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## LANDSCAPE AND VISUAL IMPACT APPRAISAL;

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## GLAMPING TENTS KARMA HOTEL, ST MARTINS ISLES OF SCILLY

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## Report Record

Project number:	18008
Project name:	Karma Hotel, St Martins, Isles of Scilly
Client:	Karma Group

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## **1 INTRODUCTION**

### **1.1 Appointment**

1.1.1 MHP Design Ltd, chartered landscape architects, were instructed by Evans Jones Planning on behalf of the Karma Group to undertake a Landscape and Visual Impact Appraisal (LVIA) for the development of up to six glamping tents on the land associated with the Karma Hotel, St Martins, Isles of Scilly.

1.1.2 The assessment seeks to identify the potential landscape and visual issues relating to the study site and its setting and has been undertaken in two stages; a desktop study and field survey work with assessment. The desktop study consists of reviewing aerial photographs, OS maps, local plans, landscape designations and landscape character assessments. The field survey work consists of a site visit to establish the extent of visibility to and from the study site, identification of publicly accessible locations that represent typical views of the site followed by photographs taken from the selected viewpoint locations. The field work was undertaken in March 2018. This has formed part of an iterative process to inform design development of the potential arrangement for temporary seasonal glamping tents in this location.

## **2 THE PROPOSED DEVELOPMENT, LOCATION AND CONTEXT**

### **2.1 Description of Proposed Development to be assessed**

2.1.1 Full planning consent is being sought for the temporary seasonal (April to October) siting of up to six glamping tents on the land to the east of the Karma Hotel on the western side of St Martins Island.

2.1.2 The development proposals consist of the following (refer to site layout plan MHP 18014.102):

- Six off-grid (Brunswick Green) canvas tents (6m x 4m approx. up to 3m in height from the timber deck)
- Minimal fixing timber surface decking to form base for tents – Timber deck requires no permanent ground fixings
- Timber decks are to respond to undulating ground conditions and will be raised no higher than 1.25m above the current ground levels to form a level base
- Tents are spaced 6m apart in accordance with best practice requirements
- Access to be formed from the existing paths associated with the hotel to the west
- Low impact lighting inside tents and PIR lighting to demarcate access paths

### **2.2 Site Location**

2.2.1 The study site is located adjacent to the existing hotel complex separated from the main hotel building by a well treed bank of established trees and shrubs. The area is situated on gently sloping land immediately adjacent to an area described locally as Tinkler's Hill which forms a rocky outcrop to the west and north of the Island. The hotel sources its water from an underground source which requires surface water storage in large containers, the study site is located immediately adjacent to these containers and a former incinerator unit.

### **2.3 Site Description**

2.3.1 The study site comprises the following:

- A rectangular shaped area that is generally level and gently undulating comprising mostly gorse and evergreen shrubs with surrounding trees

- There are no defined or delineated boundaries, the existing vegetation and trees form an enclosure to the land in this location. To the west there are a number of large water containers relating to the water supply for the hotel.
- There are the remnants of an old incinerator on the study site which is no longer in use.
- Within the study site there is some bramble encroachment where areas of land have previously been cleared.
- A part stoned vehicular access track following the route of the permissive path adjoins with a track from the Hotel to provide access.

## **2.4 Site Context**

2.4.1 The site is located on St Martins an Island associated with the wilder Isles of Scilly. The karma Hotel complex is situated at a key gateway to the Island adjacent to the lower Town Boat quay which is operational for visitors to the island. St Martins is divided into three key areas of settlement, situated largely on the southern side of the Island, Lower, Middle and Higher Town.

- The pattern of settlement is clustered along the single vehicular tarmac road that runs east west across the Island.
- The land to the north of the Island is generally more open and exposed with limited vegetation and trees and rocky outcrops and small sand beaches with a series of coastal permissive paths following the coastline and traversing the land across the island.
- The Island has a shop, public house, school and a mix of residential dwellings some of which are holidays lets. There is an established campsite on the southern side of island situated in Middle Town.
- Despite its elevated location the study site is well contained by vegetation and trees which result in limited panoramic views out across the wider landscape from this location.
- St Mary's, the main island with plane and boat connections to the mainland is accessible by boat from both the Quay at both Lower and Higher Town approximately 20min journey away.



### **3 METHODOLOGY**

3.1.1 The LVIA has been undertaken with regard to the following best practice:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute / IEMA (2013);
- Photography and photomontage in landscape and visual assessment (2011) - Landscape Institute Advice Note 01/11/13.

3.1.2 In accordance with published guidance, landscape and visual impacts are assessed separately. Refer to Appendix A for the full methodology and assessment criteria.



## 4 LANDSCAPE POLICY CONTEXT

4.1.1 This section deals primarily with policies relating to the landscape and visual impact assessment. Please refer to the submitted Planning documents for a full review of policy relating to the proposed development.

### 4.2 National Planning Policy Framework (NPPF) as published 2018

4.2.1 The site is located within the Isles of Scilly Area of Outstanding Natural Beauty (AONB). The National Planning Policy Framework gives protection to designated landscapes in paragraph 172 it states that:

"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."

"The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

4.2.2 NPPF policies are protective in nature but paragraph 172 makes it clear that development within the Scilly Isles AONB may still be permitted. The NPPF seeks to encourage and facilitate sustainable development and advocates a presumption in favour of such development unless the adverse impacts would significantly and demonstrably outweigh the benefits.

- 4.2.3 The site is located within the Isles of Scilly Heritage Coast which covers the entire archipelago of islands. The National Planning Policy Framework gives protection to designated landscape describing Heritage Coasts as:

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

- 4.2.4 With regard to conservation and development the NPPF States in paragraph 173 that Local Authorities should consider the following when considering development in Heritage Coasts:

Within areas defined as Heritage Coast, planning policies and decisions should be consistent with the special character of the area and the importance of its Conservation.

#### **Countryside and Rights of Way Act 2000:**

- 4.2.5 Section 85 of the CROW Act requires decisions on development proposals to have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty (AONB).

### **4.1 District Local Plan**

- 4.1.1 **The Isles of Scilly Local Plan – 2005** Adopted November 2005

- 4.1.2 The most relevant policies relating to landscape and the study site include:

#### **Policy 1: Environmental Protection:**

- 4.1.3 To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they:

- Conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the Heritage Coast;
- Preserve nationally important archaeological remains and their settings;
- Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings;
- Safeguard the integrity and nature conservation objectives of Special Protection Areas (SPAs), Ramsar Sites and Special Areas of Conservation (SACs);
- Protect a statutorily-protected plant or animal species and the wildlife, geological and geomorphological interest and features of designated Sites of Special Scientific Interest; and locally important biodiversity habitats, species and landscape features; and
- Secure the future character, appearance and setting of any Parks and Gardens of Special Historic Interest included in the English Heritage Register.

Policy 2: Sustainable development:

4.1.4 Development will be permitted in situations where a proposal would, where practicable and appropriate, contribute to the sustainability of the islands' environment, economy or local communities through:

- Conserving or enhancing the landscape, coastline, seascape and existing buildings of the islands through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping;
- Ensuring or facilitating the re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the islands and

local communities taking into account any environmental designations set out in Policy 1; and

- Utilising natural resources efficiently in the design, construction and future use of land and buildings, including where appropriate, energy conservation and the use of renewable sources of energy generation, minimising the consumption and discharge of water and waste and by securing the recovery and re-use of suitable building materials.

#### 4.1.5 **The Isles of Scilly AONB Management Plan 2015-2020 (Draft):**

4.1.6 The study site is situated within the Scilly Isles AONB. Potential landscape and visual impacts on the AONB landscape have therefore been considered within the scope of this report.

4.1.7 The Council of the Isles of Scilly has responsibility for producing the AONB management plan with its implementation in the hands of the AONB partnership. The Partnership comprises organisations and individuals who work together to conserve and enhance the special qualities of the AONB and works on the principle that:

- The special qualities of the Isles of Scilly AONB can only be conserved and enhanced through responsible long-term stewardship by all partners;
- That responsible environmental stewardship, sustainable economic development, community health and well-being, and cultural vitality are inseparably linked;
- The responsibilities of environmental stewardship, which range from strategic planning to operational delivery, should be shared between central government, local government, local organisations, businesses and the community.

4.1.8 The Isles of Scilly AONB management plan provides a number of strategic objectives to help guide development within the AONB protected Landscape. The objectives most pertinent to the proposed development are identified as follows;

- **Objective 14:** Support land use practices that conserve and enhance the AONB landscape and its special qualities.
- **Objective 15:** Ensure that land use practices that contribute to environmental conservation and enhancement underpin better understanding and appreciation of the AONB landscape.
- **Objective 17:** Ensure that development does not adversely affect the AONB designation and, wherever possible, enhances the special qualities of the AONB.
- **Objective 18:** Ensure that all Infrastructure and Development contributes positively and sustainably to the AONB designation

## 4.2 Other Legislative factors

4.2.1 Countryside and Rights of Way Act: there no Public Rights of Way on the Isles of Scilly with a number of permissive paths that fulfil the same function on all of the inhabited islands.

