

Appendix C

Hayle Landscape Assessment

Hayle CELL 1		ASSESSOR; Belinda Edwards		DATE; February 2011			
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change		
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No's.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity <i>Place a value of H/M/L- see guidance</i>	Visual Sensitivity <i>Place a value of H/M/L- see guidance</i>	Final Cell Judgement (Score- 1-10) As per previous matrix		
	<i>Record information for each survey sub heading listed -</i>						
Natural Landscape Features		Cell 1a = L <ul style="list-style-type: none"> Degraded landscape Disjointed & neglected No designations Limited public use Cell 1b = M <ul style="list-style-type: none"> No designations but intact landscape. Productive and well maintained. Cell 1c = M <ul style="list-style-type: none"> Presence of Dune system Coast path Many informal routes Sports Club – community resource Disjointed Intrusions – Power Cables 	Score Cell 1a = M	Score Cell 1a = M	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation		
Topography/ landform	Mainly man made (cricket pitch, cp, substation, harbour development). Generally slopes SW towards estuary.		Moderate Sensitivity = 3				
Vegetation cover/ trees	Not much cover. Pitches, car park, dune/scrub (bramble, buddlei, gorse, grasses). Some cover of pine trees, gorse scrub on steep faces.		<ul style="list-style-type: none"> Char area – Historic, industrial harbour 	<ul style="list-style-type: none"> Visible from Lelant and other side of estuary (Hayle) 			
Field pattern/ boundary type	N/A		Cell 1b = H	Cell 1b = H			
Land use	Cricket Club, Dune area (open land?), Sub Station/ Wave Hub, Old harbour buildings.		High Sensitivity = 5				
Distinctive landscape/ historic features	Harbourside		<ul style="list-style-type: none"> Char area – sloping productive agricultural 	<ul style="list-style-type: none"> Visible from Hayle town and higher ground beyond. Distant views of Carbis Bay. 			
Water bodies/ courses	Estuary to SW and open sea to NW	Cell 1c = M	Cell 1c = H				
Settlement/ Built Features			Med/High Sensitivity = 4				
Settlement type	None		<ul style="list-style-type: none"> Dunes character 	<ul style="list-style-type: none"> Long distant views of Carbis Bay and Lelant Close views from town 			
Distinctive manmade features	Power Cables dominate part of side Harbourside buildings		For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix)		CELL 1a	CELL 1b	CELL 1c
Distinctive historic or cultural features	Harbourside – historic industrial		Final score will be between 1 (Low		(4)	(8)	(7)
Vernacular (use of local materials)	N/A						
Transport Pattern							
A Road/ B Road/ other							
Railways							
Farm/ Private tracks	Lots of rough access tracks						

Cycleways			Sensitivity) and 5 (High Sensitivity)			
PROW	Yes					
Informal paths	Yes					
Visual Prominence	(tick appropriate)					
Open/ long distance (high)	Long distance views to SW towards Lelant and Carbis View – good views.					
Intermittent (medium)	Intermittent views of estuary					
Limited (low)						
Landscape Condition						
Integrity and unity of landscape	Degraded landscape with intrusions					
Aesthetic & Sensory						
Tranquillity (H/ M/ L)	Medium – Could hear A30 in distance Probably busy in summer with adjacent chalets					
how is the landscape experienced?	Fairly exposed to SW winds					
Key sources / visual or noise (both within and outside the cell)	A30 Busy chalet park adjacent					
Cell to Cell relationship						
What is the key information relating to adjacent cell?						
Photograph numbers						
Other Information						

Hayle CELL 2		ASSESSOR; Belinda Edwards		DATE; February 2011	
Landscape Survey Information					
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No.</i> <i>Landscape Description Unit No's.</i>	Place a value of H/M/L- see guidance	Landscape Character Sensitivity <i>Place a value of H/M/L- see guidance</i>	Visual Sensitivity <i>Place a value of H/M/L- see guidance</i>	Final Cell Judgement (Score- 1-10) As per previous matrix
	<i>Record information for each survey sub heading listed -</i>				
Natural Landscape Features		Score Cell 2a = M <u>Positive</u> <ul style="list-style-type: none"> Productive agricultural land intact – cultural value – daffodils. PRW Setting to village (OARS) 	Score Cell 2a = H Medium/High Sensitivity = 5 <ul style="list-style-type: none"> Moderate sloping, productive agricultural land – good example 	Score Cell 2a = H <ul style="list-style-type: none"> Visible from Hayle town and higher ground beyond (cells 7, 8, 9 & 10) clearly framing Phyllack Village 	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation
Topography/ landform	N part of cell level, S part of cell moderate slope to SE				
Vegetation cover/ trees	Productive agricultural				
Field pattern/ boundary type	Moderate sized regular fields, Cornish hedge field boundaries with sparse (maintained shrub), no hedgerow trees.				
Land use	Productive agricultural – arable and daffodils				
Distinctive landscape/ historic features	Old cross (recorded on OS). Phillack Church visible but outside cell				
Water bodies/ courses	No				
Settlement/ Built Features		Cell 2b = L <u>Positive</u> <ul style="list-style-type: none"> Productive agricultural land <u>Negative</u> <ul style="list-style-type: none"> Intrusions of power cables Intrusions of adjacent holiday park Lesser 	Cell 2b = H Medium/High Sensitivity = 4 <ul style="list-style-type: none"> Level/gently sloping agricultural land – good example 	Cell 2b = M <ul style="list-style-type: none"> Distant views, but not particularly visible from Hayle Town. Also visible from adjacent row of houses although only a small number. 	
Settlement type	Farmstead on road – part listed				
Distinctive manmade features	Very prominent power cables in N part of cell				
Distinctive historic or cultural features	Old cross (recorded on OS). Phillack Church visible but outside cell				
Vernacular (use of local materials)	Farmstead. Hedgebanks				
Transport Pattern		For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix) Final score will be between 1 (Low	CELL 2a (8)	CELL 2b (5)	
A Road/ B Road/ other	B road 'Churchtown Road' runs E-W through cell.				
Railways	No				
Farm/ Private tracks	Yes				

Cycleways	No		Sensitivity) and 5 (High Sensitivity)		
PROW	Yes				
Informal paths	No				
Visual Prominence	(tick appropriate)				
Open/ long distance (high)	Long distance views to west towards Carbis Bay				
Intermittent (medium)	Medium range view to west of Chalet Park. Medium/Long views into Hayle – town centre/Copperhouse				
Limited (low)					
Landscape Condition					
Integrity and unity of landscape					
Aesthetic & Sensory					
Tranquillity (H/ M/ L)	M. Bounded by built form, Phillack to East, Chalet Park to West				
how is the landscape experienced?	Fairly bleak and exposed on higher ground in N part of cell				
Key sources / visual or noise (both within and outside the cell)	Occasional noise from ‘B’ Road through cell				
Cell to Cell relationship					
What is the key information relating to adjacent cell?	Relates well to E side of cell 1 – same land use and topography.				
Photograph numbers					
Other Information					

