

Technical Annex 7H Planning Policy Context

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
1	Clifton Terrace 1-2	R+C	20	Properties 1 and 2 on Clifton Terrace are positioned near the edge of the cliff which runs along North Quay. From this exposed position they have extensive views over Hayle Harbour. Carnsew Pool, Hayle Estuary, Triangular Spit, South, East, and North Quay. Views also include distant ridgelines beyond Carnsew Pool and Hayle Estuary and parts of the surrounding townscape of Hayle.	<p><u>Construction</u> The elevated position of these properties would provide extensive views over most processes in the construction phase. large.</p> <p><u>Operation year 1</u> Existing views of the derelict harbour would be completely changed. The views from the west aspect of the buildings would be dominated by proposed built form on North Quay views to the proposed marina may also be possible. views from the front of the properties would retain extensive views over Hayle Estuary, Carnsew and Copperhouse Pools. Views from the front of the properties would also include the proposed Copperhouse road bridge and proposed development on East and South Quay as prominent new elements in the view. Proposed planting to the rear would screen the views towards Riviere Fields. - Large</p> <p><u>Operation year 15</u> There would be no change in the impacts from year 1. Large</p>	High	major (-)	major	major
2	Clifton Terrace 2-23	R	40	Views from upstairs front windows over East and South Quay. Copperhouse Pool, Hayle Estuary and the townscape of Hayle across Copperhouse Pool provide other dominant landscape elements in the views from these properties.	<p><u>Construction</u> Prominent views over large areas of South and East Quay would leave many of the construction processes exposed. medium.</p> <p><u>Operation year 1</u> changes in the baseline view would include the proposed road bridge and acute views of the proposed development down the length of South Quay. Views of Hayle Harbour compose a relatively small part of the overall scene. medium.</p> <p><u>Operation year 15</u> No significant alteration in the views from year 1. medium.</p>	High	major (-)	major	major

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3	Clifton Terrace 23-34	R	60	Some views from rear windows through and past plantation to Riviere Fields. Acute views to South Quay from front windows. Copperhouse Pool, Hayle Estuary and the townscape of Hayle across Copperhouse Pool provide dominant elements in the views from these properties.	<p><u>Construction</u> Construction processes in both Riviere Fields and South Quay parts of the proposed development would partially alter the existing views from these properties. Medium.</p> <p><u>Operation year 1</u> Views to Riviere Fields part of the proposed development out of the rear of the properties would be partially screened by planting and the community gardens to the southern end of Riviere Fields. Views to the proposed road bridge and South Quay would be acute and constitute only a small part of the overall scene. The views over the Hayle townscape and Copperhouse Pool would remain as the defining elements of the view. medium.</p> <p><u>Operation year 15</u> The magnitude of change would reduce as planting to the rear of the properties becomes established. small.</p>	High	major (-)	major	moderate
4	Carnsew Road 2-6 (builders merchants)	I	10	The Foundry, South Quay and Triangular Spit are all prominent in the foreground of the view. North Quay, Penpol, Riviere and Hayle Towans visible beyond.	<p><u>Construction</u> The proximity of the proposed development site would leave the construction processes highly visible, especially on South Quay. medium.</p> <p><u>Operation year 1</u> Proposed buildings on South Quay would impose significantly on the views from this property. large.</p> <p><u>Operation year 15</u> No significant alterations in the magnitude of change from year 1. large.</p>	Low	minor (-)	moderate	moderate