There are two permissive paths on/adjoining the study site itself; one within close proximity to the north and one passing through the southern portion of the site. There are a number of permissive paths in the wider local landscape following the northern and southern coastlines and within the interior of the Island. **Figure 1** identifies these and the nearest Permissive paths.

4.2.2 Planning (Listed Buildings and Conservation Areas) Act: The study site is situated within the Isles of Scilly Conservation Area. There is 1 listed building to the south (Ashvale Farm) at Lower Town within proximity to the south of the site.

4.2.3 Ancient Monuments and Archaeological Areas Act: There are a number of Scheduled Monuments sites within the land to the north and east; none are directly adjoining the site. Refer to figure 1 Appendix C which identified the nearest Scheduled Monument sites.

## 4.3 Policy Summary

4.3.1 The study site is situated within the Isles of Scilly AONB landscape and within a Heritage Coast and as such many of the policies and guidance relating to the protection of this landscape apply. The protection of landscape and scenic beauty of the AONB policy does

not prevent development but requires development to protect and enhance the landscape and visual amenity. The study site is close to several Permissive Paths and the potential effects on visual amenity are considered a key issue to be considered by this assessment.

## 5 LANDSCAPE BASELINE

### 5.1 Scope of Assessment

5.1.1 In order to define the scope of this assessment a desktop study was conducted to identify potential landscape receptors. Landscape designations and character areas were identified within this area. A site visit and subsequent survey was undertaken to further inform an understanding of local landscape character and site features of the study site.

5.1.2 The pre-application response from Exmoor National Park Authority received in November 2017 has been considered within the scope of the landscape assessment.

### 5.2 National Landscape Character:

The site is located within the National Character area **158 The Isles of Scilly**, as shown on the Natural England National Character Area Map.

5.2.1 Key characteristics of the Isles of Scilly character area are as follows:

- The area is made up of low-lying granite islands with a strong maritime influence.
- The uninhabited islands and offshore rocks form complex seascapes.
- The area is isolated from the UK mainland, with a strong sense of remoteness and tranquillity.
- The unique pattern of small fields enclosed by evergreen hedges, called fences locally, protects the bulb and vegetable fields from salt spray and strong winds.
- Many of the islands are largely treeless and wind-swept, apart from the occasional pine shelterbelts on Tresco and English elm copses on St Mary's.
- Hugh Town and Old Town on St Mary's form the principal settlement, with small hamlets and solitary farmhouses elsewhere on St Mary's.
- Settlement patterns of the off islands (Tresco, Bryher, St Martin's, St Agnes and Gugh) vary, with small clusters of buildings around quays or in sheltered spots and solitary farmhouses located in the centre of smallholdings.
- White sandy beaches, embryonic sand dunes and unenclosed areas of maritime heath and grassland fringe the islands; some heathland is dominated by gorse and bracken.

- There are outstanding examples of long-term human occupation, including chambered barrows and standing stones with forts and castles prominent on areas of higher ground.
- The sea is a dominant influence that both unites and divides the islands; the crystal white sand and the turquoise sea of summer contrasts with a grey thundering sea that is typical of autumn and winter in the western rocks.
- A network of roads and tracks and about 200 km of permissive paths provide access to all parts of the islands.

### **5.3 District Landscape Character:**

5.3.1 The study site is situated on the far western portion of the Island of St Martins. The Cornwall Council Landscape Character Assessment published in 2007 identifies the Island of St Martins falling within Character Area CAIOS04, St Martin's and Tean.

5.3.2 The Isles of Scilly Conservation Area Character Statement that is being prepared as part of the emerging Local Plan and will form part of the supplementary planning guidance for the Islands. The document identifies the key landscape characteristics of St Martins which is summarised below:

#### **Geography**

- It is a long narrow island with a ridge line running approximately east to west along the centre of the Island
- The Northern side consists of exposed headland heaths and sandy beaches with dunes and a series of high points from Top Rock, Turfy Hill to Chapel Down.
- A single narrow road links the settlements and the high and low water quays
- The more rugged northern coast has stretches of exposed heathland and rocky shoreline in the vicinity of Turfy Hill.
- The southern or lee side of the islands meridian ridge is more sheltered, and inhabitants have established over centuries a cultivated landscape of fields enclosed by green hedgerows, (known locally as fences) and stone walls (locally known as hedges) around the settlements of Lower Town, Middle Town and Higher Town.



- There are areas of bulb strips and of larger more regular fields for grazing. The narrow linear bulb strips are generally orientated in a south or south westerly direction giving rise to a distinctive pattern of parallel hedges sweeping down to the sea along the shoreline.

### **Settlement and Recent Development**

- St Martins has three main settlements of Lower Town, Middle Town and Higher Town
- There are occasional buildings dotted across the landscape such as The Plains and Little Arthur Farm but St Martins is predominantly a nucleated settlement pattern and buildings beyond the bounds of the three main settlements tend to be farmsteads.

### **Enclosed Land**

- Enclosed land on St Martins lies mainly along the more sheltered southern half of the island
- One of the most iconic views of Scilly is of Higher Town bulb strips and much of the Island is given to bulb strips although a lot of the land is currently out of production
- Settlements are small and encompass Higher Town which is the main area of settlement... Lower Town is the site of the Island Hotel with a light industrial area as well as a number of dwellings and the Island Pub

### **Unenclosed Land**

- The heathland of St Martins is quite extensive and extends from Chapel Down on the east of the Island to Tufty Hill in the centre of the north coast.
- Another extensive area covers the north west coast and the tidal White Island with other heathland across the island.
- The south coast of St Martins has extensive sandy beaches and the area to the west of St Martins Bay extensive sand dune.
- Rocky foreshore features around much of the shoreline.

## Significant Views and Vistas

- Significant views and vistas identified in the Isles of Scilly Design Guide are from Knakyboy Car, from the Plains Looking North, From Churchtown Farm, Higher Town Quay and Chapel Quay. Refer to Appendix C Figure 9 for significant views and vistas from St Martins.

5.3.3 The Conservation Area Statement provides a landscape character map of St Martins where the landscape has been broken down in 10 defined Landscape Character types. The study site falls within the 'Headlands and Hilltop Heathland' character area surrounded on the southern and western boundaries by the 'settlement' landscape character type associated with the hotel and Lower Town. Refer to Appendix C Figure 10 for the Conservation Area Landscape Statement Landscape Character map.

## 5.4 Local Landscape Character and Context:

5.4.1 The character of the study site and its immediate landscape context is predominately informed by the enclosure that is provided by the adjacent trees and gorse which have colonised the sloping landform further to the south and west of the site. As the landscape has evolved over time, vegetation has self-colonised, slowly creeping towards the east where it has created a patchwork of low growing gorse interspersed with groupings of taller *Pittosporum* which covers the hill, both to the south and alongside the permissive paths and in this location.

5.4.2 Whilst the path to the north of the study site is well defined on the ground, the southern path quickly becomes overgrown when travelling west; at the time of site survey a clear route towards the lane associated with the Islands public house was not easily identifiable or accessible.

5.4.3 There are detractors present in the form of large water storage containers and an incinerator both on and within the vicinity of the site which have been enclosed by the surrounding vegetation and are only identifiable at closer distances due to the containment that the surrounding vegetation provides.

- 5.4.4 In its wider context the landscape to the north and east becomes open and exposed as the well vegetated slopes on the slopes transition to a more open heathland that has been formalised into regular fields with local stone wall enclosures (referred to locally as hedges) demarcating the historic field boundaries and enclosures. Rocky outcrops and sandy beaches form the exposed northern coastline which is interspersed by a series of permissive paths. There is limited intervisibility between the study site and this character area with sloping landform and vegetation and trees limiting views directly to the site.
- 5.4.5 There are a number of Scheduled Monument sites within proximity in the wider landscape to the north and east within the heathland character area of the island. There is a sense of wilderness and remoteness in these locations with limited intervisibility to the built form associated with the Hotel and Lower Town on the western side of the island.
- 5.4.6 The study site itself experiences a more limited sense of time depth associated with its immediate context of the surrounding mature boundary vegetation creating a sense of separation from the wider and more open heathland.

## 5.5 Site Elements and Features

5.5.1 The main features that comprise the character of the study site are as follows:

### Gorse and Pittosporum

5.5.2 The study site is situated within an established area of gorse and pittosporum trees/shrubs. Trees have grown in small groups leaving a patchwork of more open areas with low ground cover gorse bushes. Where groundcover and vegetation have previously been cleared, likely to facilitate access to the former incinerator and water storage tanks, these areas have recolonised with a mix of gorse bushes with substantial bramble encroachment in some places.

## **5.6 Landscape Baseline Analysis**

- 5.6.1 The study site is situated within an existing disturbed area of land associated with the former incinerator and water storage for the Hotel. The site is situated within the Isles of Scilly Area of Outstanding Natural Beauty (AONB) and is within land which designated as a Heritage Coast which covers the entire island group. There are a number of permissive paths within proximity to the study site, including one which runs through the site itself. The site is enclosed in its character and resides within a well-established vegetated and treed backdrop to the south and west. The character of the wider landscape within which the study site is located is representative of both the national and district character areas that are identified within the Conservation Area appraisal statement, and as such, the study site is potentially sensitive to development that is not in keeping with the surrounding context.
- 5.6.2 Proposals for development in this location should be compatible and compliant with their sensitive context including ensuring that visual amenity is maintained from the nearby permissive paths through careful siting, colouring and screening with the existing vegetation structure. Successful establishment of small scale temporary use of the land for summer camping will require a sympathetic approach to development that responds to its context and will not cause harm to the overall character of the landscape within which it is situated.

