



TREGARTHEN'S HOTEL HUGH TOWN, ISLES OF SCILLY

LANDSCAPE & VISUAL APPRAISAL

CLIENT: TREGARTHEN'S HOTEL

MAY 2016

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I INTRODUCTION

- I.1 This Landscape and Visual Appraisal report has been prepared by Indigo Landscape Architects Ltd on behalf of Tregarthen's Hotel Ltd for the partial redevelopment of the hotel.
- I.2 The hotel complex is located in the north-west corner of Hugh Town, adjacent to the quayside area; covering an area of c.0.32 Ha. It is located within a conservation area (islands wide), and AONB that encompasses the entire Scillies archipelago. Hugh Town is the only true 'town' on St Mary's and forms the commercial, economic and administrative hub of the Islands (refer to Section 5 Baseline Study for more information).
- I.3 It should be noted that this is not a Landscape and Visual Impact Assessment. However, the assessment is based upon the developed principles as set out in 'Guidelines for Landscape and Visual Impact Assessment, Third Edition' (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment. The scope of the assessment however is considered appropriate and relates primarily to the immediate Site and townscape (Refer to Section 2).
- I.4 Nevertheless, the aim of the report is to provide sufficient information, level of detail and analysis to understand the likely landscape and visual effects of the Proposed Development on the Site and the setting immediate landscape and townscape environment. However, where appropriate the potential impact on the wider landscape has also been considered including the analysis of longer range views.
- I.5 This report is to be read in conjunction with the following documents:
- Architect's Drawings (prepared by Grainge Architects) (Appendix 3A)
 - Heritage Statement and Archaeological DBA by CGMS Consulting
 - Design and Access Statement prepared by Grainge Architects
 - Planning Statement prepared by Jackson Planning
- I.6 The visual analysis was carried out from a range of publicly accessible land in the area surrounding the Site. The analysis was carried out at eye level and on foot and included a relevant selection of publicly accessible open space, roads and footpaths.
- I.7 Although the visual impact from the public domain is afforded greater weighting (due to the potential for greater numbers of individuals to be affected by an impact), the visibility of the Site from private residences (residential amenity) was also considered both by looking towards the Site from public areas, and by standing on Site and looking out.

2 SCOPE

2.1 GUIDANCE AND TERMINOLOGY

The Landscape and Visual Impact Assessment methodology used in the preparation of this report has been developed from the 'Guidelines for Landscape and Visual Impact Assessment, Third Edition' (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment and which came into force on the 17th April 2013.

The generic title of the process followed is 'Landscape and Visual Impact Assessment'. The term 'impact' in this context is often seen as interchangeable with the term 'effect' and there may be circumstances in which the terms 'impact' and 'effect' are interchangeable, however, GLVIA3 defines impact as '*the action being taken*', and effect as '*the change resulting from that action*' and these definitions have been followed throughout this assessment. Furthermore, the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 call for an assessment of the '**likely significant effects**' of a development, so the term 'effect' is used throughout this document.

For the purposes of this appraisal, a detailed assessment has been carried irrespective of whether the assessment of likely significant effects is triggered or not. It should be noted that no **moderate or significant** effects have been identified however.

For the avoidance of doubt:

- 'Km' means kilometre(s); 'm' means metre(s).
- All distances are approximate.
- All references to points of the compass are generalised and are used for descriptive purposes only.
- 'Site' refers to the Application Site within the boundary shown on the Study Area & Viewpoint Location Plan, a copy of which is found within Appendix 3.

2.2 IDENTIFICATION OF THE PRELIMINARY STUDY AREA

The preliminary (desk top) study area for this assessment was centred on the Site and included a selection of representative views within a 1.25km radius where the Proposed Development could potentially have an effect on Landscape / Townscape character and Visual amenity, taking into account topography and significant areas of built form and vegetation.

2.3 SITE SURVEY WORK

The Site and field survey work was carried out in November 2015. Weather conditions were dry and bright. The assessment was concluded following Site inspections, a desk top research exercise, a photographic survey and assessment of Ordnance Survey plans.