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
5	Carnsew Meadows 1-7	R	220	Views of the proposed development site are possible from the rear of the properties, Hayle and Riviere Towans, South and North Quay are immediately apparent across Carnsew Pool. The Triangular Spit in the foreground partially restricts views to the beach and lower parts of the Quay. Lelant Churchtown and Towans form significant part of the view. Views of the Riviere and Hayle Towans skyline include the distinctive chalet properties and overhead power lines.	<p><u>Construction</u> Proximity to the site and the significance of the proposed development site in the field of view would result in the construction processes causing a substantial intrusion in the existing views. large.</p> <p><u>Operation year 1</u> Development on North and South Quay would form a significant alteration in the character of the views from this receptor. Views to development on Riviere Fields would also become possible on the skyline over North Quay. Parking on Triangular Spit would introduce a new element in the view from these properties. Proposed development would introduce a significant expansion of the urban area of Hayle into the baseline views. Views to the distinctive skyline of Riviere and Hayle Towans would be altered by proposed development on Hilltop. The expansive views over Carnsew Pool and Lelant would remain as the dominant element in the view. Large.</p> <p><u>Operation year 15</u> No significant alteration in the magnitude of change from operation year 1. large.</p>	High	major (-)	major	major
6	Carnsew Meadows 8-15	R	340	Panoramic views from the upstairs rear windows. Views extend over Carnsew Pool and Hayle Estuary and include Lelant Churchtown and Lelant Towans. Triangular Spit, Riviere and Hayle Towans, North, East and part of South Quay compose a significant part of the view to the east. Views of the Riviere and Hayle Towans skyline include the distinctive chalet properties and overhead power lines	<p><u>Construction</u> Proximity to the site and the significance of the proposed development site in the field of view would result in the construction processes causing a substantial intrusion in the existing views. medium.</p> <p><u>Operation Year 1</u> Impacts are similar to those experienced from Carnsew Meadows 1-7 (view ref 5). Views of the proposed development site become slightly more acute and distant. medium.</p> <p><u>Year 15</u> No significant alteration in the magnitude of change from operation year 1. medium.</p>	High	major (-)	major	major

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7	Carnsew Road 20	I	570	Extensive views possible across Carnsew Pool and Hayle Estuary. Views are generally towards Lelant Churchtown and rural views of Trevethoe. Planting and buildings around Carnsew Meadows limit the acute views towards North Quay and Riviere and Hayle Towans parts of the proposed development site. Views of the Riviere and Hayle Towans skyline include the distinctive chalet properties and overhead power lines	<p><u>Construction</u> Magnitude of change limited by distance from the proposed development site and the relative insignificance of the proposed development site in the field of view. Small.</p> <p><u>Operation year 1</u> Dominant elements of the view would remain unchanged. Magnitude of change resulting from the limited alteration to North Quay and Riviere and Hayle Towans part of the development site is judged to be small.</p> <p><u>Operation year 15</u> No significant alteration in the magnitude of change from operation year 1. small.</p>	Low	minor (-)	minor	minor
8	The Causeway 1	C	900	Extensive views possible across Carnsew Pool and Hayle Estuary. Views are generally towards Lelant Churchtown, Lelant Towans and rural views of Trevethoe and Trencom Hill. Planting and properties along Carnsew Road block the views to the majority of the proposed development site. Parts of North Quay, Triangular Spit and Riviere and Hayle Towans form significant parts of the view to the east.	<p><u>Construction</u> The prominence of views to North Quay would result in the alteration to baseline views of Hayle Harbour and Riviere and Hayle Towans. Construction processes, equipment and buildings would all be visible from this viewpoint. medium.</p> <p><u>Operation year 1</u> The prominence of the proposed development and the extent of the area over which the change would be visible would cause a large magnitude of change</p> <p><u>Operation year 15</u> no significant change in the impacts from year 1. large.</p>	Low	minor (-)	moderate	moderate
9	Foundry Lane 1-26 Dowren House	C	60	Limited views of South Quay, North Quay and Riviere and Hayle Towans are available through the viaduct in the foreground and past the builders merchants on Carnsew Road.	<p><u>Construction</u> Construction processes on the parts of the proposed development site south of the B3301 would be the most visible. Medium.</p> <p><u>Operation year 1</u> Buildings and car parking proposed on the opposite side of the viaduct would form the most prominent part of the proposed development site. Views through the viaduct would still be possible but the existing glimpses of Riviere and Hayle Towans would be replaced by proposed development on South Quay. Proposed development would substitute the existing visual context which is compromised by the derelict appearance of the view. medium.</p> <p><u>Operation year 15</u> No significant alteration in the views from operation year 1. medium.</p>	Low	minor (-)	minor	minor