Hayle CELL 5		ASSESSOR; Belinda Edwards		DATE; February 2011	
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	Landscape Character Area No. Landscape Description Unit No's.	Place a value of H/M/L- see guidance	Landscape Character Sensitivity <i>Place a value of H/M/L- see guidance</i>	Visual Sensitivity <i>Place a value of H/M/L- see guidance</i>	Final Cell Judgement (Score- 1-10) As per previous matrix
	Record information for each survey sub heading listed – ONLY ASSESSING PART CELL OUT OF SSSI				
Natural Landscape Features		Score M <u>Positive</u> <ul style="list-style-type: none">• Adjacent to SSSI• Presence of woodland belts• Part of flood plain <u>Negative</u> <ul style="list-style-type: none">• No PRW/Informal paths etc.• Intrusion power cables• Proximity to A30 – constant noise• Urban fringe character – intrusions of adjacent developments	Score	Score	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation
Topography/ landform	Gently sloping to SE		H	M	
Vegetation cover/ trees	Wooded boundary SE Side and A30 embankment planting		Medium/High Sensitivity = 4		
Field pattern/ boundary type	Large fields		<ul style="list-style-type: none">• Characteristic low lying land near to esturine landscape• Moderately visible from surroundings with potential to mitigate		
Land use	Pasture				
Distinctive landscape/ historic features	Manmade ditch cuts across from NE runs SW				
Water bodies/ courses	Manmade ditch cuts across from NE runs SW				
Settlement/ Built Features			For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix) Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)		
Settlement type	On urban fringe				
Distinctive manmade features	Adjacent to site, listed building 'Loggins Mill'				
Distinctive historic or cultural features	Manmade ditch cuts across from NE runs SW				
Vernacular (use of local materials)	N/A				
Transport Pattern				(7)	
A Road/ B Road/ other	B road on NW boundary, A30 forms SE boundary				
Railways	No (see viaducts in distance)				
Farm/ Private tracks	No				
Cycleways	No				
PROW	No				
Informal paths	No				

Visual Prominence	(tick appropriate)			
Open/ long distance (high)	Long distance views to south and south east to Angarrack. Closer views of urban edge of Hayle and new retail development at A30 roundabout to South.			
Intermittent (medium)	Near views to South West, screened by belt of trees on opposite side A30			
Limited (low)				
Landscape Condition				
Integrity and unity of landscape	Intrusions of power cables and proximity to main roads, man made water course.			
Aesthetic & Sensory				
Tranquillity (H/ M/ L)	Very Low			
how is the landscape experienced?	Exposed & Open			
Key sources / visual or noise (both within and outside the cell)	A30 key source of constant traffic noise			
Cell to Cell relationship				
What is the key information relating to adjacent cell?	Separated from adjacent cells by <ul style="list-style-type: none">A30 (Cell 6)Not integral to Cell 4 (dune system etc)			
Photograph numbers				
Other Information				
Note: NW area of cell slightly higher and out of flood plain – could accept development with good mitigation ie. extending the existing hedgerow and tree belt.				

Hayle CELL 6		ASSESSOR; Belinda Edwards		DATE; February 2011	
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape’s Ability to Accept Change
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No’s.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity	Visual Sensitivity	Final Cell Judgement
	<i>Record information for each survey sub heading listed –</i>		<i>Place a value of H/M/L- see guidance</i>	<i>Place a value of H/M/L- see guidance</i>	(Score- 1-10) As per previous matrix
Natural Landscape Features		Score L <u>Negative</u> <ul style="list-style-type: none">• Intrusions power cables• View of adjacent unsightly development• Constant noise of A30 and fast B Road	Score	Score	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation
Topography/ landform	Gently sloping to SW		H	M	
Vegetation cover/ trees	Pasture, daffodils, sparse hedges, no trees		Moderate Sensitivity = 4		
Field pattern/ boundary type	Large fields, Cornish hedge boundary with sparse maintained shrub, no trees		<ul style="list-style-type: none">• Characteristic low lying agricultural land – edge of Connor Downs.• Productive agricultural fields	<ul style="list-style-type: none">• Not highly visible, but visible from Hayle and Leland beyond.• Limited potential to mitigate	
Land use	Pasture, daffodils				
Distinctive landscape/ historic features	None				
Water bodies/ courses	Engineered watercourse forms W boundary				
Settlement/ Built Features					
Settlement type	N/A				
Distinctive manmade features	Power lines				
Distinctive historic or cultural features	N/A				
Vernacular (use of local materials)	N/A				
Transport Pattern			For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix) Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)		
A Road/ B Road/ other	A30 to N, B Road (Carwin Rise) to S (both forming boundaries to cell)				
Railways	No				
Farm/ Private tracks	No				
Cycleways	No				
PROW	No				
Informal paths	No				
		(5)			

Visual Prominence	(tick appropriate)			
Open/ long distance (high)	Long views to W of Hayle , Phillack (church visible) and Lelant beyond			
Intermittent (medium)	Medium distance views to SE of Moore adjacent to Angarrack (cell7). Also to N, dunes in Cell 4.			
Limited (low)				
Landscape Condition				
Integrity and unity of landscape	Fairly complete, but quite significant intrusions of power cables, view of adjacent development and road			
Aesthetic & Sensory				
Tranquillity (H/ M/ L)	Very Low			
how is the landscape experienced?	Bleak/Open			
Key sources / visual or noise (both within and outside the cell)	A30 – Constant Noise B Road, Canrinion Rise – Constant Noise			
Cell to Cell relationship				
What is the key information relating to adjacent cell?	Relates to all 5 – low lying fairly level agricultural land.			
Photograph numbers				
Other Information				
Note: NW area of cell slightly higher and out of flood plain – could accept development with good mitigation ie. extending the existing hedgerow and tree belt.				

Hayle CELL 7		ASSESSOR; Belinda Edwards		DATE; February 2011		
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change	
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No's.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity <i>Place a value of H/M/L- see guidance</i>	Visual Sensitivity <i>Place a value of H/M/L- see guidance</i>	Final Cell Judgement (Score- 1-10) As per previous matrix	
<i>Record information for each survey sub heading listed -</i>						
Natural Landscape Features		Cell 7a = M Positive • Cornwall wildlife site – biodiversity value Negative • Intrusions of power cables • Impact of adjacent development Cell 7b = M Positive • Intact piece of productive, well managed agricultural landscape with copses and scrub Cell 7c = M Positive • OARS designation Negative • Intrusion of power lines and view of industrial development	Score Cell 7a = H	Score Cell 7a = M	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation	
Topography/ landform	Level in western part of cell but rising up fairly steeply to the NE and very steeply to SE.		Med/High Sensitivity = 4			
Vegetation cover/ trees	Wetland grasses and scrub in flood plain area, some areas drained.		• Good example of unmanaged low lying wetland fields with wetland grasses and scrub	• Views of Hayle residential area		
Field pattern/ boundary type	Cornish hedges, smaller fields in floodplain with well shrubbed hedges, larger fields on slopes, thinner hedges on managed land.					
Land use	Productive agricultural, disused agricultural, storage yard.		Cell 7b = H	Cell 7b = M		
Distinctive landscape/ historic features	Disused railway bisects site W - E		Med/High Sensitivity = 4			
Water bodies/ courses	Many ditches, main watercourse runs NW - SE		Cell 7c = M	Cell 7c = H		
Settlement/ Built Features		Med/High Sensitivity = 4				
Settlement type	Edge Anagarrack village on SE corner. Significant farm at N end of cell, Hotel development in NW part of cell on boundary.					
Distinctive manmade features	Ditches, power lines					
Distinctive historic or cultural features	Ditches for land drainage					
Vernacular (use of local materials)	Not particularly evident					
Transport Pattern						
A Road/ B Road/ other	Busy B road – Carwinion Rise – quieter road Marsh Lane					
Railways	Disused W-E across site					
Farm/ Private tracks	Yes					
Cycleways	No					
PROW	No					
Informal paths	Not evident (may have been pre development out of town centre)					
		For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix) Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)		CELL 7a (7)	CELL 7b (7)	CELL 7c (7)