The fieldwork undertaken established the detailed Study Area for the Landscape Baseline study.

3 METHODOLOGY, ASSUMPTIONS AND LIMITATIONS OF ASSESSMENT

3.1 PROCESS OF ASSESSMENT

Landscape and Visual Impact Assessment is a process whereby the features and qualities of the Application Site and surrounding Landscape / Townscape are examined and recorded. Key landscape receptors (elements of landscape) and Visual Receptors (users of landscape) are identified and studied or visited. The Proposed Development is set out, and assessments are undertaken through a process that considers the sensitivity of each "receptor" and the magnitude of change that the Proposed Development represents in order to determine the significance of effect.

Sensitivity x magnitude = significance of effect

Landscape / Townscape assessment is distinctly separate from the process of Visual assessment:

Landscape / Townscape effects are concerned with changes to the physical landscape, including the effect on its character as a whole and on the individual elements contributing to this character. "Receptors" can therefore include physical influences (for example vegetation or water bodies); influences of human activity (for example access / movement or the character of buildings / built form); or aesthetic and perceptual factors (for example tranquillity or wildness); all of which contribute to overall landscape character.

Visual effects are the effects on "receptors" of changes (resulting from development) in the character of available views. In this case the "receptors" are people experiencing the view.

Detailed methodologies for each are contained within Appendix 1 (Visual) and Appendix 2 (Landscape), and the results of the assessments are presented within Appendices 4 and 5 respectively.

3.2 LIMITATIONS OF ASSESSMENT

The assessments undertaken are based on certain assumptions and actions and therefore have certain limitations. Whilst the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) calls for assessments to be appropriate and proportionate to the nature of the development proposed these limitations should be recorded. For this Visual Appraisal these have been identified as follows:

- The assessment only assesses effects on visual receptors on publically accessible land and from private residences (estimated).
- In accordance with the scope set out in Section 2 above, night time; demolition; construction; and decommissioning phase assessments have not been undertaken.
- As set out in Appendix 1, the visibility of the Site from private viewpoints has been estimated both by looking towards the Site from public areas, and by standing on Site and looking outwards. No attempt has been made to access private property for more detailed assessment.
- No photomontages have been used in the assessments undertaken; however, working models developed in Sketchup have been used as part of the assessment process (not presented).

4 PLANNING CONTEXT

4.1 INTRODUCTION

4.1.1 Consideration of local planning policies helps determine the value attached to a landscape through considering the Landscape and Townscape Designations applicable to the Study Area.

4.1.2 The following section therefore sets out the national and local policy context.

4.2 NATIONAL PLANNING CONTEXT – THE NATIONAL PLANNING POLICY FRAMEWORK

4.2.1 National planning policy contains guidance on planning and related issues from a national perspective. From the 27th March 2012 this has primarily been set out within the National Planning Policy Framework (NPPF) document. Other national planning policy that remains current is identified in the introduction to the NPPF (associated with nationally significant infrastructure projects / traveller sites and waste policies); however, these have no relevance to these proposals.

4.2.2 The NPPF is a wide ranging document which sets out a presumption in favour of sustainable development (paragraphs 11 to 16) and core planning principles (paragraph 17) before detailing (in paragraphs 18 to 219) policies which, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

4.2.3 These policies are broken down into 3 main parts under the headings:

- Delivering Sustainable Development (which itself is divided into 13 sub-sections).
- Plan making
- Decision taking

4.2.4 Of particular relevance to the nature of development proposed on the Application Site are policies in the following sections of the first part of this document:

- NPPF Section 7 - Requiring good design
- NPPF Section 11 - Conserving and enhancing the natural environment
- NPPF Section 12 - Conserving and enhancing the historic environment

4.3 ISLES OF SCILLY AONB

4.3.1 The Isles of Scilly's designation as an Area of Outstanding Natural Beauty and a Conservation Area, requires that particular and careful consideration be given so that the Proposed Development would not harm and would positively enhance the existing environment.