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
10	Penpol Road 15-17	R	210	Views to parts of South Quay, North Quay, East Quay and Riviere and Hayle Towans possible from upstairs rear windows over buildings on Chapel Terrace.	<p><u>Construction</u> Existing buildings in the foreground and the angle of view reduce the impact of construction processes from these properties. small.</p> <p><u>Operation year 1</u> Proposed development would result in a substantial extension of the urban area of Hayle in views. The length of proposed buildings adjacent to Penpol Creek on South Quay would form a new visible element in views from these properties. medium.</p> <p><u>Operation year 15</u> No significant change from year 1. medium.</p>	High	moderate (-)	major	major
11	Chapel Terrace 1-24	R + C	60	Acute views down the length of Penpol Creek and South Quay are possible from the fronts of these buildings.	<p><u>Construction</u> Views of the proposed development site become more prominent in properties closer to the railway viaduct. Acute nature of the views and the activity and buildings in the foreground limit the impact of the construction processes. medium.</p> <p><u>Operation year 1</u> Views through the viaduct would remain possible. Proposed buildings on South Quay would form a significant part of the view on the opposite side of the viaduct and partially obstruct views to the estuary. Distant and acute views to North Quay would constitute a minor new element in the view. medium.</p> <p><u>Operation year 15</u> Impacts on the view would not change significantly from those in operation year 1. medium.</p>	High	major (-)	major	major
12	Foundry Hill flats 1-25	R	100	Acute views out of the rear of the properties towards the proposed buildings immediately north of the viaduct and parts of South Quay and Triangular Spit.	<p><u>Construction</u> Views to the lower parts of Hayle Harbour are partially blocked by existing buildings in the foreground. small.</p> <p><u>Operation year 1</u> Glimpse views of the buildings proposed on the opposite side of the viaduct would be possible through gaps in the viaduct and buildings in the Foundry. small.</p> <p><u>Operation year 15</u> No significant alteration in the magnitude of change in views at operation year 1. small.</p>	High	moderate (-)	moderate	moderate

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
13	Foundry Square 18-25	R	20	Acute views of Riviere Fields and South Quay available from the front and the rear windows of the properties through the viaduct in the foreground.	<p><u>Construction</u> Acute nature of the views and buildings in the foreground limit the possible intrusion of construction processes in the views from these properties. Distant views of construction processes in Riviere Fields would be possible. Some views may be possible of construction on South Quay. small.</p> <p><u>Operation year 1</u> Acute views of proposed buildings on South Quay would be possible past the viaduct and restrict some views of the estuary. Distant views to proposed buildings on Riviere Fields would replace existing views of the rural area around Riviere Farm. All views of the proposed development would be seen in the urban context of Hayle. medium.</p> <p><u>Operation year 15</u> Proposed planting to the southern edge of Riviere Fields would reduce the impact of the proposed buildings in the view. small.</p>	High	moderate (-)	major	moderate
14	Foundry Square 1, 3-4, 8-10 (post office, white hart hotel and bank)	C	60	All views towards the proposed development site are viewed through the viaduct in the foreground. Views of South Quay are possible from the front windows. Views of parts of North Quay, East Quay, Riviere Fields, and Riviere and Hayle Towans are possible from the higher floors over the planting and traffic in Foundry Square.	<p><u>Construction</u> Traffic in Foundry Square and planting in the memorial gardens under the viaduct would obstruct visibility of the majority of the construction processes. The impact of the construction phases would be restricted to activity adjacent to the B3301, distant processes on North Quay, and tall equipment on South Quay. small.</p> <p><u>Operation year 1</u> The proximity of the development site in relation to the properties would result in proposed new buildings creating an imposing new element in the views beyond the viaduct. Proposed built form on South Quay would not form a dominant part of the overall scene. Views through the viaduct towards the estuary would be retained. Views to the proposed development on North Quay would only form a minor component of the wider view. medium.</p> <p><u>Operation year 15</u> No significant change to the views from year 1. medium.</p>	Moderate	minor (-)	moderate	moderate

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
15	Station Hill 1-3	R	100	Views of South Quay possible from the rear of the properties	<p><u>Construction</u> Buildings in the foreground would restrict most of the views of the construction processes. Small.</p> <p><u>Operation ear 1</u> Proposed buildings along the length of South Quay would form a new element in views from the rear of the properties. Proposed built form would restrict some of the views to the estuary and distant views to the landscape setting of Hayle. small.</p> <p><u>Operation year 15</u> No significant alterations in the impacts from operation year 1. small.</p>	High	moderate (-)	moderate	moderate
16	Station Hill 14-25	R	150	Partial views of Riviere Fields and Riviere and Hayle Towans are possible from the upstairs front windows. Vegetation around the station and buildings in Hayle restrict the views to lower parts of Hayle Harbour. Lelant Churchtown, Lelant Towans and the rural views around Trevetthoe are also significant elements of the view.	<p><u>Construction</u> Construction phases would affect the views over North Quay and Riviere amd Hayle Towans. Construction processes and equipment would be visible from this viewpoint. Medium.</p> <p><u>Operation year 1</u> The buildings proposed along North Quay would have the most significant impact on this viewpoint. Views to the proposed development along South Quay are blocked by existing surrounding buildings as are views to Riviere Fields. Proposed buildings along North Quay would form a significant part of the scene obscuring the majority of the view to Riviere and Hayle Towans and the existing skyline. Views to the beach and St Ives Bay would still be available but would be partially obscured by buildings along the waterfront of North Quay. The proposed development would be seen as an extension to the urban area of Hayle. medium.</p> <p><u>Operation year 15</u> No significant change to the views from year 1. medium.</p>	High	major (-)	major	major