Visual Prominence	(tick appropriate)				
Open/ long distance (high)	NE and SE have near, limited and distant views – Hayle (including industrial area and out of town development), Lelant, Carbis Bay, St Ives and Hills				
Intermittent (medium)					
Limited (low)					
Landscape Condition					
Integrity and unity of landscape	Sub cells more unified. Power cables form significant intrusion. Flood plain area affected by surrounding development.				
Aesthetic & Sensory					
Tranquillity (H/ M/ L)	L in lower lying area – greater as you climb up.				
how is the landscape experienced?	Mixed				
Key sources / visual or noise (both within and outside the cell)	A30 (including junction) and Carwinion Rise are significant sources of traffic noise.				
Cell to Cell relationship					
What is the key information relating to adjacent cell?	No significant relationship to other cells.				
Photograph numbers					
Other Information					
Flood plain area, 7a is a Cornwall Wildlife Site.					

Hayle CELL 8		ASSESSOR; Belinda Edwards		DATE; February 2011	
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No's.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity	Visual Sensitivity	Final Cell Judgement (Score- 1-10) As per previous matrix
	<i>Record information for each survey sub heading listed -</i>		<i>Place a value of H/M/L- see guidance</i>	<i>Place a value of H/M/L- see guidance</i>	
Natural Landscape Features		Cell 8a = M Positive <ul style="list-style-type: none">Intact productive agricultural landscape (cultural – daffodils)Biodiversity – wildlife corridor along stream bank in valley bottom Negative <ul style="list-style-type: none">Power cables through cell Cell 8b = M <ul style="list-style-type: none">Engineered landscape, quite sterile apart from biodiversity of wildlife condor of stream and ponds. But has some aesthetic/sensory qualities and is a community sporting facility.	Score	Score	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation
Topography/ landform	Moderately steep sided valley running SW - NE		Cell 8a = H	Cell 8a = H	
Vegetation cover/ trees	Pasture and daffodils in fields, trees and scrub along stream banks		High Sensitivity = 5		
Field pattern/ boundary type	Large regular fields. Cornish hedge banks with sparse maintained scrub. Single row hawthorn hedges with no bank. No trees in hedges		<ul style="list-style-type: none">Good example of sloping agricultural land around HayleUpper slopes in particular have long distance views of St Ives, Carbis Bay, Hayle and the sea		
Land use	Agricultural. Pasture and daffodils				
Distinctive landscape/ historic features	Stream with wooded/scrub banks forms distinctive landscape feature				
Water bodies/ courses	See above				
Settlement/ Built Features					
Settlement type	Single (modern) dwelling on Nanpusker Road. Golf driving range office and car park		Cell 8b = M	Cell 8b = M	
Distinctive manmade features	Power cables bisect cell, broadly following hedge line		Moderate Sensitivity = 3		
Distinctive historic or cultural features	Daffodil growing				
Vernacular (use of local materials)	N/A				
Transport Pattern		For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix) Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)		CELL 8a (8)	CELL 8b (6)
A Road/ B Road/ other	A30 on W boundary of cell				
Railways	On N boundary of cell				
Farm/ Private tracks	Yes				
Cycleways	No				
PROW	No				
Informal paths	No				

Visual Prominence	(tick appropriate)				
Open/ long distance (high)	180deg view from higher ground on E side of cell of St Ives, (distant) Carbis Bay, Hayle Town, Dunes and the sea.				
Intermittent (medium)	See above				
Limited (low)					
Landscape Condition					
Integrity and unity of landscape	Fairly complete – intrusions of power cables only				
Aesthetic & Sensory					
Tranquillity (H/ M/ L)	High to E side of cell on higher ground, low on W side close to A30				
how is the landscape experienced?	Exposed and bleak on higher ground. More sheltered but still ‘open’ on lower slopes.				
Key sources / visual or noise (both within and outside the cell)	A30 on W boundary				
Cell to Cell relationship					
What is the key information relating to adjacent cell?	Doesn’t relate much to 7. More so to cell 9 but is severed by A30.				
Photograph numbers					
Other Information					

Hayle CELL 9		ASSESSOR; Belinda Edwards		DATE; February 2011	
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No's.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity	Visual Sensitivity	Final Cell Judgement
	<i>Record information for each survey sub heading listed -</i>		<i>Place a value of H/M/L- see guidance</i>	<i>Place a value of H/M/L- see guidance</i>	(Score- 1-10) As per previous matrix
Natural Landscape Features		Cell 9 = M Positive <ul style="list-style-type: none">Use by community as small holding (nr railway) and paddock for ponies on east side.Sports club forms valuable community resource units.Area of woodland/scrub add biodiversity.Small length of bridleway in S part of cell. Negative <ul style="list-style-type: none">Disjointed landscapeNo designations, few PRWPresence of A30 & intrusion of noise.	Score	Score	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation NOTES – Retain mature tree/areas of woodland, scrub and good hedges. Allow space for more wooded areas/trees to reduce visual prominence.
Topography/ landform	Land generally sloping to NW, gentle to moderate slope. Gentle valley? (no watercourse visible)		Cell 9 = M	Cell 9 = M	
Vegetation cover/ trees	Agricultural land (some disused, pasture, arable, daffodils), sports pitches, small patches of woodland and scrub		Moderate Sensitivity = 3		
Field pattern/ boundary type	Medium sized regular fields , Cornish hedge boundaries with sparse maintained hedges		<ul style="list-style-type: none">Agricultural landscape makes reasonable contribution to agricultural town fringe.	<ul style="list-style-type: none">Generally quite visible but potential for mitigation particularly on lower slopes.Also development around lower part of cell would reduce visual prominence of further development.Higher ground behind also serves to reduce visual prominence.	
Land use	Agricultural , sports pitches, disused nursery, gardens (daffodils and arable)				
Distinctive landscape/ historic features	None				
Water bodies/ courses	None				
Settlement/ Built Features					
Settlement type	Hamlet of Trevessack based around old farm house				
Distinctive manmade features	-				
Distinctive historic or cultural features	Old farmstead of Trevassack. Disused nursery.				
Vernacular (use of local materials)	Building stone of Farm and cottages				
Transport Pattern				(6)	
A Road/ B Road/ other	A30 forms southern boundary, quiet lanes for crossroads at centre of cell.	For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix)			
Railways	Forms S boundary	Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)			
Farm/ Private tracks	Small lengths in S part of cell				
Cycleways	No				
PROW	Small length of bridleway in S part of cell				
Informal paths	No				