4.3.2 The Isles of Scilly Area of Outstanding Natural Beauty Management Plan 2004-2005 - Planning a Bright Future seeks to provide a co-ordinated approach to the sustainable management of the island's nationally important protected landscape, its environment and communities. The Plan has nine management themes including the Marine and Coastal Environment, Archaeology, the Historic Environment and Heritage and Nature Conservation and Geology. Each theme has a long term vision or goal. The overall vision is summarised as follows:

- Retain the quality of its land and marine aspects that together form the island's unique essence.
- Is recognised, understood and conserved for all to appreciate, enjoy and respect in a sustainable manner.
- Welcomes visitors who contribute sustainably to the economy and spirit of the islands without overwhelming the qualities that they have come to enjoy.

- Supports a farming community successfully rising to the challenges of the changing economics of agriculture through sustainable diversification.
- Supports a community for whom Scilly is home, to enjoy a good quality of life, providing opportunities for young people whilst achieving an environmentally sustainable economy.

4.4 LOCAL PLANNING CONTEXT: THE LOCAL DEVELOPMENT FRAMEWORK

- 4.4.1 In the case of the Application Site, The Council of the Isles of Scilly has responsibility for preparing the Local Development Framework and its Core Strategy Document Local Plan. 'The Isles of Scilly Local Plan – A 2020 Vision' was adopted in November 2005.
- 4.4.2 All of the Policies of the Local Plan have been saved by the Secretary of State until such time as the Local Planning Authority has adopted a new local plan.
- 4.4.3 The Local Plan is designed to complement existing strategies for economic development, transport, heritage and culture, as well as the Area of Outstanding Natural Beauty Management Plan.
- 4.4.4 The focus of the Local Plan is to meet the development needs of the islands with the aim of sustaining its communities whilst protecting its outstanding environment.
- 4.4.5 The policies contained in the Local Plan have been saved beyond the 3-year period since it was adopted by the Government through the powers of the Secretary of State. Until the adoption of a new local plan, the Local Plan provides the basis for determining planning applications.
- 4.4.6 Relevant saved Core Policies are summarised below:

Policy 1 - Environmental Protection

- 4.4.7 To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they would 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

- 4.4.8 Development would 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 I; 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.

4.5 SUPPLEMENTARY PLANNING GUIDANCE

4.5.1 In addition to the Local Plan, various documents have been prepared that have been adopted as Supplementary Planning Guidance (SPG). These guidelines are non-statutory although they have been subject to public consultation and supplement the policies and proposals set out in the Local Plan. As such their contents are material in the determination of planning applications. Relevant SPG for the Site are as follows:

Cornwall and Scilly Urban Survey (CSUS): Historic Characterisation for Regeneration Hugh Town (Cornwall Archaeological Unit 2003).

4.5.2 This joint initiative funded by English Heritage, EU Objective 1, South West of England Regional Development Agency and Cornwall County Council is aimed at harnessing the quality and distinctive character of the historic environment to successful and sustainable regeneration. The report contains an in depth assessment of the historic character of Hugh Town, provides an analysis of what makes it special and identifies a number of principles that would contribute to its regeneration as follows:

Historic settlement character

4.5.3 Hugh Town's history has created a settlement with a strong, locally distinctive character. Major elements of this include:

- The town's striking topographic situation on a narrow isthmus.
- The strong presence within the townscape of 'natural' elements: landforms, greenery and gardens, and spectacular views of the sea and off islands.
- Its undoubted 'urban' quality, despite its relatively small size and population.
- A distinctive architectural style of great charm and visual appeal.
- A high degree of completeness in the historic built environment.
- Good survival of extremely high quality architectural detail.
- An unusually prominent and successful contribution to the built environment from the first half of the 20th century.
- A significant later 20th century component, some elements of which have a negative impact on the town's character and distinctiveness.