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
17	Penpol Terrace 1-60	R+C	60	Views from the front of the properties look directly onto South Quay, with some acute views to North Quay. Views are partly obscured by planting and traffic along Penpol Terrace.	<p><u>Construction</u> All phases of construction would form an immediately apparent alteration to the baseline views due to the proximity of this viewpoint to the proposed development site. Construction processes, equipment and buildings would obstruct existing views through to Lelant and distant ridgelines. large.</p> <p><u>Operation year 1</u> Proposed buildings on South Quay would introduce an imposing new element in the views from the properties on Penpol Terrace. While some of the views to rural areas and the estuary beyond South Quay would remain possible, proposed buildings would reduce the existing exposed and open character of Penpol Terrace. Large.</p> <p><u>Operation year 15</u> No significant change in views available from operation year 1. large.</p>	High	major (-)	major	major
18	Penpol Terrace 61	R+C	80	Views to East Quay are possible through the gaps in existing buildings on the opposite side of Penpol Terrace. Northern parts of South Quay are visible with Triangular Spit, Carnsew Pool, Hayle Estuary and Lelant beyond. Partial views of Riviere Fields and Riviere and Hayle Towans on the skyline may be possible from the upstairs windows.	<p><u>Construction</u> The proximity to the proposed development site and the amount of the proposed development site within the field of view would result in construction processes forming a significant part of the view. large.</p> <p><u>Operation year 1</u> Existing buildings in the foreground limit the change which would result from the proposed development. However, development on northern parts of South Quay, Triangular Spit and East Quay would form an immediately apparent element in the scene. Proposed development would replace the derelict baseline character of the views over the Harbour. Existing buildings and planting at Clifton Terrace would partially restrict visibility of Hilltop and Riviere Fields parts of the proposed development. large.</p> <p><u>Operation year 15</u> While planting proposed to the southern side of Riviere Fields and Hilltop will become established and further screen visibility of these parts of the development, the overall impact of the proposed development would remain the same as at operation year 1. large.</p>	High	major (-)	major	major

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19	Penpol Terrace 62-63, 67-69	R+C	80	Views are generally towards Copperhouse Pool, Clifton Terrace, Riviere Fields and Riviere and Hayle Towans. Acute views are possible to the proposed development site on East Quay. Some parts of North Quay are also visible.	<p><u>Construction</u> Changes as a result of the construction processes would be limited to proposed road bridge, work across Hayle Terrace on North Quay and in Riviere Fields. medium.</p> <p><u>Operation year 1</u> The proposed Copperhouse road bridge and associated activity adds a new element to views from these properties. How the proposed road bridge would be perceived is dependant on the detailed resolution of the design and how the proposed bridge relates visually with the existing listed bridge. The Riviere Fields part of the proposed development would form a new part of the scene proposed built form and planting would break the skyline beyond existing planting and properties on Clifton Terrace. The proposed marina, buildings on North and East Quay would also become visible. Proposed buildings around the existing harbour masters office would have a significant effect on the existing scene. large.</p> <p><u>Operation year 15</u> While proposed planting to the southern side of Riviere Fields would become established and reduce the amount of proposed built form visible, the change is judged to remain as large.</p>	High	major (-)	major	major
20	Hayle Terrace 2-38 even	R+C	129	From the front of the properties Copperhouse Pool forms the dominant element within the view, with Clifton Terrace and the Riviere Fields part of the proposed development site beyond. Acute views to parts of North Quay and Riviere and Hayle Towans are possible.	<p><u>Construction</u> Construction impacts are limited to those visible in acute views to the proposed road bridge, North Quay, East Quay and limited parts of Riviere Fields. Medium.</p> <p><u>Operation year 1</u> Proposed vehicular bridge, North and East Quay are visible in acute views to the west. Built form in Riviere Fields may become visible above planting on Clifton Terrace. Views to the community gardens and surrounding proposed planting and buildings on the lowest part of Riviere Fields would be possible past the most eastern building on Clifton Terrace. Lower lying nature of views from these properties reduces the visibility of proposed built form in Riviere Fields. medium.</p> <p><u>Operation year 15</u> Planting would become established around the community gardens reducing the level of change. small.</p>	High	major (-)	major	moderate