Visual Prominence	(tick appropriate)			
Open/ long distance (high)	High ground to S of cell in particular boasts panoramic views Carbis Bay, St Ives, Sea Phyllack, Dunes, Godrevy lighthouse, Carn Brea, Moors.			
Intermittent (medium)				
Limited (low)				
Landscape Condition				
Integrity and unity of landscape	Not a unified landscape, intrusions of roads, buildings, sports pitches, etc.			
Aesthetic & Sensory				
Tranquillity (H/ M/ L)	N part of cell moderately tranquil, S part of cell in proximity to A30, very noisy.			
how is the landscape experienced?	Enclosed and sheltered lower slopes, more exposed and open on higher ground.			
Key sources / visual or noise (both within and outside the cell)	A30 generally affects S part of cell.			
Cell to Cell relationship				
What is the key information relating to adjacent cell?	Not particularly related to adjacent cells.			
Photograph numbers				
Other Information				

Hayle CELL 10		ASSESSOR; Belinda Edwards		DATE; February 2011		
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change	
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No's.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity	Visual Sensitivity	Final Cell Judgement (Score- 1-10) As per previous matrix	
	<i>Record information for each survey sub heading listed -</i>		<i>Place a value of H/M/L- see guidance</i>	<i>Place a value of H/M/L- see guidance</i>		
Natural Landscape Features		Cell 10a = H Positive <ul style="list-style-type: none">Intact landscape with few intrusions except A30Bridleway and PRWWell wooded stream corridor – good wildlife corridorWell wooded hedgePatches of woodland/scrub within cellWell used leisure route along stream connecting with small lake on edge of town. Cell 10b = M Positive <ul style="list-style-type: none">Intact piece of productive, well managed agricultural landscape with copses and scrub	Score	Score	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation	
Topography/ landform	Mostly sloping towards west, gentle to moderate slopes. Small area sloping east on opposite site of valley.		Cell 10a = H	Cell 10a = M		
Vegetation cover/ trees	Agricultural field hedges, some with trees. Wooded valley bottom and embankments to A30.		Med/High Sensitivity = 4			
Field pattern/ boundary type	Medium to large fields with Cornish hedge boundaries		<ul style="list-style-type: none">Good example of productive agricultural land on town fringeW facing slopes visible from dense housing area to west but some potential to mitigate			
Land use	Agricultural – mainly arable. Productive to west part of site on Grade 2 land.					
Distinctive landscape/ historic features	Old shafts towards valley bottom.					
Water bodies/ courses	River and associated ponds in valley bottom.					
Settlement/ Built Features			Cell 10b = H	Cell 10b = M		Med/High Sensitivity = 4
Settlement type	Residential areas of Hayle to N and W. Two isolated dwellings within cell.					
Distinctive manmade features	Ponds and works to stream					
Distinctive historic or cultural features	Daffodil growing in fields to W of cell.					
Vernacular (use of local materials)	-	For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix)		CELL 10a	CELL 10b	
Transport Pattern		Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)				
A Road/ B Road/ other	A30 forms southern boundary					
Railways	-					
Farm/ Private tracks	Farm tracks cross site NE to SW					
Cycleways	-					

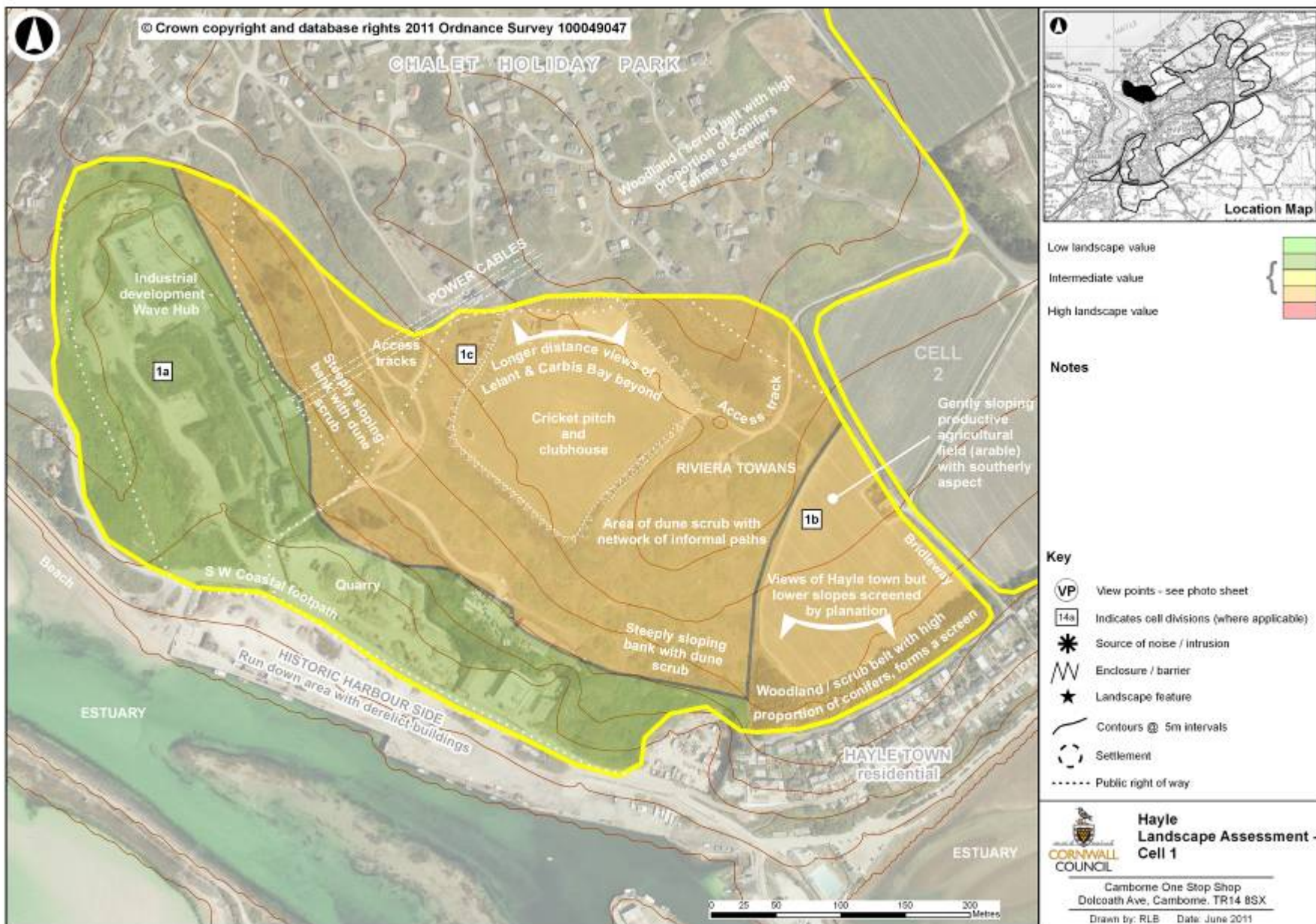
PROW	PRW and Bridlewyas run NE – SW though cell				
Informal paths	No				
Visual Prominence	(tick appropriate)				
Open/ long distance (high)	Western part of the cell highly visible from dense area of housing to west, looking across the valley. Eastern part of cell forms high point and is very visible from a distance.				
Intermittent (medium)					
Limited (low)					
Landscape Condition					
Integrity and unity of landscape	Generally intact agricultural landscape				
Aesthetic & Sensory					
Tranquillity (H/ M/ L)	Quite High when not affected by A30 noise				
how is the landscape experienced?	Generally feels open and exposed				
Key sources / visual or noise (both within and outside the cell)	Noise pollution from A30 – particularly where the road is on embankment				
Cell to Cell relationship					
What is the key information relating to adjacent cell?	Eastern part of cell 10 related to western part of cell 9.				
Photograph numbers					
Other Information					