Character-based principles for regeneration

4.5.4 A strategy for Hugh Town's regeneration soundly based on characterisation should incorporate the following as fundamental principles:

- Respect for the contribution which the physical setting and natural elements make to the unique character of the town.
- Recognition of the quality and distinctive character of Hugh Town's historic built environment, and a commitment to achieving equally high quality and distinctiveness in all future new build and the public realm.
- The need to reinstate character and quality in the built environment and public realm where it has been eroded by inappropriate past interventions.
- The potential for presenting Hugh Town as a place of high architectural quality, historic character and significance.
- The significance of Hugh Town as an exemplar of sustainable small-scale urban design and topography.

Regeneration and the historic environment:

4.5.5 Key themes for Hugh Town Characterisation identified regeneration and conservation opportunities under the following broad themes. Those considered relevant are summarised below:

- Reinstatement character and quality: There is a need for a programme aimed at repairing the erosion of Hugh Town's character and distinctiveness which has resulted from inappropriate later 20th century interventions in the historic area of the town.
- Enhance the public realm: Character and the sense of quality in the historic environment would benefit from an enhancement programme for the public realm: streetscape details, street furniture, undergrounding of overhead cables, improvements to boundary features and green spaces.
- Guide future change: The proposed Design Guide for Scilly would be valuable in reducing the 'anywhere' character of much later 20th century new build. Detailed planning guidance would be beneficial for future redevelopment of prominent sites.
- Assert Hugh Town's historic significance Promote the quality and interest of Hugh Town's historic built environment as a positive asset; encourage local participation in maintaining its character.
- Character areas and regeneration opportunities: This study identified nine distinct Character Areas within the historic urban area. Its findings on these areas, together with an assessment of overall settlement character, offer a means of understanding the past and the present. In turn, that understanding provides the basis for a positive approach to planning future change which would maintain and reinforce the historic character and individuality of each area - sustainable local distinctiveness.

4.5.6 A summary of the character attributes for each area applicable to the Site is set out below:

The historic core – the Bank and Hugh Street

- The historic core of the settlement and still Hugh Town's commercial focus. A narrow main street and several small irregular 'squares' are for the most part strongly enclosed by stone-fronted or plain rendered buildings, creating a tight grained, strongly urban streetscape.

Garrison Lane, Garrison Hill and Jerusalem Terrace

- Historic expansion from the early core of the town. Cottages and modern housing are dispersed along a network of lanes. Rubble boundary walls and greenery combine with the sloping topography and narrow lanes to create a strong sense of enclosure, interspersed with glimpses into colourful gardens and sudden vistas over town and seascapes.

The Quay

- Successive phases of Hugh Town's quay mark major steps in the town's historic development. The distinctive fabric of the quay itself, together with the movement and activity associated with it, are key elements in many views from and to the town.

The Garrison

- The character of the Garrison derives jointly from its well preserved multi-period complex of defensive works and associated structures and its role as an area of open green space and spectacular views bounding the western edge of the town.

4.6 SUPPLEMENTARY PLANNING DOCUMENTS

4.6.1 As part of the Local Development Framework, a variety of documents have been produced since 2004. These Supplementary Planning Documents (SPD) help inform and assist in the application of policies when decisions are made on planning applications.

4.6.2 The following SPD considered relevant to the Proposed Development have also been produced:

- **Isles of Scilly Design Guide**

The Isles of Scilly Design Guide was approved in 2006 to complement the Local Plan and the AONB Management Plan. It offers clear and practical guidance in order to achieve high quality and sustainable design and ensure the special character of Scilly is retained and where possible enhanced.

Isles of Scilly Design Guide (The Council of the Isles of Scilly 2006)

4.6.3 This guide has the status of a Supplementary Planning Document to the main Isles of Scilly Local Plan and Local Development Framework. The Local Plan and Local Development Framework have primacy and, together with the AONB Management Plan, set down the policy framework for the control of development on the islands.