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21	Hayle Terrace 38-82 even	R	330	Some views towards Riviere Fields part of the proposed development site are possible over buildings on the opposite side of Hayle Terrace.	<p><u>Construction</u> Views of construction processes limited by existing buildings in the foreground on the opposite side of Hayle Terrace and existing planting on the opposite side of Copperhouse Pool. small.</p> <p><u>Operation year 1</u> Restricted views of buildings in Riviere Fields would be seen as an extension to existing properties on Clifton Terrace. small</p> <p><u>Operation year 15</u> Planting around Riviere parts of the proposed development would help screen built form further and retain rural elements of the view. small.</p>	High	moderate (-)	moderate	moderate
22	Hayle Terrace 1-43 odd & Church, library, day centre and garage	R+C	150	Extensive views of Copperhouse Pool are possible from the rear of the buildings. Beyond Copperhouse Pool views of Riviere fields are possible, these views are partially blocked by planting and buildings on Clifton Terrace and King George V Memorial Walk.	<p><u>Construction</u> construction processes and equipment would all be visible from the rear of these properties. The construction phases would be exposed on the valley sides but partially screened by planting along King George V Memorial Walk and Clifton Terrace. medium</p> <p><u>Operation year 1</u> The proposed residential buildings in Riviere Fields would make up a substantial part of the views across Copperhouse Pool. The development would appear as an extension to the existing residential properties along Clifton Terrace. Due to the angle of view parts of the proposed development may break the skyline. large.</p> <p><u>Operation year 15</u> Proposed planting around the proposed development site would provide continuity with the plantation on Clifton Terrace and would reduce the magnitude of change after year 15. medium.</p>	High	major (-)	major	major
23	Commercial Road 2-18 even	R	350	Riviere Fields forms part of the views from the front of the properties these are partially blocked by buildings on the opposite side of Commercial Road.	<p><u>Construction</u> Visibility of construction phases is limited by existing buildings and planting on the opposite side of Copperhouse Pool. small.</p> <p><u>Operation year 1</u> Partial views to proposed planting and built form at Riviere Fields past buildings on the opposite side of Commercial Road. small.</p> <p><u>Operation year 15</u> Views towards Riviere Fields would change as proposed planting establishes. small.</p>	High	moderate (-)	moderate	moderate

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24	Commercial Road 38-108 even	R+C	360	Some views to Riviere Fields are possible past the buildings and vegetation on the opposite side of Commercial Road.	<p><u>Construction</u> Visibility of construction phases limited by existing buildings and planting on the opposite side of Copperhouse Pool. small.</p> <p><u>Operation year 1</u> Partial views to proposed planting and built form at Riviere Fields would be possible past buildings on the opposite side of Commercial Road. Development proposal would form part of the skyline in views across Copperhouse Pool. small.</p> <p><u>Operation year 15</u> Views towards Riviere Fields would change as proposed planting establishes. small.</p>	High	moderate (-)	moderate	moderate
25	Fore Street 71-81 odd	R+C	560	The Riviere Fields part of the proposed development site forms a significant part of the views beyond Copperhouse Pool.	<p><u>Construction</u> Large areas of the Riviere Fields part of the site become visible through gaps in the built form on the opposite side of Fore Street. Medium.</p> <p><u>Operation year 1</u> Proposed development at Riviere Fields would form a substantial part of the scene in views across Copperhouse Pool. Built form would be seen as an extension to the settlement at Clifton Terrace. Proposed built form and planting would extend into the skyline. medium.</p> <p><u>Operation year 15</u> Views towards Riviere Fields would change as proposed planting establishes, this would have the effect of enhancing the scenic quality of the proposed development. Magnitude of change would remain as medium.</p>	High	major (-)	major	major
26	Copper Terrace 1-17 Beatrice Terrace 20-43	R+C	820	Views generally orientated towards Phillack Churchtown and Common Towans. Some acute views to Riviere Fields over vegetation on the opposite side of the road.	<p><u>Construction</u> Change as a result of construction processes would be limited by the distance from the proposed development site, and vegetation cover across the B3301. small.</p> <p><u>Operation year 1</u> More prominent views towards Common Towans and Phillack would remain unchanged. Acute views of proposed development at Riviere Fields would partially block views to landscape setting of Hayle. small.</p> <p><u>Operation year 15</u> Magnitude of change would be further reduced once proposed screen planting became established. small.</p>	High	moderate (-)	moderate	moderate