## **6 VISUAL BASELINE**

### **6.1 Scope of Study Area**

6.1.1 In order to define the scope of this assessment a desktop study was conducted to identify potential visual receptors. Local landscape topography has been assessed in order to establish a visual envelope and identify potential visual receptors within the study area.

6.1.2 The desk study (Refer to Figure 1 Appendix C) and site work resulted in the following locations being identified as potential visual receptors of the study site:

- Walkers using permissive paths adjacent to the study site
- Walkers using permissive paths along the northern coastline
- Walkers using permissive paths along the southern coastline
- Walkers using the local road on elevated land towards Higher Town
- Visitors arriving at the Quay at Lower Town
- Views from Top Rock Hill

6.1.3 Ten locations were identified to represent typical views experienced of the study site and photographs taken as a record. The viewpoint locations are as follows:

- Walkers using permissive paths adjacent to the study site (Viewpoint photographs 5, 6, 7 and 8)
- Walkers using permissive paths on the northern coastline (Viewpoint photographs 4, 9 and 10)
- Walkers using permissive paths on the southern coastline (Viewpoint photograph 2)
- Walkers using the local road on elevated land towards Higher Town (Viewpoint photograph 1)
- Visitors arriving at the Quay at Lower Town (Viewpoint photographs 3)
- Views from Top Rock Hill (Viewpoint photograph 11)

6.1.4 Site survey work was undertaken in March 2018 in dry overcast/partly sunny conditions.

## 6.2 Visual Receptors, Viewpoints and Views

### Description of views:

#### Walkers using permissive paths adjacent to the study site

6.2.1 Views experienced by walkers using permissive footpaths on Tinklers Hill adjacent to the study site are open and panoramic comprising coastal views of the northern portion of the Island. As the landform rises to a high spot in this location Tean Island is partially visible with longer distance views over to the island of Tresco. Views of the site itself are limited to short-distances only when in close proximity to the site itself due to surrounding tree and shrub cover. Views from these locations are filtered by boundary and surrounding vegetation and are contained to within a short section of both paths as they pass, in close proximity (VP 6). Travelling further away from the study site both to the east and west, views become largely obscured by surrounding vegetation (VP 5 and 7). Views from these locations are deemed to be **high** value views in recognition of the AONB and Conservation Area designations.

#### Walkers using permissive paths on the northern coastline

6.2.2 Views experienced by walkers on the permissive paths that follow the northern coastline comprise largely the rocky northern coastline adjacent to the open heathland. Views towards the study site are limited and restricted by the sloping landform and vegetative cover which provides a sense of containment to the study site (VP4, 9 and 10). Views are deemed to be **High** value views due to its location with the Scilly Isles AONB.

### Walkers using permissive paths on the southern coastline

- 6.2.3 Views experienced by walkers on southern coastline of the island (represented by VP 2) are open and panoramic across the towards St Marys and Tresco. Views are contained on the northern side by sloping landform and vegetation associated with the patchwork of hedges in this location. Views of the site itself are hidden from view by both the Karma Hotel and associated well treed landform which forms the backdrop to the hotel. Views are deemed to be **High** value due to the AONB designation and Conservation Area status.

### Walkers using the local road on elevated land towards Higher Town Road

- 6.2.4 View experienced by walkers on the road and at the viewing point towards Higher Town are open and panoramic (represented by VP1). Due to its elevation the dwellings associated with Lower and Middle Town are evident in views from this location. Views of the study site itself are not directly identifiable from this location due to well treed sloping landform which contains any potential views towards the site from views from the south. Views are deemed to be **high** value due to the AONB designation of the landscape.

### Visitors/Walkers arriving at the Quay at Lower Town

- 6.2.5 A gateway to the island, Lower Town Quay forms a key arrival node to the island for visitors. View experienced by walkers/visitors in this location (represented by VP 3) comprise the foreshore of the beach, the Karma Hotel complex which is seen in the context of the well treed backdrop of trees. From these locations the study site is not readily identifiable due to the containment provided by the well treed slope. Views are deemed to be **High** value due to the AONB designation of the landscape.

### Walkers on Top Rock Hill

- 6.2.6 One of the most elevated points on the western side of the island, views from the permissive path that leads to Top Rock Hill and open and panoramic. View towards the study site (represented by VP 11) comprise the northern portion of the island which is a largely open landscape with low ground cover facilitating longer distance views out



towards the islands of Tresco and St Mary in the distance. From these locations the study site is not readily identifiable due to the containment provided by the well treed slope. Views are deemed to be **High** value due to the AONB designation of the landscape.

### 6.3 Summary of Visual Baseline Analysis

6.3.1 Views of the study site are limited to a small visual envelope with a small number of local views, within a close proximity to the study site. These are from a short section of the permitted paths that adjoin the site on its boundaries to the north and passing through the middle. In all locations, where views are afforded these are generally transient, and filtered by intervening boundary vegetation.

6.3.2 The study site is not directly identifiable from both mid/long-distances, with landform, and intervening vegetation obscuring views towards the study site including potential views in a winter landscape. The site is not readily identifiable in the views and panorama's as indicated within the St Martins Conservation Area appraisal.

6.3.3 Where views of the site are afforded, there is opportunity to provide containment of proposals through careful siting of proposals to utilise the existing clearings within the taller vegetative cover to minimise views from close proximity from the immediate surrounding landscape.

6.3.4 Refer to **Table 2** for views identified for assessment.

## 7 ASSESSMENT OF EFFECTS

### 7.1 Assessment of landscape effects

- 7.1.1 The landscape receptors identified in the Landscape Baseline section, are assessed for their sensitivity by consideration of their susceptibility to change as a result of the proposal (high, medium, low) and the value of the landscape receptor. The overall sensitivity of the landscape receptor is assessed using the criteria set out in the methodology in Appendix A.

#### National Character Area -158 The Isles of Scilly

- 7.1.2 Characteristics recognisable within the immediate vicinity of the study site that contribute to this national character area are evident. The limited size, scale and geographical extent of the proposal and nature of the proposed temporary land use is not considered to be incongruous to the wider national landscape character area within which it is contained.
- 7.1.3 Due to the small size when considered in relation to the overall size of the larger character area the proposed development is considered not to have any significant effect on the national character area in which it is located.

#### St Martins and Tean:

- 7.1.4 The wider context of the study site is situated within an area of land associated with the operation of the Hotel complex and its supporting infrastructure which is within the transition between the built and inhabited areas of the island, and the more open land further to the north. The site itself is enclosed by significant vegetation and trees and as such is located within an area that is not readily identifiable in wider and more panoramic views from elevated land on the Island. Proposals for the erection of seasonal tents in this location which blend with the surrounding vegetation and are small in size and scale would not be readily identifiable within the wider landscape. As such, the potential for these temporary structures to be incongruous in views or to have an effect on the overall landscape character of the wider landscape are somewhat reduced. Due to its siting and enclosure, development would result in a small-scale change to landscape character at a site level, and overall magnitude of effect resulting from the temporary proposals assessed as **negligible** on this character area.

### Local Landscape Character:

- 7.1.5 The surrounding context of the site is situated within an AONB landscape and is representative of the overall wider desired landscape character. There are a small number of existing buildings and structures within the vicinity to the south and the proposals seek to be situated in a location which is associated with the developed portion of the southern portion of the Island. The character of the immediate surrounding area to the west contains the study site and the existing water storage units which are evident within this location although urbanising in nature are not prominent in views and are contained by the dense vegetation and well tree'd location where they are situated. Proposals have been sensitively designed are designed to be less visually intrusive of darker muted colour are small scale, and temporary in nature, sited on timber decks which are removable causing no material harm to the fabric of the landscape. The limited size, scale and geographical extent of the proposals and small loss of openness at a site level will result in an overall **low-negligible** magnitude of effect on the local landscape character.

### Site elements and features:

#### Gorse and Pittosporum:

- 7.1.6 Proposals for the temporary siting of tents seek to retain the vegetative structure associated with this area of the island. Un-desirable features such as the bramble encroachment will be removed as part of the general preparation works of the area. A small loss of vegetation will occur where the tents and temporary timber surfaces are proposed. Surrounding vegetation will be managed in the long term to ensure that visual enclosure of the site is maintained throughout the operational phase. The overall sensitivity is **low/medium** given that the proposed change will result in a temporary, small loss of vegetation at a site level. The magnitude of effect is assessed to be **low-medium**.

