for the proposed development result in **beneficial** effects in terms of medium and long range views. The layout principles and mitigation measures of the proposed development will ensure a greater extent of the foreshore is visible and that the proposed development 'sits back' in relation to existing landscape features in all medium and long views through layering and use of a muted palette of materials in comparison to the white, five storey beach front development of the Extant Permission. The removal of the area of rock armour on Crinnis and Shorthorn, the set back of the sea defences and the use of a reinforced dune on Shorthorn rather than a sea wall will also significantly reduce the visual role of the proposed development in comparison the Extant Permission.
- J7.11 Following mitigation, the majority of short views of the site have been assessed as having **beneficial** effects in comparison to the extant permission (Views A, B, D, E, F, G, K, L, M). In the majority of views the proposed development will reduce the negative effects on short views, which have been would be likely to result from the Extant Permission. Views C and H which both look along the

line of the cliff rather than out to sea would have neutral effects where new development may be glimpsed at the back of Crinnis and/or Shorthorn.

J7.12

The proposed development will have a beneficial effect on short and medium night time views assessed (C, E, W4, E5) due to the set back of development and reduction in height of development on the beach front and detailed lighting specification reducing potential for light spill and sky glow from the site.

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J8.0 **Summary & Conclusions**

- J8.1 The proposed development for Carlyon Bay has been assessed against two Baseline conditions in order to identify potential effects on the surrounding landscape and on views and visual amenity from the existing site and from the “fall back” Extant Permission.
- J8.2 Temporary negligible effects resulting from the construction phase will be managed by a CEMP and do not give rise to any substantial adverse effects on landscape character or visual amenity.
- J8.3 The introduction of new development on Crinnis and Shorthorn when assessed against the existing condition of the site (Baseline 1) will result in substantial adverse effects on the immediate landscape character of part of Shorthorn and on one short range view from the east the site. However, the proposed development will result in a number of beneficial effects to both the landscape character of part of the site and to short range views of derelict buildings on site. It is therefore concluded that the proposed development on the whole is acceptable in terms of landscape effects and daytime and night time visual effects when assessed against the current condition of the site.
- J8.4 The assessment against the Extant Permission (Baseline 2) shows that the proposed development, including layout principles set out in the mitigation section, will result in either neutral or beneficial landscape/visual effects. Notably the proposed development will result in moderate beneficial effects in views from the South West Coast Path within the designated AONB Duporth and Polkerris headlands. In relation to the fallback position therefore the proposed development is both acceptable and significantly beneficial in its landscape effects and daytime and night time visual effects.

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J9.0

Abbreviations

- 1 ZVI: Zone of Visual Influence
- 2 CGV: Computer Generated Visualisation
- 3 LDU: Landscape Description Unit
- 4 LCA: Landscape Character Area
- 5 AONB: Area of Outstanding Natural Beauty

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J10.0

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