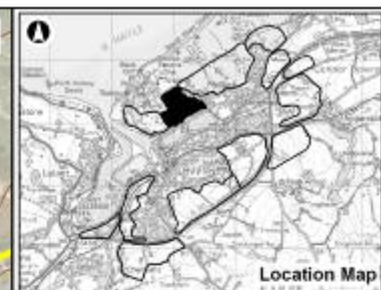
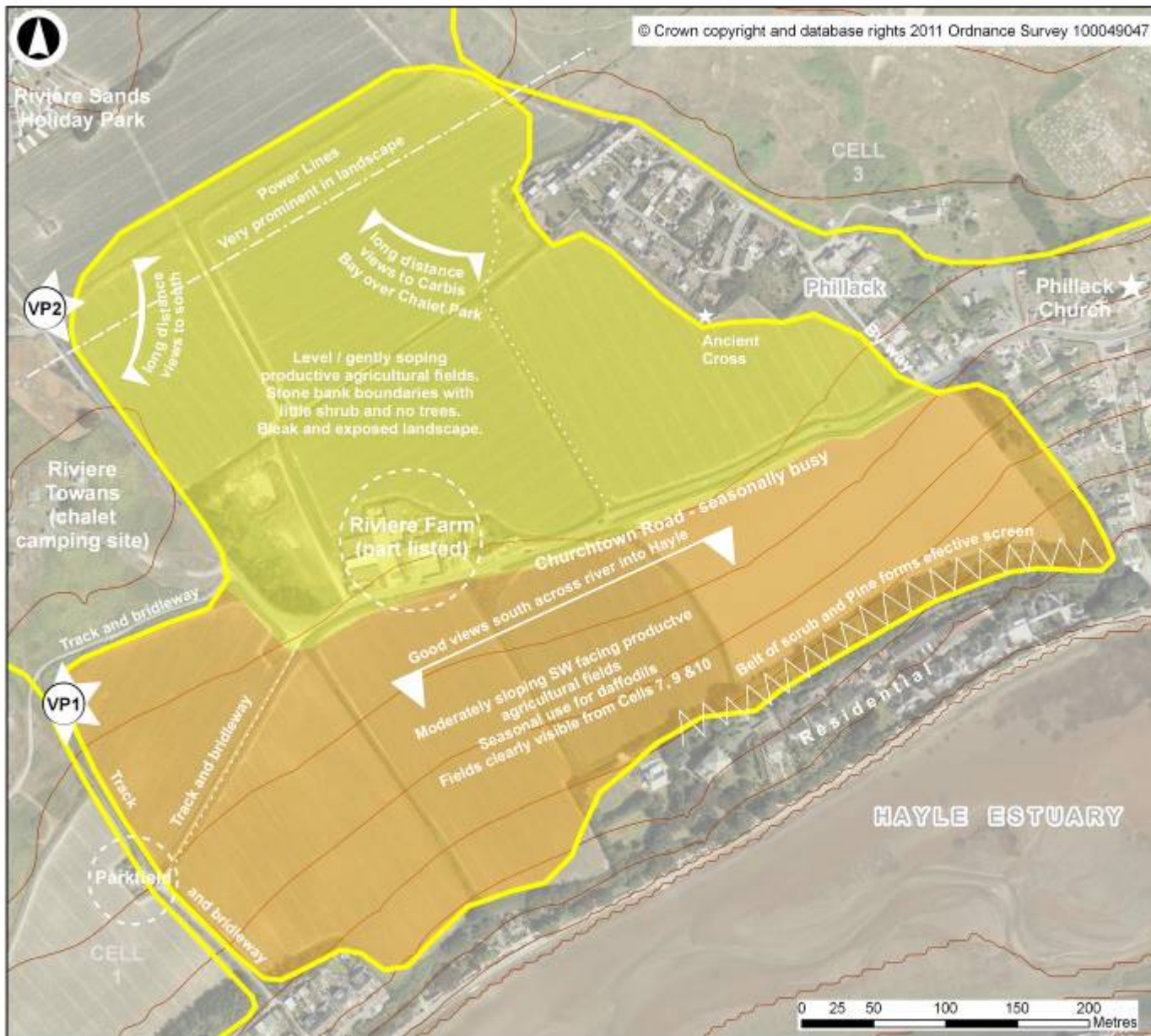
Hayle CELL 11		ASSESSOR; Belinda Edwards		DATE; February 2011		
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change	
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No's.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity	Visual Sensitivity	Final Cell Judgement (Score- 1-10) As per previous matrix	
	<i>Record information for each survey sub heading listed -</i>		<i>Place a value of H/M/L- see guidance</i>	<i>Place a value of H/M/L- see guidance</i>		
Natural Landscape Features		Cell 9 = M Positive <ul style="list-style-type: none">National trail along B roadIntact, well managed agricultural landscapeAdjacent development screened by woodland beltWoodlands/scrub on railway banks, biodiversity value and well treed track and woodland/scrub bank along B road boundary (some TPO's) and to South between and around horse paddocks.Cultural value – daffodil fields.TranquilOARs designation at Northern edge.	Score	Score	Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10) Most inappropriate for development- 10 Red Greatest potential for development with mitigation- 2 Green In between scores have potential for some types of development with careful mitigation, further detailed study may be required NB. All development requires mitigation	
Topography/ landform	Moderately sloping west facing fields.		Cell 9 = H	Cell 9 = H		
Vegetation cover/ trees	Agricultural		Med/High Sensitivity = 5			
Field pattern/ boundary type	Medium sized fields with Cornish hedge boundaries		<ul style="list-style-type: none">Good example agricultural landSetting to estuaryViews across estuary to Lelant and beyond to Carbis Bay.Prob H visually prominent from St Ives.			
Land use	Agricultural, mainly arable, currently daffodils					
Distinctive landscape/ historic features	Historic settlement (remains of) in NE corner of site. Wooded embankments of railway.					
Water bodies/ courses	Small stream and pond near S end of cell.					
Settlement/ Built Features				For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix) Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)		(8)
Settlement type	Cell lies east of Hayle Town, with it's own town centre.					
Distinctive manmade features	Railway bisects site NE to SW					
Distinctive historic or cultural features	Historic settlement as above. Former large Victorian Villas and their wooded grounds along eastern boundary, now a hospice, hospital and wildlife park					
Vernacular (use of local materials)	Cornish Hedges					
Transport Pattern						
A Road/ B Road/ other	B Road, the busy Carnsew Road – forms boundary to west of site.					
Railways	Yes					
Farm/ Private tracks	To east of site and running W-E across site					
Cycleways	Cornish Way					
PROW	Cornish Way along Chenalls Road and Carnsew Road. PRW along Plantation Lane					
Informal paths	No					

Visual Prominence	(tick appropriate)			
Open/ long distance (high)	Openly visible from the West in general as slopes up from side of estuary. Very visible from Cardrew Road to the West, Lelant to the west of the estuary and the higher ground further west.			
Intermittent (medium)				
Limited (low)				
Landscape Condition				
Integrity and unity of landscape	Fairly complete piece of landscape in terms of topography and land use. Railway in cutting therefore provides little intrusion			
Aesthetic & Sensory				
Tranquillity (H/ M/ L)	M. Fairly tranquil at the eastern side of the site where the traffic noise is faint.			
how is the landscape experienced?	Relatively sheltered, particularly to the east of the cell where there is more tree cover. Site has good prospect.			
Key sources / visual or noise (both within and outside the cell)	Cardrew Road to the West and the A30 to the South are the main sources of noise which is fairly constant.			
Cell to Cell relationship				
What is the key information relating to adjacent cell?	Cell is quite distinct.			
Photograph numbers				
Other Information				