## 7.2 Assessment of Visual Effects

### Walkers using permissive paths adjacent to the study site

- 7.2.1 Where views of the proposed tents are likely to be seen, these will be partially filtered by the existing, mature vegetation and trees. Glimpsed partial views will be evident for a short duration as the path travels directly adjacent to the proposed tents. The proposals for development are specified to be a darker green colour which will blend with the surrounding evergreen vegetation and as such will not appear visually prominent in views. Views of the proposals quickly become lost once the permissive path travels both north and south, with potential views being filtered and eventually lost. Given the relatively short distance and geographical extent to which the proposals will be visible, the overall magnitude of effect is therefore deemed to be **low-medium**.

### Walkers using permissive paths on the northern coastline

- 7.2.2 Views of the proposals from this location will not be visible from the land within the northern coastline. The existing vegetation and contour of the landform restrict views from these locations towards the study site. The nature of proposals which sit at a low level on the current ground levels would not be glimpsed over the ridge associated with the landform of the study site. The overall magnitude of effect is therefore deemed to be **negligible** with no views of the proposals from this location.

### Walkers using permissive paths on the southern coastline

- 7.2.3 Views of the proposals from this location will not be visible from the land within along the southern coastline. The existing built form of the hotel, existing extensive vegetation and contour of the landform restrict views from these locations towards the study site. The nature of proposals which sit at a low relative height on the current ground levels would not be glimpsed over the ridge associated with the landform of the study site. The overall magnitude of effect is therefore deemed to be **negligible** with no views of the proposals from this location.

### Walkers using the local road on elevated land towards Higher Town

- 7.2.4 Views of the proposals from this location will not be visible from the elevated land associated with the road at Higher Town. The existing extensive vegetation, trees and contour of the landform restrict views from these locations towards the study site. The nature of proposals which sit at a low level on the current ground levels would not be glimpsed over the ridge associated with the landform of the study site. The overall magnitude of effect is therefore deemed to be **negligible** with no views of the proposals from this location.

### Visitors/Walkers arriving at the Quay at Lower Town

- 7.2.5 Views of the proposals from this location will not be visible from the arrival point at the Island at Lower Town Quay. The existing hotel building, extensive vegetation, trees and contour of the landform restrict views from these locations towards the study site. The nature of proposals which sit at a low level on the current ground levels would not be glimpsed over the ridge and vegetation associated with the study site. The overall magnitude of effect is therefore deemed to be **negligible** with no views of the proposals from this location

### Walkers on Top Rock Hill

- 7.2.6 Views of the proposals from this location will not be visible from the land at Top Rock Hill. Views of the study site from this location are longer distance views and small-scale proposals finished in a darker muted green colour will be barely perceivable from this location. The existing extensive vegetation and trees further restrict views from these locations towards the study site. The nature of proposals which sit at a low level on the current ground levels would not be glimpsed over the vegetation associated with the area surrounding the site. The overall magnitude of effect is therefore deemed to be **negligible** with no views of the proposals from this location.

### **7.3 Construction effects**

7.3.1 Construction effects may create temporary effects which are greater than will be experienced when a development is operation. In some instances, construction effects may be almost negligible or no greater than when the development is operation. The following effects have been assessed for this development.

#### Construction effects on landscape

7.3.2 It is assumed for this assessment that construction impacts will be temporary and short term due to the small-scale nature of the proposed development. Construction effects will be experienced for a short duration at the start of each tourist season. The likely effects of the construction phase will comprise:

- Temporary enclosure compound for delivery and storage of tents and materials
- Noise and movement associated with construction of temporary timber decking structures for tents

#### Construction effects on views

7.3.3 The overall landscape and visual effects of the construction phase will affect groups of receptors in different ways. Permissive paths in close proximity to the study site will experience more significant effects. These likely visual impacts are expected as follows:

- Visual receptors at close and medium proximity (permissive paths) may experience low temporary visual effects.
- Visual receptors at longer distance (Tinklers Hill) and views identified within the Conservation Area appraisal will experience negligible-no temporary visual effects.

### Visual amenity

7.3.4 The following measures would assist in mitigating visual effects during the construction phase:

- Limitations on working hours, particularly during hours of darkness to restrict external lighting
- Control on times of equipment and materials deliveries to reduce impact of vehicle movements
- Control on waste/rubbish to prevent excessive stock piling on site
- Measures to control dust and surface water run-off from site during construction
- Keep lighting to the minimum for working and security purposes. Minimise light spill by angling lighting to the ground and using night sky friendly lamps.

**Table 1: Summary of landscape assessment**

Landscape effects								Significance of effect
Landscape receptor	Susceptibility /vulnerability to change	Value	Overall Sensitivity	Scale of effect	Geographical Extent	Duration and reversibility	Overall Magnitude of effect	Significance of effects at Year 1
NCA: 158 The Isles of Scilly (AONB)	High	High	<b>High</b>	Tiny area when assessed against overall size of Character Area			<b>Negligible</b>	Not Significant
St Martins and Tean	High	High	<b>High</b>	Small area when considered			<b>Negligible</b>	Not Significant
Local Landscape Character	High	High	<b>High</b>	Tiny area when assessed against overall size of Character Area			<b>Negligible-Low</b>	Not Significant
Site Elements and Features	Medium-Low	Medium-Low	<b>Medium-Low</b>	Tiny area when assessed against overall size of Character Area			<b>Low-Medium</b>	Slight Adverse



**Table 2: Summary of Visual Assessment**

Visual effects								Significance of effect
Visual receptor	Susceptibility /vulnerability to change	Value	Overall Sensitivity	Scale of effect	Geographical Extent	Duration and reversibility	Overall Magnitude of effect	Significance of effects
Walkers using permissive paths adjacent to the study site	High	High	<b>High</b>	Views of proposals experienced for a short duration of the path and close distances. Tents are temporary in nature and will be visible April – October with no structures present onsite for the winter months			<b>Low-medium</b>	<b>Slight/Moderate Adverse</b>
Walkers using permissive paths on the northern Coastline	High	High	<b>High</b>	No views of proposals, views contained by landform and existing vegetation/trees within proximity			<b>Negligible</b>	<b>Not Significant</b>
Walkers using permissive paths on the Southern Coastline	High	High	<b>High</b>	No views of proposals, views contained by landform and existing vegetation/trees within proximity			<b>Negligible</b>	<b>Not Significant</b>
Walkers using the local road on elevated land towards Higher Town	High	High	<b>High</b>	No views of proposals, views contained by landform and existing vegetation/trees within proximity			<b>Negligible</b>	<b>Not Significant</b>
Walkers/Visitors arriving at the quay at Lower Town	High	High	<b>High</b>	No views of proposals, views contained by existing built form, landform and existing vegetation/trees within proximity			<b>Negligible</b>	<b>Not Significant</b>
Walkers on Top Rock Hill	High	High	<b>High</b>	No views of proposals, views contained by landform and existing vegetation/trees within foreground of proposals			<b>Negligible</b>	<b>Not Significant</b>

## 8 SUMMARY AND CONCLUSION

- 8.1.1 The study site lies within close proximity to the Karma Hotel, a moderate sized hotel complex on the Island of St Martins, Isles of Scilly. The site is located on elevated land north and east of the hotel complex within an area which is used by the hotel for storage of water in large above ground containers. The site is enclosed on all boundaries by established vegetation and trees and ground cover gorse. The landform in this location is generally level and undulating and comprises areas of gorse and bramble and some small trees. The site is well contained to the south and west by tall established evergreen vegetation and trees. There is a permissive path that travels adjacent to the site to the north and one within the site which links to the road further to the south. The site is within a Conservation Area and is within the Isles of Scilly Area of Outstanding Natural beauty (AONB) and Heritage Coast.
- 8.1.2 Proposals for development are for the erection of six temporary glamping tents situated on timber platforms at ground level responding to the natural contours of the ground with raised decks no higher than 1.25m above current ground levels. Tents have been sensitively designed and are proposed to be darker green in colour in order to blend in with the surrounding vegetation. Temporary timber platforms form the base and a modest sized deck for each tent. Proposals have been designed to minimise potential damage to the landscape with no permanent foundation fixings and will be removed from site over the winter months when not in use. The tents will be in place from April to October and to that extent the window for visual impact of the proposals in terms of views from the wider landscape is limited to the season associated with visitors to the island. Proposed lighting is to operate on a passive infrared system in order to minimise the effect that lighting will have on the surrounding landscape.
- 8.1.3 This assessment has confirmed that views of the proposed tents would be confined to the area immediately surrounding the study site from the permissive paths which are adjacent; views from these locations will be filtered by the surrounding vegetation and trees, with tents visible for a short duration of the path limited to within close proximity. Intervisibility from other areas on the island including elevated views have been assessed to be negligible. Key views and panoramas identified within the Conservation Area appraisal will remain unaffected by proposals for development. Retention and management of the

surrounding vegetation will ensure that direct views of the tents are contained to the permissive paths within close proximity.

- 8.1.4 There is limited loss to site vegetation and trees to an already disturbed area of the landscape in this location. The removal of the former incinerator and a general tidying of site vegetation and remove of invasive bramble will bring about small-scale enhancement at a site level. The temporary nature of proposals will ensure that both during the winter months and into the future the landscape resource in this location will remain fundamentally unaffected by the proposed use, and could be fully restored to its natural habitat should this be required. The limited size, scale and mass of proposals will ensure that any effects to landscape character will be localised and contained to within the site itself.
- 8.1.5 It is concluded that the proposed development has been assessed in accordance with current GLVIA methodology and no significant landscape or visual effects have been identified that will arise through either the operational phase of the proposal. The assessment has identified that no significant harm will be caused to the landscape character or visual amenity of the Area of Outstanding Natural Beauty within which it is situated.

