

<b>Natural Environment Service</b> Economy, Enterprise & Environment Directorate, Cornwall Council	<b>Scoping opinion - Landscape Response</b> <b>DRAFT</b>
<b>Consultation for</b>	<b>Application number:</b> PA15/01714 <b>Development type:</b> EIA Scoping Opinion request for proposed redevelopment of the Pendower Beach Hotel site <b>Location:</b> Pendower Beach House Hotel, Rocky Lane, Ruan High Lanes, Truro, Cornwall TR2 5LW <b>Applicant:</b> Roseland Peninsula Homes
<b>Case Officer</b>	Mark Ball
<b>Response date</b>	20 March 2015
<b>Landscape respondent</b>	Cathy Lowe
<b>Date of response</b>	23 March 2015

### Summary of key issues

- a) The site of Pendower Beach Hotel lies in a sensitive, highly valued landscape covered by a range of designations including AONB, close to the SW Coast Path and other nationally and regionally important footpath routes.
- b) The increasingly rare sense of isolation and tranquillity is a major aspect of the landscape character here. To the east of this site, there are currently plans for the re-development of the Nare Hotel which have potential to impact on the Carne Beach, eastern end of Pendower Beach.
- c) The small scale and use of traditional buildings in the existing hotel arrangement sit easily in and on the site, low in the entrance to the valley which opens on to Pendower Beach.

### Supporting detail

*Range of documents reviewed in addition to a site visit:*

- Location Plan
- Draft Landscape and Visual Impact Assessment

#### a) Landscape and Visual Impact

The site lies within the Landscape Character Area CA40 Gerrans, Veryan and Mevagissey Bays for which the Visions and Objectives are described as *'A tranquil and peaceful, rural landscape with dramatic, unspoilt coastline which still has a sense of its roots in farming, fishing and mining. Although this area is under pressure from a number of different forces, it has still managed to largely retain its working, domesticated character. The objective for this area should be to manage these forces for change in a way which maintains the tranquillity of the coast, farmland and settlement...'* The Planning and Land Management Guidelines include the direction to restrict development to existing settlements and avoid urbanisation.

The site falls within the Area of Outstanding Natural Beauty, Heritage Coast and Area of Great Scientific Value designations, a Cornwall Wildlife Site covers the northern part of the site and a Site of Special Scientific Interest overlaps the south-east corner. The South West Coast Path runs through the site, the Cornish Way-Coast & Clay Trail runs close by and both connect with local PROW - the Gold 315002 footpath and 327012 bridleway immediately adjoining.

The Cornwall and Isles of Scilly Shoreline Management Plan Review (2011) includes under Policy Development Zone 4 – Black Head to Zone Point: *'Beaches exist in discrete locations along the coastline, the main substantial beach being Pendower which is popular with tourists'* *'Recreational amenity – The east facing nature of this coastline section dictates that the shoreline is very sheltered and the frequently calm seas contribute to the feeling of isolation and tranquillity. Key values for this area are the natural and isolated feel of the coastline'*

The existing slipway has been damaged in some way and it is recommended that specialist CC officer advice be sought re. the current SMP approach to coastal erosion in this area.

The viewpoints proposed in the draft LVIA appear to include those that would be required and provide a good basis for photomontages.

#### **b) Development context**

The closed business and security protected buildings do not enhance the setting as it stands but any new development needs to work with the coastline qualities identified such as tranquillity, natural, unspoilt, 'off the beaten track'. The Nare Hotel only half a kilometre to the east is already larger than the Pendower Beach Hotel and currently has a planning application on hold to develop the site further. There are concerns that if both hotel schemes go forward at a similar scale the characteristics described above would be diminished.

#### **c) Recommended design considerations**

- Siting of buildings in relation to levels - current buildings are single or two storey and sit on or below the 16m contour. Any proposed development needs to sit easily in the wider landscape appearing as an incidental, rather than dominant feature or focal point, the level at which buildings are set will part of determining this.
- The scale, mass and arrangement of the range of existing buildings are easily accommodated within the landscape though from viewpoints on the beach above mean high water and looking west, the building group can appear reasonably extensive. Any proposals should carefully consider these relationships with the wider landscape.
- The existing trees create a distinctive group with the buildings, providing some shelter and visual screening, and though it may not be possible to retain all trees in new proposals, the wind-shaped forms would make a valuable mature contribution to a newly developed site and should be retained wherever they can be.  
All existing trees should be assessed in relation to their visual, biodiversity and ecosystem value.
- The South West Coast Path route needs to be not just accommodated but integrated into the proposals in a way that benefits both the proposed development and users of the footpath.
- Proposals need to be designed 'in the round' considering how views of the development will be seen from above and from the beach below as well as various degrees of elevation.
- The building style, boundary treatments and materials need to be complementary to the site, keeping reflective surfaces to a minimum.

**Requirements**

See standard scoping guidance attached, and in addition:

- Provide sections through site to demonstrate the relationship of proposals to the local topography and existing buildings.
- Demonstrate extent of the cut and fill impact on the site.
- Show the tree survey (to Relevant BS 5837:2012 Trees in relation to design, demolition and construction) in relation to proposals.
- Show planting proposals as part of the proposed masterplan.
- Building style, boundary treatments and materials to be demonstrated.
- Photomontages viewpoints to be agreed but to be selected to demonstrate the impact on critical/sensitive viewpoints.