Hayle CELL 12		ASSESSOR; Belinda Edwards		DATE; February 2011	
Landscape Survey Information		Landscape Value	Overall Landscape Sensitivity		Landscape's Ability to Accept Change
Landscape Description <i>Record descriptive information for each survey sub heading listed</i>	<i>Landscape Character Area No. Landscape Description Unit No's.</i>	<i>Place a value of H/M/L- see guidance</i>	Landscape Character Sensitivity	Visual Sensitivity	Final Cell Judgement (Score- 1-10) As per previous matrix
	<i>Record information for each survey sub heading listed -</i>		<i>Place a value of H/M/L- see guidance</i>	<i>Place a value of H/M/L- see guidance</i>	
Natural Landscape Features		<div>Cell 12 = M</div> <ul style="list-style-type: none">Productive agricultural setting to listed Trelissick Manor (Farm)Well wooded hedges and tracks (more sheltered) and woodland and scrub area in SE corner – all add to biodiversity.TranquilFeels out of townA30 not particularly intrusive.	Score	Score	<div>Landscape Value (1-3) + Landscape Sensitivity (1-5) = Overall Landscape Assessment (1-10)</div> <div>Most inappropriate for development- 10 Red</div> <div>Greatest potential for development with mitigation- 2 Green</div> <div>In between scores have potential for some types of development with careful mitigation, further detailed study may be required</div> <div>NB. All development requires mitigation</div>
Topography/ landform	Gently sloping to West		Cell 12 = H	Cell 12 = M	
Vegetation cover/ trees	Generally		Med/High Sensitivity = 4		
Field pattern/ boundary type	Medium sized field with well wooded Cornish hedges		<ul style="list-style-type: none">Views of Hayle Town, Estuary, Sea, Lelant (church) and hill tops beyond		
Land use	Generally agricultural, but mix of uses including arable, nursery, leisure (golf driving range, horse riding, maize maze)				
Distinctive landscape/ historic features	Historic settlement of Trelissick Manor House central to cell				
Water bodies/ courses	Spring and small stream/ditch runs east to Trelissick Farm				
Settlement/ Built Features					
Settlement type	Small area of recent housing on W boundary of cell, Trelissick Manor House and Farm to centre of cell		<div>For Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity (see previous matrix)</div> <div>Final score will be between 1 (Low Sensitivity) and 5 (High Sensitivity)</div>		
Distinctive manmade features	Maize Maze – in summer only				
Distinctive historic or cultural features	Historic manor farm and setting				
Vernacular (use of local materials)	Local stone used in walls and farmhouse				
Transport Pattern					
A Road/ B Road/ other	A30 to north of cell				
Railways	No				
Farm/ Private tracks	Yes – associated with Trelissick Manor Farm, Manor and nursery				
Cycleways	-				
PROW	Yes – across A30 running south through farm and onto St Erth				
Informal paths	Only in NW field of cell from farm to field building				

Visual Prominence	(tick appropriate)			
Open/ long distance (high)	Moderately visible from long distance to West, Leland and higher ground beyond			
Intermittent (medium)				
Limited (low)				
Landscape Condition				
Integrity and unity of landscape	In some places, in vicinity of wooded lanes and setting to historic farm, landscape seems complete. To the east however the different land uses and proximity to roads from intrusions			
Aesthetic & Sensory				
Tranquillity (H/ M/ L)	Varies, quite high in narrow wooded lanes near old farm, decreases to medium to east and north of site, nearer to A30			
how is the landscape experienced?	Moderately sheltered, pleasant, out of town feel			
Key sources / visual or noise (both within and outside the cell)	A30, constant source of noise			
Cell to Cell relationship				
What is the key information relating to adjacent cell?	Does not really relate to other cells			
Photograph numbers				
Other Information				