## **9 APPENDIX A - ASSESSMENT METHODOLOGY**

### **9.1 Assessment Guidelines**

The methodology used to identify and assess the landscape and visual effects of proposed development and their significance is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- Photography and Photomontage in Landscape and Visual Impact Assessment, Advice Note 01/11 (Landscape Institute)

### **9.2 LVIA Methodology**

9.2.1 The Landscape and visual impact assessment is a tool used to identify and assess the effects of change, resulting from development, and their significance on the landscape as a resource and people's views and visual amenity. It is an iterative process intended to inform design decisions so that new development can avoid or reduce significant negative (adverse) effects on the landscape and visual environment.

9.2.2 It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the significance of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from development.

9.2.3 The GLVIA states that the assessment should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects: that are likely to occur including whether they are adverse or beneficial
- Assess significance of effects: systematic assessment of the likely significance of the effects identified

- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any significant negative (adverse) effects

#### Method of Desk Study

9.2.4 Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify sensitive visual receptors and likely sensitivity of the landscape. Liaison with the Local Planning Authority landscape officer is also undertaken to agree landscape resources and visual receptors of potential sensitivity to be included within the assessment.

#### Method of Field Work

9.2.5 Site survey is undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints. Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye.

### **9.3 Method for Assessing Landscape**

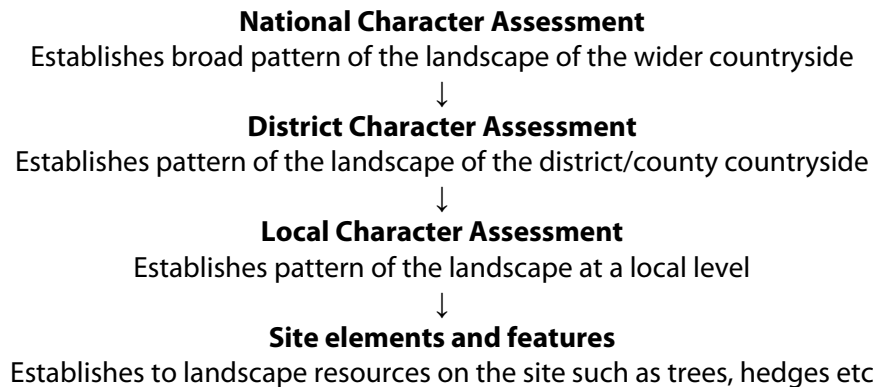
#### Landscape Character and Characterisation

9.3.1 Landscape Character Assessment Guidance defines 'landscape' as consisting of the following elements:

- Natural: Geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

9.3.2 Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can

provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.



#### Value of the landscape receptor

9.3.3 Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

Value is determined by some or all the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance
- The views of the local consultees including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional

9.3.4 International and Nationally designated landscapes tend to be of the highest value, locally designated landscapes are most likely to be of moderate value and undesignated landscapes can either be of lower to moderate value depending on an assessment taking into account the following factors:

- Condition of the local landscape
- Scenic quality
- Rarity

- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Associations

9.3.5 The definitions of value used are as follows:

- **International:** such as World Heritage Sites, these are generally the very highest valued landscapes.
- **National:** such as National Parks, AONB, Conservation Areas, Listed Buildings. These are largely high value landscapes.
- **Local:** such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments.
- **Community:** generally undesignated, may have value at a community level by tourism, literature, art, village greens or allotments, may have a small number of protected features.
- **Site:** no designated features or landscape, limited/low value, no protected features

#### Susceptibility of the landscape receptor to the proposed change

9.3.6 This relates to the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of the of landscape planning policies.

9.3.7 The definitions of susceptibility of the proposed change to landscape used are as follows:

- **High:** Elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the

existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

- **Medium:** Elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Low:** Elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

#### Definition of Landscape Sensitivity

9.3.8 Landscape **sensitivity** is determined by combining judgements of the **susceptibility** to the proposed change and the **value** of the receptor. Refer to Table A.

<b>Table A: Definition of Landscape Sensitivity:</b>	
Sensitivity	Definition
High	<ul style="list-style-type: none"> <li>- May be high susceptibility to proposed change</li> <li>- May be a designated landscape valued at a National or International level</li> <li>- Landscape characteristics are vulnerable and unable to accommodate change</li> <li>- Development may result in significant changes to landscape character</li> </ul>
Medium-High	<ul style="list-style-type: none"> <li>- May be a medium or high susceptibility to proposed change</li> <li>- May be a designated landscape valued at a local or national level</li> <li>- Landscape characteristics are vulnerable with limited ability to accommodate change</li> <li>- Development may result in moderate changes to landscape character</li> </ul>
Medium	<ul style="list-style-type: none"> <li>- May be medium susceptibility to proposed change</li> <li>- May have some designated features and/or valued at a local level</li> <li>- Landscape characteristics are able to accommodate some change</li> <li>- Development may not result in significant changes to landscape character</li> </ul>
Medium-Low	<ul style="list-style-type: none"> <li>- Low or medium susceptibility to proposed change</li> <li>- Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level</li> <li>- May be Low susceptibility to proposed change</li> <li>- May have undesignated landscape and/or valued at a community level</li> </ul>



	<ul style="list-style-type: none"> <li>- Landscape characteristics are resilient to accommodating change</li> <li>- Development may not result in significant changes to landscape character</li> </ul>
Low	<ul style="list-style-type: none"> <li>- Low susceptibility to proposed change</li> <li>- Undesignated landscape and/or valued at a community level</li> <li>- Landscape characteristics are robust and able to accommodate change</li> <li>- Development may not result in significant changes to landscape character</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>- No susceptibility to proposed change</li> <li>- Undesignated, valued at a site level</li> <li>- Landscape characteristics that are degraded or discordant with landscape character</li> <li>- Development may result in an improvement to landscape character</li> </ul>

#### Landscape Receptor – Overall Magnitude of Effect

9.3.9 The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the landscape effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**. Refer to table B:

- The scale of the effect – for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character
- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape
- The duration of the effect; 0-1 year for the construction period is considered short term duration, 1-10 years for mitigation to establish is considered medium term duration, 10 years and beyond is considered long term duration

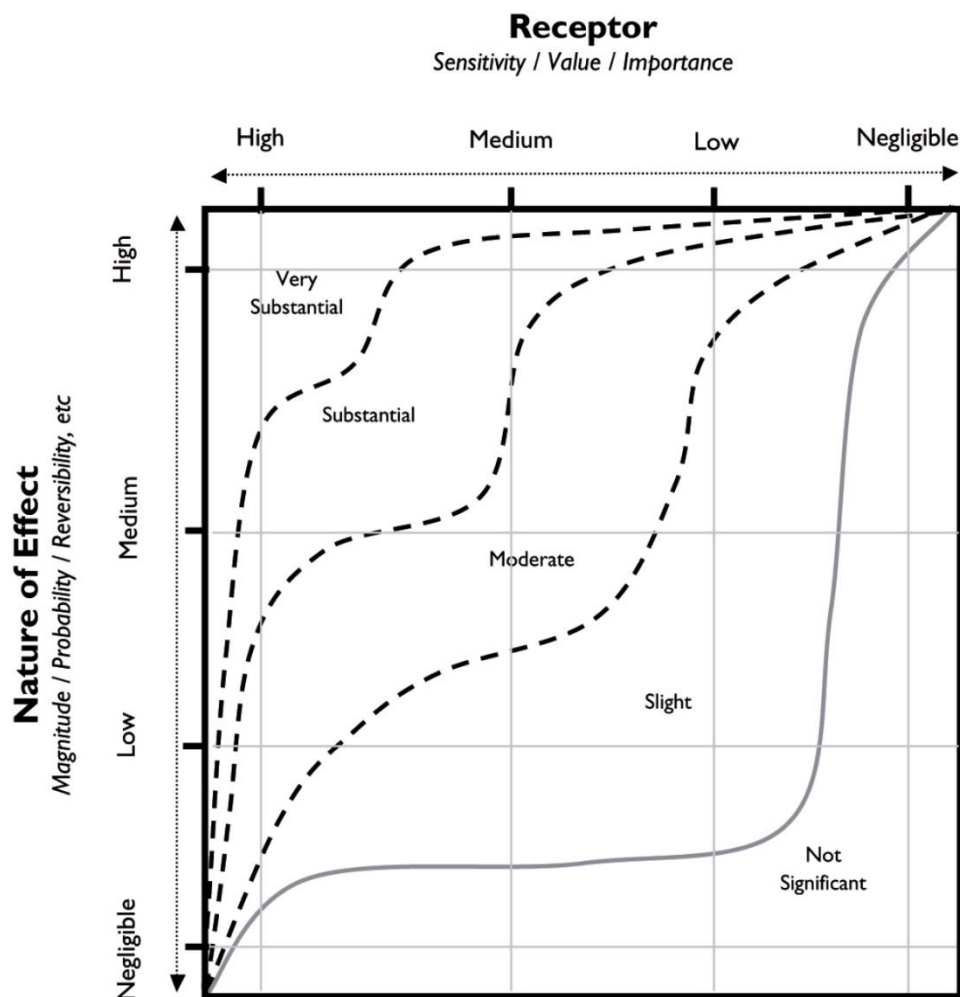
- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