4.6.4 The guide includes a Landscape Character Assessment for St. Mary's island and the relevant sections are set out below:

- St. Mary's is the largest island and contains the only sizeable settlement, Hugh Town. Other settlement areas include Porthloo, Higher Newford and Normandy.
- The island has a rounded shape with two prominent headlands; Peninnis Head on the southern side of the island and the fortified 'Garrison' jutting out to the west. The Garrison is distinctive in that it has been heavily fortified over the centuries so that the shore is lined with ramparts, breastworks and battery positions. The headland also contains the Elizabethan Star Castle on the highest point.
- The narrow isthmus that links 'The Garrison' to the rest of the island provides the low and level ground on which Hugh Town stands. The town is flanked to the north and south by beaches and lies around a natural harbour. The quay which extends out past Rat Island provides year round docking facilities. The town is compact and narrow in form and densely built.
- The coastal strip is made up of exposed headland heaths, rocky coast with heathland and areas of sandy shore.
- The landscape and topography of the islands sets the context for the settlements and buildings. The exception perhaps is the core of Hugh Town where the townscape of streets provides the setting for individual buildings.
- The only significant settlement patterns dating from the 20th Century are on St Mary's with parts of Old Town (and about half the urban area of Hugh Town) and the free-standing settlement of Telegraph. These are suburban in character with some local authority built terraces, two storey detached and semi-detached. These developments are of a form which has little to do with the character of the 'Towns'. It is not only the built form but the road pattern, plot size and grain which is markedly at odds with the pre 20th Century settlement pattern.

Character of Hugh Town

4.6.5 This is the only truly 'urban' settlement on the islands. The historic (mainly 18th and 19th Century) core extends from the ramparts and batteries of the Garrison to the west, along Town Beach on the north side and along Porthcressa Beach to Buzza Hill and Peninnis Head to the south. The isthmus upon which it is built is about 500 metres in length by about 150 metres in width. Within this small area there are a variety of townscapes. The historic town contains about 70% of the Listed Buildings on the Isles of Scilly. Any new development or redevelopment must be considered within this context.

4.6.6 Hugh Street has the greatest sense of enclosure, relieved by an informal 'square' to the east. The frontages are almost continuous with good 19th Century shop fronts and town houses.

4.6.7 Higher and Lower Strand face the Town Beach across Holgates Green, which acts as a promenade. The houses here are modest two storey vernacular terraces. Their low roofline is a significant feature framing the harbour.

- 4.6.8 The remainder of Hugh Town is of the suburban form. The scarce supply of urban building land has meant that detached properties are situated on very small plots. In the case of the Museum building and Porthcressa Flats, it has resulted in three storey developments with flat roofs, built in the 1960s.

Hugh Town Character Areas

(Defined by Cornwall & Scilly Urban Survey – Cornwall County Council 2002) *

- 1 Church: Carn Thomas and Buzza Hill
- 2 Church Street and the Parade
- 3 Town Beach Thoroughfare and the Strand
- 4 Porthcressa Bank
- 5 Porthcressa post-war housing
- 6 The Historic Core: The Bank and Hugh Street
- 7 Garrison Lane, Garrison Hill and Jerusalem Terrace
- 8 The Quay
- 9 The Garrison

- 4.6.9 Areas 2, 3, 6 & 7 are those where the Infill Guidelines for Hugh Town should be applied. It is in these areas and in areas 8 & 9 that detailed Design Statements would be requested. Consideration of skyline impact of new developments in relation to the townscape as a whole and landmarks in particular would play a major part in the determination of proposals.

Building forms and layouts

- 4.6.10 Building plan shapes tend to be simple rectangles, usually having a wide frontage. Roof pitches are relatively shallow. The relationship of the traditional house to its plot can range from setback (up to 10 metres from front boundary) to 1-2 metres, to those on the fringe of the carriageway. There are few pavements outside Hugh Town.

Traditional Materials

- 4.6.11 Granite is traditionally the main building material for all types of buildings on the Isles of Scilly. Later terraces are rendered. Painted timber windows are the tradition on Scilly.
- 4.6.12 Slates imported from the mainland became popular in the 19th and 20th Centuries. Slate roofs are frequently scantled (small slates cut roughly, at random widths usually diminishing from bottom to top of the roof slopes, often bedded on mortar and trimmed all the way round). Bridgwater double roman red clay pantiles (curved S shape) were also used.