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27	West Terrace 1-4	R	180	Extensive views over Copperhouse Pool and Hayle Estuary. Views include North and East Quay parts of the proposed development site.	<p><u>Construction</u> Elevated nature of views would offer substantial visibility of construction processes on North and East Quay. medium.</p> <p><u>Operation year 1</u> Proposed development on East and North Quay and the proposed marina would substantially alter the condition of existing views over the estuary and its surroundings. Other views of the proposed development may include the tops of buildings proposed on Riviere Fields becoming visible over the planting behind Clifton Terrace. medium.</p> <p><u>Operation year 15</u> No significant changes in the views from operation year 1. medium.</p>	High	major (-)	major	major
28	Harbour View 1-6 Bay View 41-45 odd	R	min 250	North Quay and Riviere and Hayle Towans form a prominent part of the views from the upstairs of these buildings. Acute views are possible to Lelant Churchtown and distant ridgelines to the west of Hayle. The church on Hayle Terrace, vegetation and other buildings in Hayle restrict most of the views towards the Riviere Fields part of the proposed development site.	<p><u>Construction</u> The elevated position of these properties would leave the construction processes on North Quay and Hilltop highly visible. medium.</p> <p><u>Operation year 1</u> The buildings proposed along North Quay would have the most significant impact on this viewpoint. Views to the proposed development along South Quay are partially blocked by existing surrounding buildings as are views to most of Riviere Fields. The lowest part of Riviere Fields would be visible past the most eastern building on Clifton Terrace. Proposed buildings along North Quay and Hilltop would form a significant part of the scene obscuring views to Riviere and Hayle Towans and the existing skyline. Views to the beach and St Ives Bay would still be available but would be partially obscured by buildings along the waterfront of North Quay. The proposed development would be seen as an extension to the urban area of Hayle. medium.</p> <p><u>Operation year 15</u> No significant change to the views from year 1. medium.</p>	High	major (-)	major	major

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29	Bay View 33-39 odd	R	270	Views towards the proposed development site are limited by other buildings in the foreground. Riviere and Hayle Towans form the skyline in views from the front of the properties. Some glimpses of Riviere Fields may be possible past the church and other buildings.	<p><u>Construction</u> The impact of the construction processes are limited by existing buildings which reduce the visibility of lower parts of the proposed development site. small.</p> <p><u>Operation year 1</u> Proposed development on the higher parts of the proposed development site such as Hilltop form the most significant new elements in the scene. Some of the scenic elements of the view would remain unchanged such as the views to Lelant. small.</p> <p><u>Operation year 15</u> No significant change to the views from year 1. small.</p>	High	moderate (-)	moderate	moderate
30	East Quay 1	R+C	10	Views along the length of Penpol Terrace, Penpol Creek and South Quay are possible from the front of the property. Views from the rear of the property include parts of the proposed development site on East Quay.	<p><u>Construction</u> Construction processes on South Quay and the proposed bridge between South and East Quay would form a prominent part of the scene. large.</p> <p><u>Operation year 1</u> Proposed development along South Quay and impounding water in Penpol Creek would transform the baseline condition of this view. Proposed development would replace existing views to the Foundry. The viaduct, Penpol Creek and Penpol Terrace would remain as important elements in the view. The proposed marina and East Quay would also transform views from the rear of the property. The proposed marina would alter visual condition of the estuary and views to the beach. large.</p> <p><u>Operation year 15</u> No significant alterations from operation year 1. large.</p>	High	major (-)	major	major