Low landscape value
Intermediate value
High landscape value

Notes

Generally SW sloping productive farmland with sparse hedges and few trees

Mainly bounded by Towans (dune system) with the Hayle estuary to the south

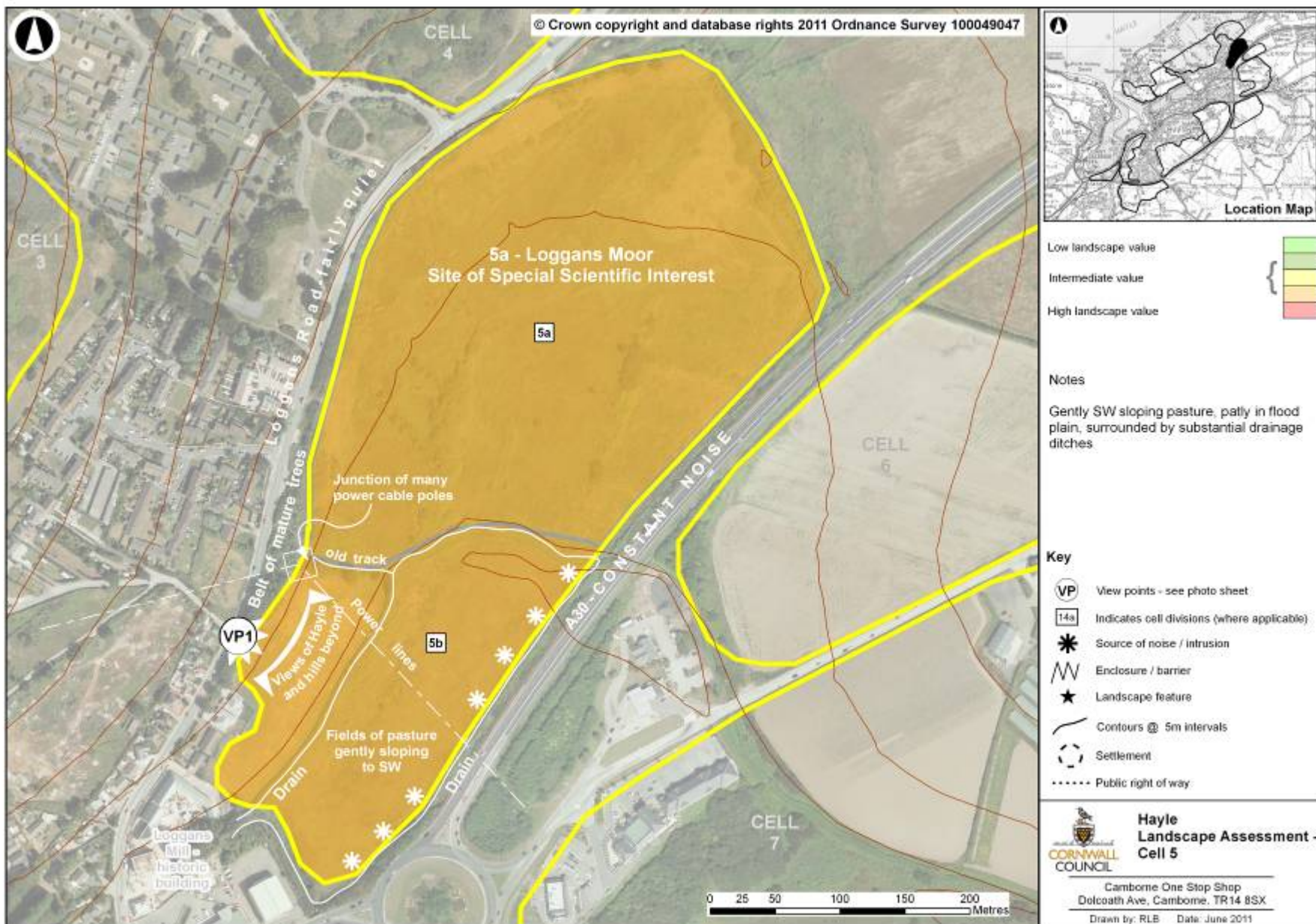
Key

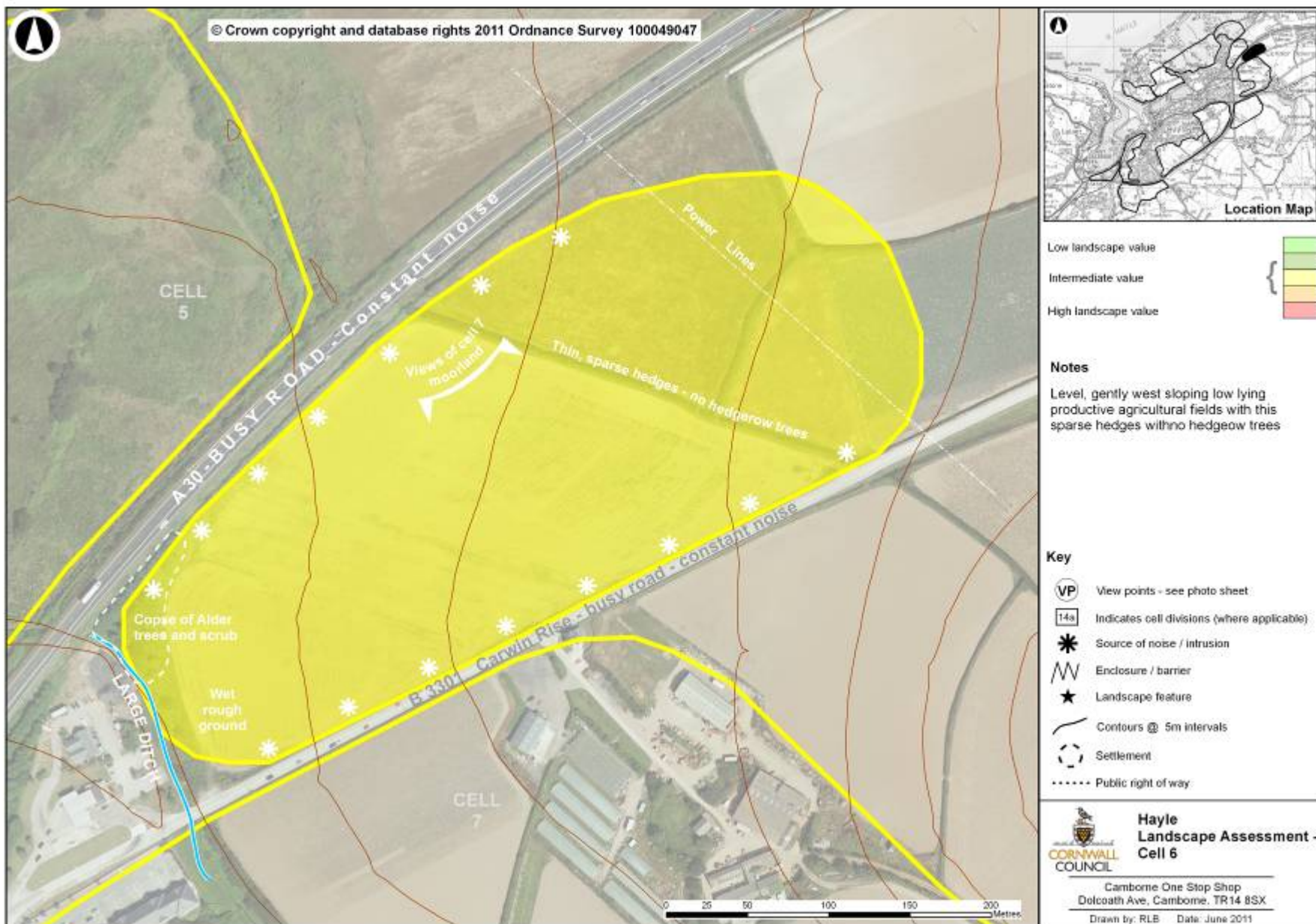
- VP View points - see photo sheet
- 14a Indicates cell divisions (where applicable)
- * Source of noise / intrusion
- W Enclosure / barrier
- ★ Landscape feature
- Contours @ 5m intervals
- Settlement
- Public right of way

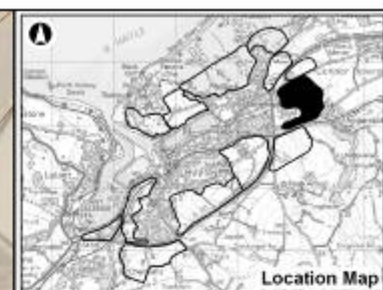
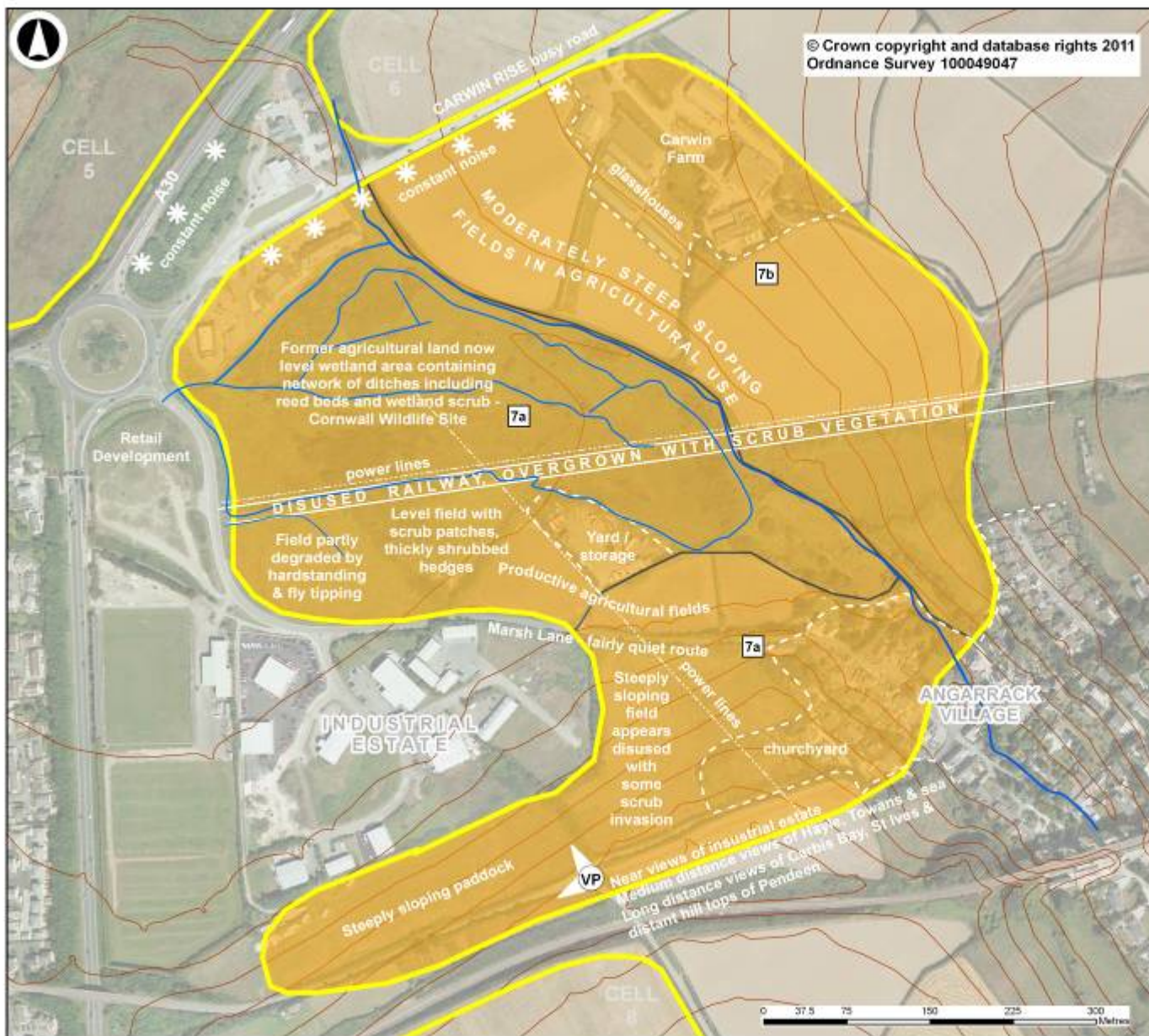