Character criteria summarised

- 4.6.13 Historic characteristics to develop in new designs and alterations:
- Simplicity of form
 - Robust, durable materials
 - Well proportioned, well balanced facades
 - Substance to what is built – a sense of weight and strength
 - Absence of frills
 - Buildings well anchored on their site and integrated in their landscape surroundings

Management Plan for Garrison

- 4.6.14 This document is non-statutory publication which sets out the practical management of the Garrison.
- 4.6.15 The importance of the visibility and setting of the Garrison Wall, and the adverse impact of new development on its significance and public value, is highlighted in the site's Conservation

Plan (The Garrison, St Mary, Isles of Scilly: Conservation Plan, English Heritage and Cornwall Council, October 2010). The Plan specifically singles out the problem of intrusive development, including that around Tregarthen's.

4.6.16 The Plan (pp 34-5) notes that: *'The Garrison walls are a dominant feature of the landscape and seascape and can be seen from the modern town, architecturally, the walls contribute greatly to the richness of the historic environment of St Mary's and Hugh Town.'*

4.6.17 However, it states that *'the character and integrity of the historic elements and aesthetic qualities of the Garrison have undoubtedly been eroded by the masking effect of the development which has taken place immediately in front of the curtain wall, and the half dozen modern bungalows immediately behind the curtain wall.'*

4.6.18 In section 4 'Threats to the monument', under paragraph 4.1.3 'Inappropriate development', the Plan notes:

'Comprehensive planning controls now exist to regulate development on the Isles of Scilly. These controls would ensure that inappropriate planning decisions such as the extension to the Tregarthen's Hotel that almost abuts the Garrison wall and also the line of the three-storey flats that obstruct the north-eastern side of the Garrison would no longer occur.'

4.6.19 The Conservation Plan contains primary management policy recommendations which are also relevant to the current application:

5.2 Historical

- *'It is important to retain the significance of The Garrison's historical character and protect it from inappropriate development, so that it can be appreciated as a 'place apart' from Hugh Town.'*
- *'House building on the western edge of Hugh Town and within The Garrison Walls has compromised the historic character of this area of the Garrison. English Heritage would work with the Council for the Isles of Scilly, and the Duchy of Cornwall to ensure that future development activity on the Garrison is only allowed if it takes a genuine contribution to this character.'*

5.4 Communal

- *'Policies that seek to retain historic communal significance and preserve and enhance the relationship between the Garrison and Hugh Town should be encouraged; this includes preserving and improving the setting and avoiding inappropriate development.'*

4.7 CONCLUSIONS

- 4.7.1 The Landscape & Visual Appraisal Study below considers the impact of the Proposed Development in respect of the above evidence especially in relation to the following:
- AONB status
 - Setting of The Garrison Walls SAM and Listed Buildings
 - Conservation Area (Islands wide)
 - Character of the historic core of Hugh Town
- 4.7.2 In respect of Isles of Scilly Design Guide, the Site falls within Hugh Town Character Areas 6 & 7. For these areas, consideration of skyline impact of new developments in relation to the townscape as a whole and landmarks in particular would be included as part of the assessment process.
- 4.7.3 The historic characteristics recommendations set out in The Design Guide have been applied to the proposals and have been considered as part of the assessment.

5 BASELINE STUDY

5.1 INTRODUCTION

This Section brings together the various elements that together make up the 'baseline' associated with the development.

It includes the Site location and a brief description of the surrounding Landscape / Townscape context; the environmental baseline which covers physical influences, influences of human activity and aesthetic and perceptual factors associated with the landscape; and Designations relevant to the Study Area.

A review of any existing Landscape Character Assessments and a review of other relevant documents has been undertaken as part of this process (contained in Section 4) to inform the baseline. Planning Policies which are applicable when considering the design of the development are also contained within Section 4 above.