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
31	East Quay 2,4,6and 8	C	10	East Quay which is at the rear of these buildings is the most visible part of the proposed development site. Further views are possible to parts of North Quay, South Quay and Triangular Spit.	<p><u>Construction</u> Construction processes on South Quay, North Quay, East Quay and the proposed road bridge would form a prominent part of the scene. large.</p> <p><u>Operation year 1</u> Proposed development along South Quay and impounding water in Penpol Creek would transform the baseline condition of this view. Proposed development would replace existing views to the Foundry. The viaduct, Penpol Creek and Penpol Terrace would remain as important elements in the view. Proposed buildings around the existing harbour masters office and the proposed road bridge would form significant new elements in views out of the east aspect of the properties, these new elements would further obstruct views towards Copperhouse Pool. Proposed development on East Quay would stand adjacent to these properties blocking most of the views to the north, including most of North Quay, the estuary and the beach adjacent to Hayle Towans. large.</p> <p><u>Operation year 15</u> No significant alterations from operation year 1. large.</p>	Moderate	moderate (-)	moderate	moderate
32	Churchtown Road 27	R		This property sits within the Riviere Fields part of the proposed development site. Apart from immediate views over Riviere Fields, other parts of the proposed development site are generally obstructed by topography and existing vegetation.	<p><u>Construction</u> Construction processes in Riviere Fields would significantly alter the visual baseline of the views. large.</p> <p><u>Operation year 1</u> Proposed development in Riviere Fields would surround this property and stand in the foreground of views from it on all sides. This would substantially alter the baseline views. While existing views are partially enclosed by surrounding vegetation, proposed development would reduce availability of views towards Copperhouse Pool, Riviere and Common Towans and Hayle. large.</p> <p><u>Operation year 15</u> No significant alterations from operation year 1. large.</p>	High	major (-)	major	major

Given the urban nature of the visual context of the proposed development site it is not possible to assess the impact of the proposed development on all properties in the zone of visual influence. The following properties have been grouped together as they generally have similar baseline views of the proposed development site

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
33	Lelant	R	800	Occasional views of the proposed development site may be possible from the upstairs windows of properties in Lelant.	<p><u>Construction</u> Restricted visibility to lower parts of the harbour would minimise the impact of construction activity. medium</p> <p><u>Operation year 1</u> Where views towards the proposed development are available from properties in Lelant, the views towards the estuary and Carnsew Pool would remain the dominant element of the view. The proposed development would alter a large extent of the scene. Proposed development would be seen in the context of the wider urban form of Hayle. The development would be viewed as an extension of the town to the north into North Quay and Riviere and Hayle Towans. medium.</p> <p><u>Operation year 15</u> No significant change in views from year 1. medium.</p>	High	major (-)	major	major
34	Riviere Towans	R	80	South Quay, Triangular Spit and East Quay form part of the view from some of the properties with a south aspect in the southern part of this area	<p><u>Construction</u> The majority of the construction processes would be screened by topography. Limited views to tall construction equipment and processes in higher parts of the site such as Hilltop and Riviere fields would be visible. Small.</p> <p><u>Operation year 1</u> Parts of the proposed development on the harbour would appear above the dunes in the foreground. some more distant views may also be possible to South Quay parts of the proposed development site. medium.</p> <p><u>Operation year 15</u> No change in the views from year 1. medium.</p>	High	moderate (-)	major	major

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
35	Riviere farm	R	70	Views of the proposed development site are predominantly over Riviere Fields in the immediate foreground with parts of Hayle Towans visible beyond. Views down to the harbour are blocked by the plantation, the properties at Clifton Terrace and the topography sloping down to the harbour. This viewpoint offers extensive and dominant views over the town to the south	<p><u>Construction</u> This property is on the edge of the site boundary, therefore construction processes and equipment would be visually intrusive. Large.</p> <p><u>Operation year 1</u> The properties and planting proposed in Riviere Fields would stand in the foreground of the view. The proposed buildings and planting would be seen in the context of the existing nearby properties and plantation along Clifton Terrace. The limited existing views to the west would be blocked by the proposed development. Views across Copperhouse Pool towards Hayle would also be partially altered. New built form and structure planting would block views to the church at Hayle Terrace. However, the majority of the views over the main part of Hayle, Phillack and surrounding landscape would remain unchanged. Tall ruderal planting and existing hedge banks would provide screening of the proposed development. large.</p> <p><u>Operation year 15</u> Planting between the property and the proposed development would have become established, however, the magnitude of change would remain large.</p>	High	major (-)	major	major