Hayle Landscape Assessment - Cell 2

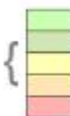
Camborne One Stop Shop
Dolcoath Ave, Camborne, TR14 8SX
Drawn by: RLB Date: June 2011







Low landscape value
Intermediate value
High landscape value



Notes

Mainly agricultural, fields sloping SW and NE falling to flood plain.
Cornish hedges generally sparse with significant areas of wetland / scrub in flood plain

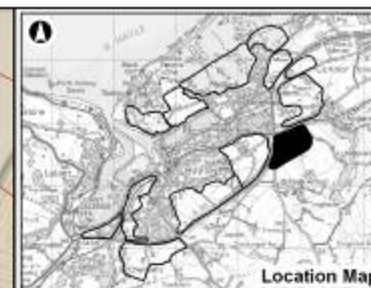
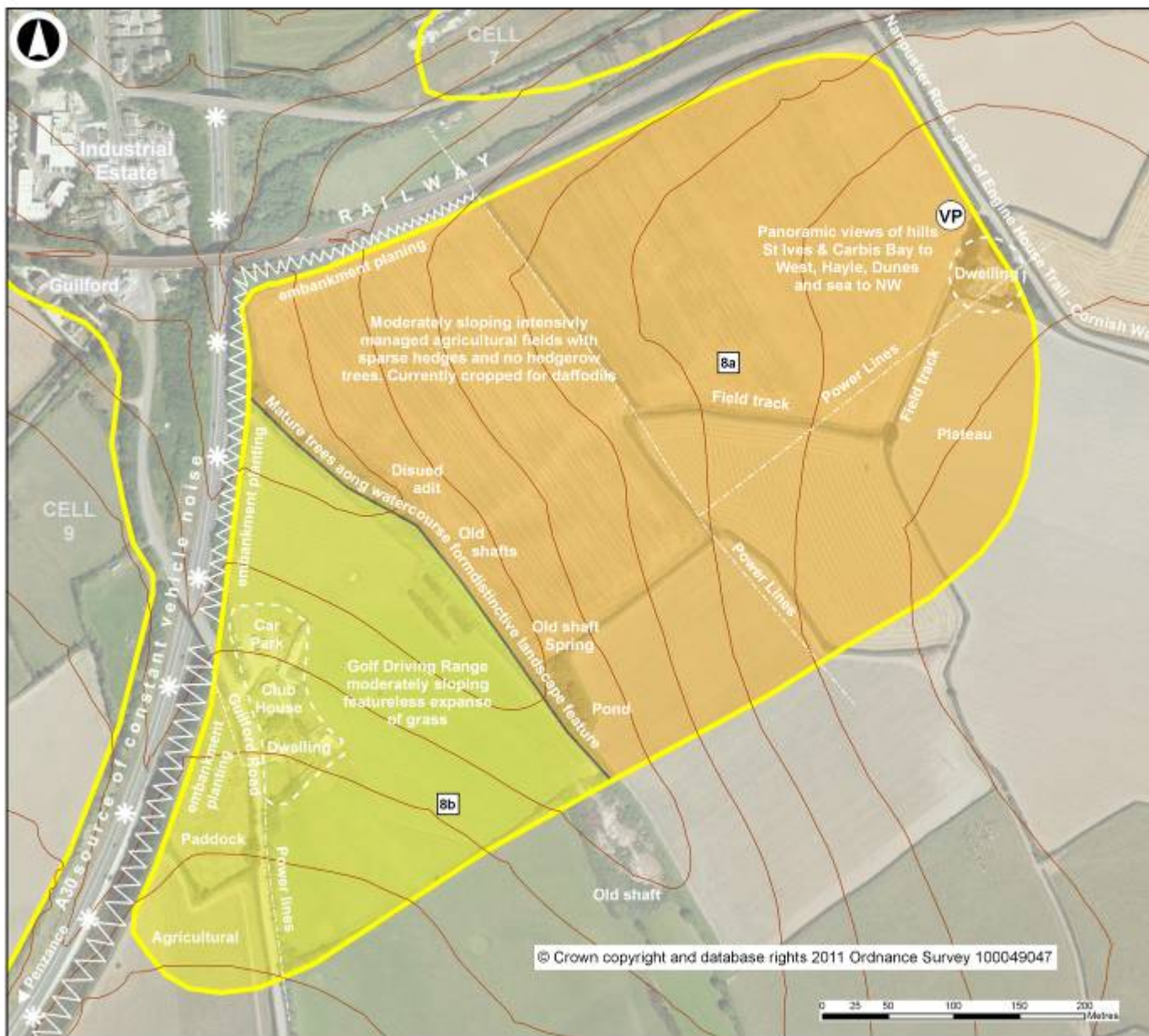
Key

- VP View points - see photo sheet
- 14a Indicates cell divisions (where applicable)
- * Source of noise / intrusion
- MW Enclosure / barrier
- ★ Landscape feature
- Contours @ 5m intervals
- Settlement
- Public right of way
- Water courses



**Hayle
Landscape Assessment -
Cell 7**

Camborne One Stop Shop
Dolcoath Ave, Camborne, TR14 8SX
Drawn by: RLB Date: June 2011



Notes
Exposed and open.
Valley sides sloping down to stream which runs SE to NW.
Very sparse hedges and few trees except along stream bank

- Key**
- VP View points - see photo sheet
 - 14a Indicates cell divisions (where applicable)
 - * Source of noise / intrusion
 - W Enclosure / barrier
 - ★ Landscape feature
 - Contours @ 5m intervals
 - Settlement
 - Public right of way