**Table B: Definition of Landscape Magnitude of Effect:**

Magnitude of change:	Predicted landscape effects:
High	- Very substantial loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a dominating and contrasting characteristic to the landscape
Medium-High	- Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a moderate to large geographical area, and/or the development introduces a prominent and partially uncharacteristic feature to the landscape
Medium	- Moderate loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
Medium-Low	- Partial loss of landscape elements of the landscape, and/or the lost elements make a moderate to small contribution to landscape character, and/or change affects a small to moderate geographical area, and/or the development is perceptible but not wholly uncharacteristic to the landscape
Low	- Minor loss of landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a small geographical area, and/or the development introduces elements not uncharacteristic to the landscape
Negligible	- Negligible or no loss of landscape elements of the landscape, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible

### Assessment criteria used to assess landscape effects

9.3.10 Landscape effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



## 9.4 Method for Assessing Views

9.4.1 A Zone of Theoretical Visibility (ZTV) is often produced as an initial desktop tool to inform the extent of the study area based on the theoretical visibility of the development. The (ZTV) illustrates the extent to which the proposed development site as a whole is potentially visible from the surrounding area. ZTV's are prepared using GIS software (Global Mapper) by carrying out an analysis of the visibility of the site from the surrounding area up to 5km using a digital terrain model from OS Landform DTM profile and OS Panorama DTM data. Calculations are based on bare earth survey OS height data with a viewer height set at 1.7m. The digital terrain model and subsequent output are based on bare earth modelling and as such do not take into account any screening from land cover such as buildings, hedgerows and trees. ZTV mapping therefore represents a 'worst case' scenario assuming 100% visibility, where the actual extents of visibility are likely to be less extensive. ZTV's are used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is then used to identify potential key views of the development which are then verified by field work to further identify and visit visual receptors. Where a ZTV is not produced, the study area is determined by reviewing land use and landform shown on OS maps and aerial photos. Field work is then undertaken to refine the extent of views.

9.4.2 Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

- **Representative viewpoints**, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ – for example, certain points may be chosen to represent the views of particular public footpaths and bridleways
- **Specific viewpoints**, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
- **Illustrative viewpoints**, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be restricted visibility at certain locations

9.4.3 Visual effects are determined through a process of identifying which visual receptors are likely to experience significant visual effects. The process of identifying effects involves determining the **sensitivity** of each visual receptor and **magnitude** of change experienced at each which leads to a professional judgement of the **visual effects**.

#### Value attached to views

9.4.4 Visual sensitivity is partially determined by judgements made attributing value to views.

Judgements take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art

9.4.5 The value of views is defined as follows:

- **High;** Recognition of the view by its relation to a heritage asset or national planning designation (AONB, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places & signage. Views enjoyed at a local or national level.
- **Medium;** Local planning designation (Country Park, AGLV) or valued locally by village design statement or sensitivity assessment. May be some detractor elements, views enjoyed at a local level.
- **Low;** No specific value placed by designation or publication, may be a large proportion of detractor elements within the view, views enjoyed at a community or site level.

#### Susceptibility of visual receptors to change

9.4.6 Visual sensitivity is partly determined by the susceptibility to change of each visual receptor. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

9.4.7 The susceptibility of visual receptors to change in views and visual amenity is defined broadly as follows:

- **High**; residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (public rights of way or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area
- **Medium**; travellers on road, rail or other transport modes such as cyclists
- **Low**; people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity

9.4.8 Combining judgements regarding the **susceptibility of change** with the **value** attached to views leads to a professional judgement of **sensitivity** of each visual receptor.

Table C: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor with high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.
Medium-High	Receptor with medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors with medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally

	designated landscape, receptors may include travellers on roads, pedestrians or cyclists.
Medium-Low	Receptors with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors, receptors may include commuters on busy roads such as motorways or urban roads, users involved in passive outdoor sport such as golf.
Low	Receptors with low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting
Negligible	Receptors with low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work

#### Visual Receptor – Overall Magnitude of Effect

9.4.9 The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the visual effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**. Refer to table D:

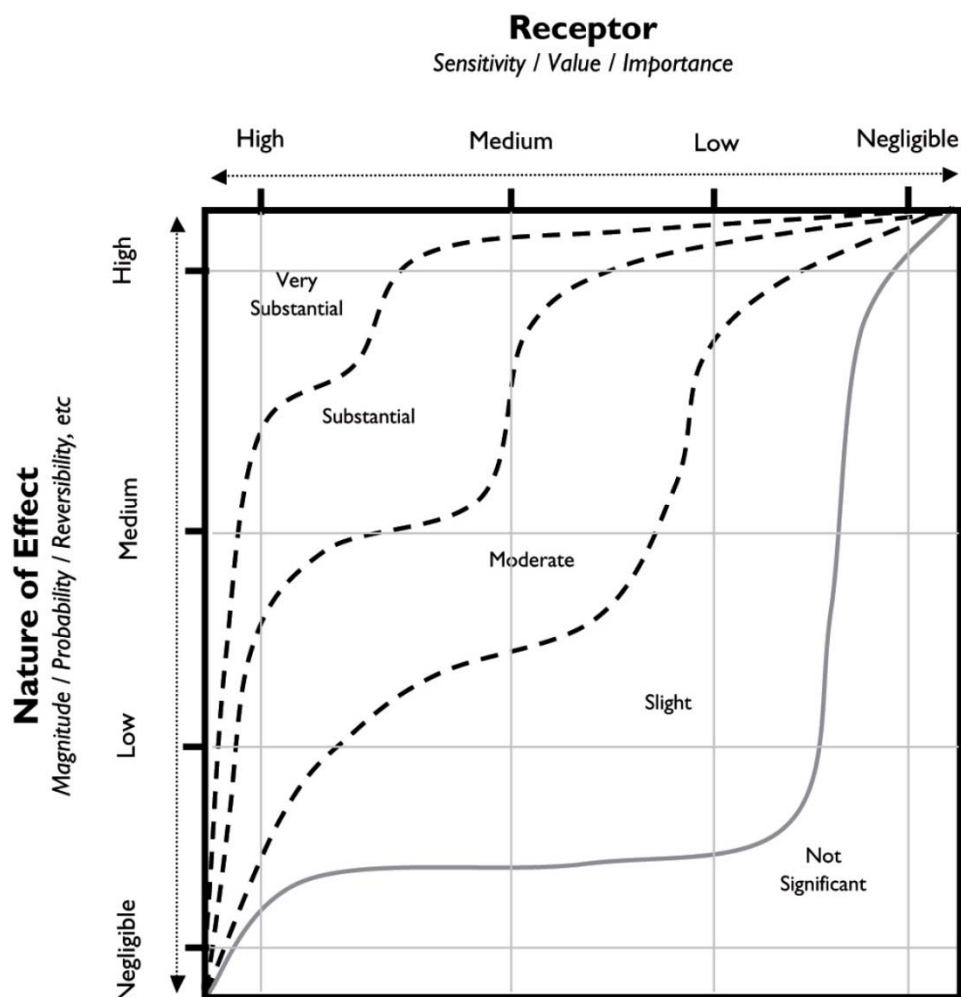
<b>Table D: Definition of Visual Magnitude of Effect</b>	
Magnitude of change:	Predicted visual effects:
High	Total loss or very substantial alteration of key views, and/or site may form a very large proportion of the view, and/or all of the site may be visible, and/or views of the site may be experienced over a long distance by high numbers of receptors, and/or views may be permanent and irreversible
Medium-High	Substantial alteration of key views, and/or site may form a medium to large proportion of the view, and/or most of the site may be visible, and/or views of the site may be experienced over a moderate to long distance by moderate to high numbers of receptors, and/or views may be permanent and irreversible
Medium	Moderate alteration of key views, and/or site may form moderate proportion of the view, and/or around half of the site may be visible, and/or views of the site may be experienced over a moderate distance by moderate numbers of receptors, and/or views may be permanent and irreversible

Medium-Low	Moderate to minor alteration of key views, and/or site may form moderate to minor proportion of the view, and/or partial views of the site, and/or views of the site may be experienced over a moderate to short distance by moderate to low numbers of receptors, and/or views may be permanent and irreversible
Low	Minor alteration of key views, and/or site may form small proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a short/local distance by low numbers of receptors, and/or views may be permanent and irreversible
Negligible	Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of the site may be experienced over a very short distance by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible

Assessment criteria used to assess visual effects

9.4.10 Visual effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.





## 9.5 Assessment criteria used to assess significance of effects

9.5.1 Following identification of the sensitivity, extent and significance of the individual landscape and visual effects the overall effects are combined with each other. A judgement is then made by identifying the most significant effects, after mitigation, resulting in the likely impacts of the proposed development. The definitions of the final statement of significance are shown in **Table E**.