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
36	Properties on Trevithick Crescent, Coronation Road, Humphrey Davy Lane and High Lanes	R	580	Looking over Copperhouse Pool provides clear views of Phillack and the large arable fields and hedgerows around Riviere Farm. Both Phillack and Riviere Farm are framed by Riviere and Hayle Towans extending across the skyline. Views of the site are restricted by buildings and vegetation within Hayle and the plantation behind Clifton Terrace.	<p><u>Construction</u> Construction processes and equipment may be visible in the Riviere Fields part of the proposed development site. The construction phases would result in alteration of views over the Phillack slopes character area and a small part of skyline formed by Riviere and Hayle Towans. The construction processes would not make up a significant part of the overall scene. small.</p> <p><u>Operation year 1</u> The proposed buildings in Riviere Fields would not form a dominant part of the scene. The proposed buildings would be partially screened by planting in Hayle in the foreground and planting along Clifton Terrace. Parts of the skyline of Common Towans would become obscured by buildings in Riviere Fields before planting to the north of Riviere Fields becomes established. Views of Phillack, Phillack Church, and Phillack Towans would remain unchanged. small.</p> <p><u>Operation year 15</u> As planting around the community gardens becomes established visibility of the built form in Riviere Fields would become reduced. The tree planting to the north of Riviere Fields would have also matured reducing the impact of the building line on the skyline. small.</p>	High	moderate (-)	moderate	moderate
37	Penpol Avenue, Queen's Way, St George's Road and Harvey's Way	R	min 180	Views towards the Riviere Fields part of the proposed development site are possible over the properties and planting in the foreground	<p><u>Construction</u> Distant and obscured views would include the construction activity at Riviere Fields. Small.</p> <p><u>Operation year 1</u> Proposed development on Riviere Fields would reduce the rural characteristics of the existing scene. medium.</p> <p><u>Operation year 15</u> Proposed planting around Riviere Fields would have become established. medium.</p>	High	moderate (-)	major	major
38	Properties on Mount Pleasant, Chapel Hill, Trelawney Place and Tremorva	R	min 340	Occasional views of Riviere Fields are possible from upper floors, but are often blocked or obscured by buildings and vegetation in the foreground	<p><u>Construction</u> Urban nature of the area restricts views to most of the lower parts of the proposed development site. small.</p> <p><u>Operation year 1</u> Tops of the proposed buildings in Riviere Fields may become visible over buildings in the foreground. Views of new built form and planting would break the skyline. medium.</p> <p><u>Operation year 15</u> Proposed planting around Riviere Fields would have become established. medium.</p>	High	moderate (-)	major	major

view ref	location	type	approx distance (m)	description of view	magnitude of change	receptor sensitivity	impacts (construction)	impacts (operation year 1)	impacts (operation year 15)
39	Properties on Bodriggy Street, Sea Lane, Cross Street, St John's Street, Chapel Lane, Prospect Place, Pool's Court, Bodriggy Court, Trevassack Court, Higher and Lower Church Street	R	min 450	Some distant views of Riviere Fields are possible, but are often blocked or obscured by buildings and vegetation in the foreground	<p><u>Construction</u> Construction activity would be visible in distant views of Riviere Fields. medium.</p> <p><u>Operation year 1</u> Where views are possible from these properties the proposed development at Riviere Fields appears as an extension to urban form. Proposed development would obstruct views to the Riviere and Hayle Towans skyline. Views of the proposed development would make up only a small part of the overall view. medium.</p> <p><u>Operation year 15</u> Proposed planting around Riviere Fields would have become established. Magnitude of change remains as medium.</p>	High	major (-)	major	major
40	Properties west of Foundry Hill and Trelissick Road	R	min 80	Occasional distant views of the proposed development site may be possible past existing vegetation and buildings. views would be from the upper floors of buildings with a north aspect. (not possible to get access to all properties or assess a similar view to those seen from the upper floors of properties).	<p><u>Construction</u> Most construction processes would be hidden from views by vegetation surrounding these properties. small.</p> <p><u>Operation year 1</u> Occasional distant views may be possible through vegetation cover towards all parts of the proposed development site. medium.</p> <p><u>Operation year 15</u> No significant change in the views from operation year 1. medium.</p>	High	moderate (-)	major	major
41	Properties east of Foundry Hill and Trelissick Road	R	min 230	Occasional distant views of Riviere Fields may be possible past existing buildings and vegetation for properties in this area with a north aspect.	<p><u>Construction</u> Most construction processes would be hidden from view by vegetation, buildings and the topography surrounding these properties. small.</p> <p><u>Operation year 1</u> Any occasional views to the Proposed development at Riviere Fields which may be possible would not significantly alter the views from these properties. small.</p> <p><u>Operation year 15</u> No significant change in the views from operation year 1. small.</p>	High	moderate (-)	moderate	moderate