**Table E: Definition of significance**

Significance of impact:	Definition of predicted effects:
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Substantial beneficial (positive) effect	The proposals would result in: the scheme causing a significant improvement to the existing view successful mitigation providing significant improvements to landscape quality and character fitting in very well with the scale, landform and pattern of the existing landscape
Moderate beneficial (positive) effect	The proposals would result in: the scheme causing a noticeable improvement to the existing view successful mitigation providing noticeable improvements to landscape quality and character fitting in well with the scale, landform and pattern of the existing landscape
Slight beneficial (positive) effect	The proposals would result in: the scheme causing perceptible improvement in the existing view successful mitigation providing slight improvements to landscape quality and character fitting in with the scale, landform and pattern of the existing landscape
Not significant	The proposals would result in: the scheme causing no discernible deterioration or improvement to the existing view mitigation that neither deteriorates or improves landscape the scale, landform and pattern of the current landscape is broadly retained
Slight adverse (negative) effect	The proposals would result in: the scheme causing a slight perceptible deterioration to the existing view almost wholly success in mitigating adverse effects not quite fitting the landform and scale of the landscape
Moderate adverse (negative) effect	The proposals would result in: the scheme causing a noticeable deterioration to the existing view only partial mitigation of adverse effects variance to the existing landscape, out of scale or at odds with the local pattern and landform
Substantial adverse (negative) effect	The proposals would result in: the scheme being immediately apparent causing significant deterioration to the existing view no way of fully mitigating adverse effects considerable variance to the existing landscape, degrading the integrity of its overall character

## 10 APPENDIX B – GLOSSARY OF TERMS

<b>Characterisation</b>	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
<b>Designated landscape</b>	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
<b>Elements</b>	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
<b>Geographical Information System (GIS)</b>	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
<b>Green Infrastructure (GI)</b>	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
<b>Indirect effects</b>	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
<b>Iterative design process</b>	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
<b>Key characteristics</b>	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
<b>Land use</b>	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
<b>Landform</b>	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
<b>Landscape and Visual Impact Assessment (LVIA)</b>	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
<b>Landscape Character</b>	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
<b>Landscape Character Areas (LCA's)</b>	These are single unique areas which are the discrete geographical areas of a particular landscape type.
<b>Landscape Character Assessment</b>	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
<b>Landscape Effects</b>	Effects on the landscape as a resource in its own right.
<b>Landscape quality (condition)</b>	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual

	areas, the intactness of the landscape and the condition of individual elements.
<b>Landscape receptors</b>	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
<b>Landscape value</b>	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
<b>Magnitude (of effect)</b>	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
<b>Photomontage</b>	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
<b>Scoping</b>	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
<b>Sensitivity</b>	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
<b>Significance</b>	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
<b>Susceptibility (or vulnerability)</b>	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
<b>Time depth</b>	Historical layering – the idea of a landscape as a ‘palimpsest, a much written –over manuscript.
<b>Tranquillity</b>	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
<b>Visual amenity</b>	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
<b>Visual effects</b>	Effects on specific views and on the general visual amenity experienced by people.
<b>Visual receptors</b>	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
<b>Visualisation</b>	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
<b>Zone of Theoretical Visibility (ZTV)</b>	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

## **11 APPENDIX C – FIGURES AND PLANS**

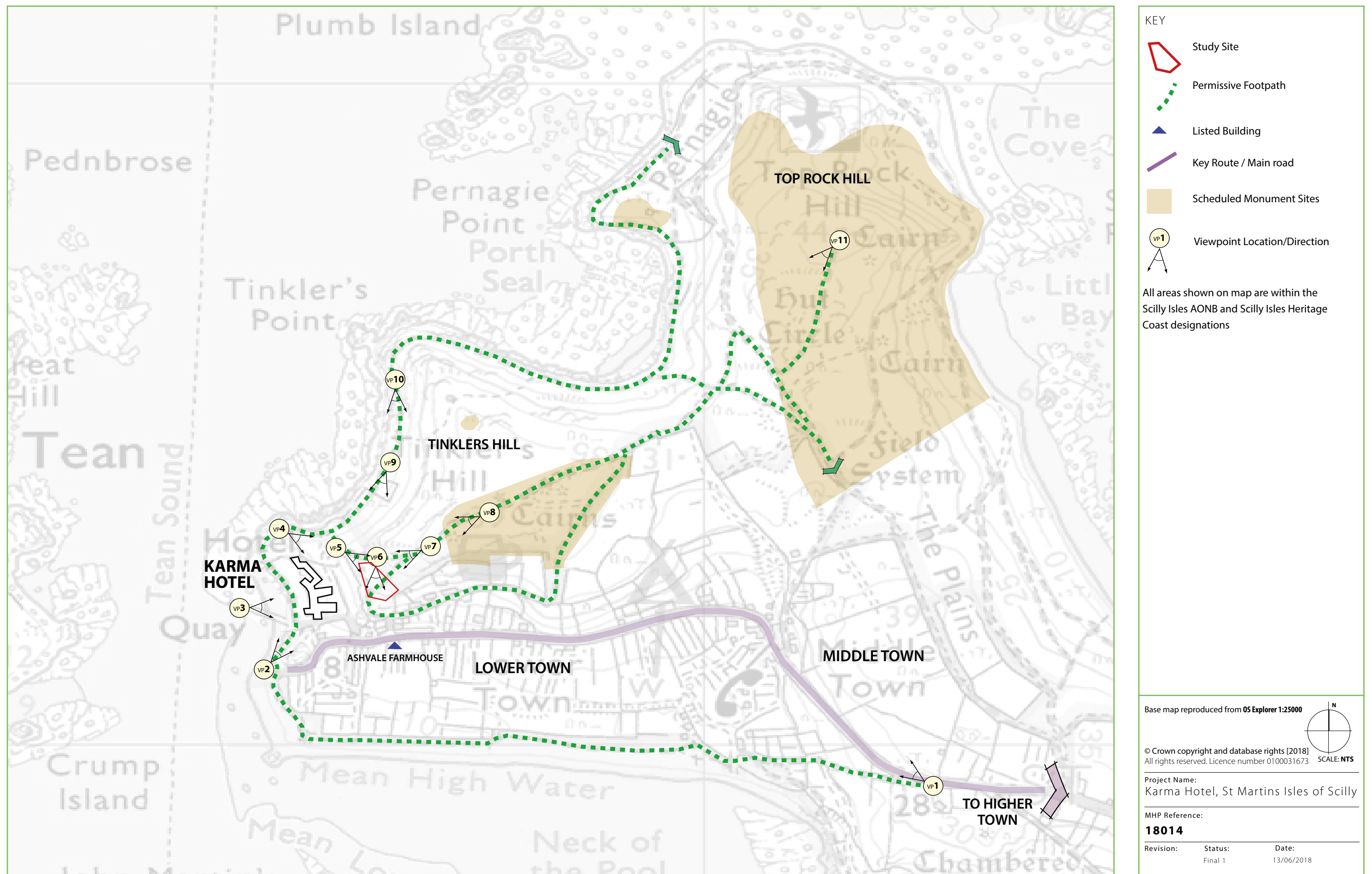
Figure 1: Site Location and Context and Designations and VP Locations

Figure 2-7: Viewpoint Point Photographs

Figure 8: Landscape Analysis Sketch

Figure 9: St Martins Significant Views – Conservation Area Appraisal

Figure 10: St Martins Landscape Character Map – Conservation Area Appraisal



**Figure 1** Site Location, Designations, Context and Viewpoint Locations  
18014 Karma Hotel, St Martins Isles of Scilly



Approximate location of study site  
(not visible) behind exiting landform  
and vegetation

Viewpoint Photograph 1



View looking west from public bench adjacent to road towards study site

Full extent of panorama, taken 6/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Approximate location of study site  
(not visible) behind exiting landform  
and vegetation

Viewpoint Photograph 2



View looking north east from beach towards Karma Hotel/Study Site

Full extent of panorama, taken 06/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

**Figure 2** Viewpoint Photographs  
18014 Karma Hotel, St Martins Isles of Scilly



Approximate location of study site  
(not visible) behind exiting landform  
and vegetation

Viewpoint Photograph 3



View looking east from Quay towards Karma Hotel/Study Site

Full extent of panorama, taken 6/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Approximate location of  
study site (not visible)  
behind existing trees

Viewpoint Photograph 4



View looking south east from permissive path towards study site

Full extent of panorama, taken 06/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

**Figure 3** Viewpoint Photographs  
18014 Karma Hotel, St Martins Isles of Scilly



Approximate location of  
study site (not visible)  
behind existing trees

Viewpoint Photograph 5



View looking south east from permissive path towards study site

Full extent of panorama, taken 6/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Approximate location  
of study site behind  
existing trees

Viewpoint Photograph 6



View looking south west towards study site from adjacent permissive path

Full extent of panorama, taken 06/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.



Approximate location  
of study site behind  
existing trees

Viewpoint Photograph 7



View looking south west towards study site from permissive path

Full extent of panorama, taken 6/03/18  
This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 8



View looking south west towards study site from permissive path

Full extent of panorama, taken 06/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

**Figure 5** Viewpoint Photographs  
18014 Karma Hotel, St Martins Isles of Scilly



Approximate location of study site  
(not visible) behind exiting landform  
and vegetation

Viewpoint Photograph 9



View looking south from permissive path adjacent to coast

Full extent of panorama, taken 6/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Approximate location of study site  
(not visible) behind exiting landform  
and vegetation

Viewpoint Photograph 10



View looking south towards study site from permissive path adjacent to coast

Full extent of panorama, taken 06/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.





View looking south west from top rock hill towards study site (not visible).

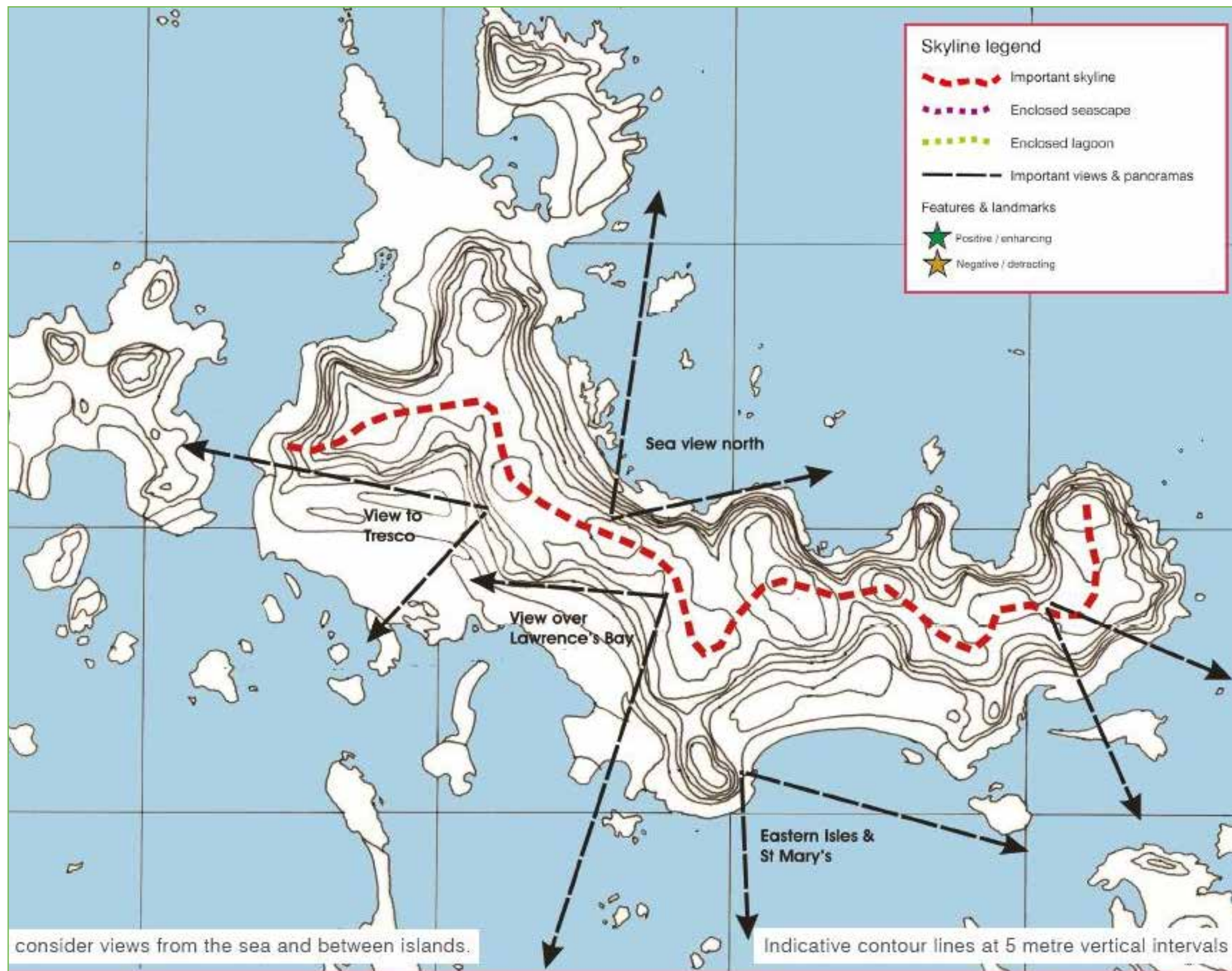
Full extent of panorama, taken 6/03/18  
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.





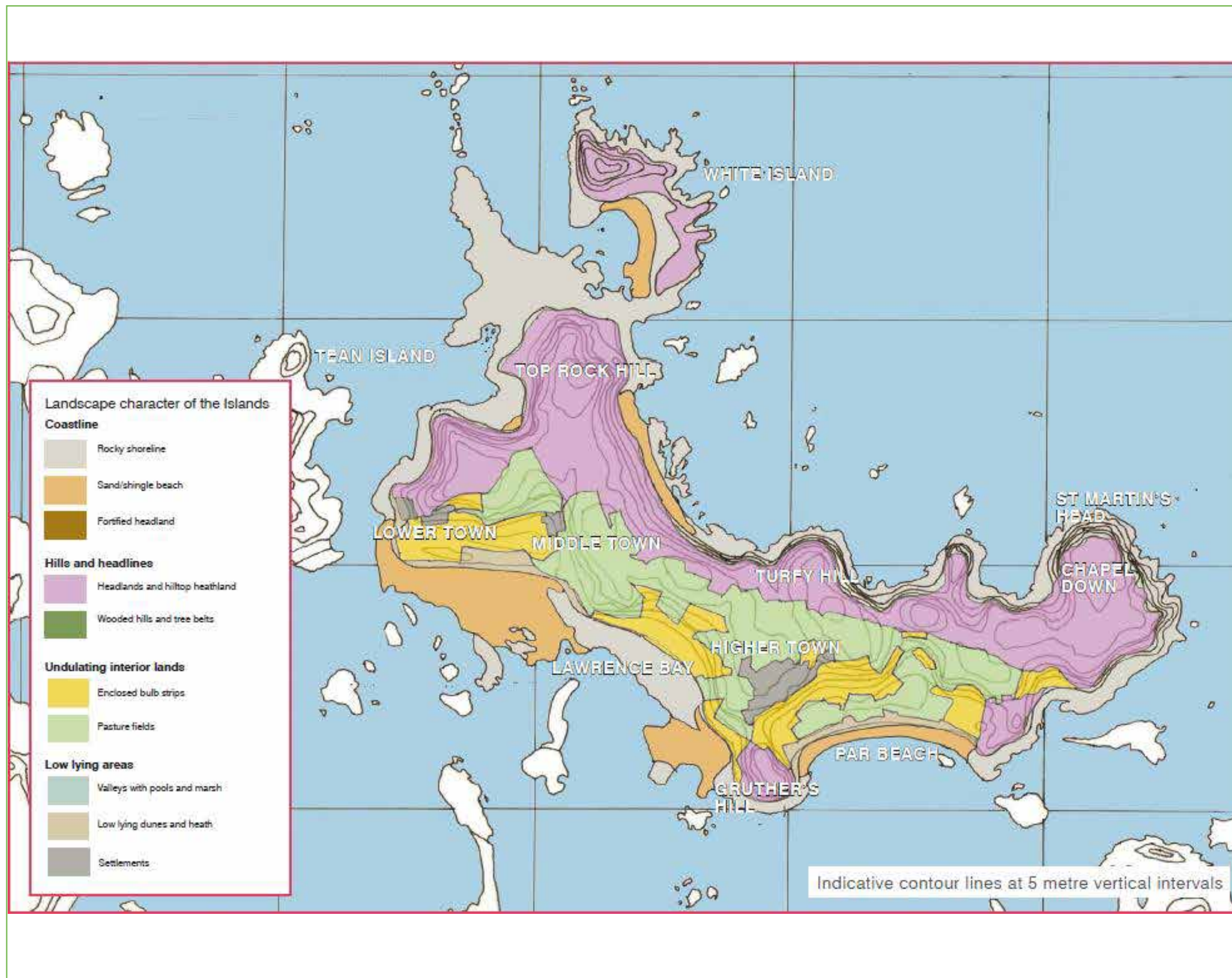
**Figure 8** Landscape Analysis Sketch  
18014 Karma Hotel, St Martins Isles of Scilly



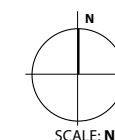


**Figure 9** Significant Views and Vistas from St Martins - Isles of Scilly Conservation Area Statement (DRAFT)  
18014 Karma Hotel, St Martins Isles of Scilly





Base Image source: Isles of Scilly Conservation Area Statement (DRAFT)



Project Name:  
Karma Hotel, St Martins Isles of Scilly

MHP Reference:  
**18014**

Revision:	Status:	Date:
	Final	13/06/2018

**Figure 10** Landscape Character Areas St Martins - Isles of Scilly Conservation Area Statement (DRAFT)  
18014 Karma Hotel, St Martins Isles of Scilly