5.2 SITE LOCATION (refer to Appendix 3 & 3A)

The Site is located in the north-west corner of Hugh Town, adjacent to the quayside area; covering an area of c.0.32 Ha. It is located within a conservation area (islands wide), and AONB that encompasses the entire Scillies archipelago. Hugh Town is the only true 'town' on St Mary's and forms the commercial, economic and administrative hub of the Islands.

The Site is adjacent to a Grade I listed building and scheduled ancient monument which forms part of the Garrison Wall complex. Several other scheduled monuments and numerous listed buildings, including the Grade I listed Star Castle Hotel, associated Grade I, II* and II listed buildings within the Garrison Walls on The Hugh and within Hugh Town, fall within a 250 metre radius of the Site (refer to Heritage Statement and Archaeological DBA by CGMS Consulting).

The site is dominated by a core of earlier 19th Century hotel buildings, the front elevations of which face out to sea on the north side. The main building is on three levels with a ground and first floor conjoined structures to the north-east, north-west, south and south-east.

The Site rises from c.6.5m AOD at the quayside car park area up to c.17m AOD adjoining Garrison Hill road. Garrison Hill rises up to the west, to a maximum height of about 40m AOD. The low-lying urban area of Hugh Town lies to the south-east.

5.3 SITE DESCRIPTION (refer to Appendix 3 & 3A)

Lower Ground or Street Level

5.3.1 At street level, fronting onto the access road and car park, there is a two storey stone cottage (known as 'Hendra') to the west and the paired, semidetached Grade II Listed ('Port Light' & 'Starboard Light') to the east fronting directly onto the High Street; both painted and / or rendered white. Contained within this area and contained by these buildings is a small sloping garden space with a network of paths and steps leading up to the hotel entrance; currently defined by a conservatory type structure. This garden area is defined by a c.1.5m high a stone wall to the front and also contains an assortment of grass and ornamental planting areas. Ground levels to the Site's frontage rise up from 'Hendra' at c.6.5m AOD to c.9.00m AOD at 'The Starboard Light' at the base of the steps on Garrison Hill.

Upper Ground Level

5.3.2 To the back of the garden area is a single storey building located at c.10m AOD and set back from the boundary some 6.5m. It is of a modern design compared with the flanking lower ground level cottages described above with a flat roof and large windows. It is painted or rendered in white with a blue painted parapet. Immediately adjoining this building to the south is a glazed conservatory structure which incorporates the main hotel entrance.

- 5.3.3 Set behind this structure is a cluster of earlier buildings (19th Century) that form the core of the hotel. These comprise four substantial buildings of 2 and 3 storeys high and are painted white. The majority of the buildings have pitched slate roofs with the exception of one building that has a parapet. 'Tregarthen's Hotel' and 'Tregarthen's' signage is painted on key elevations. The central cluster has numerous extensions and conjoined elements often set at different angles. This is seen notably in the large single storey reception / foyer structure to the south-east of the core. It is of a modern design compared with the central core of earlier buildings and has a flat roof and large windows. It is painted or rendered in white with a blue painted parapet that matches the flat roofed structure to the front of the building.
- 5.3.4 A two storey block of similar modern design is also located to the north-western side of the hotel complex and is currently poor quality staff accommodation. It also has a flat roof and is painted and / or rendered in white. At its western end is a boiler and chimney structure; the chimney extending some 2.5m above the existing roof line. To the front of the building is a large sloping area of land formerly covered in scrub but now cleared and retained by a stone wall adjoining the access road.
- 5.3.5 The main pedestrian access to the hotel is from the public car park area to the north. There is also another pedestrian entrance off Garrison Hill. There is a vehicular / maintenance access from the car park area which adjoins the sea wall before sweeping round to the south at the base of the Garrison Wall and leads up to the staff accommodation building.

Surrounding Landscape / Townscape Context

- 5.3.6 The landscape / townscape surrounding the Application Site is characterised as urban / coastal, and forms the western edge of Hugh Town, the capital of the Scilly Isles. The coastal edge location of this part of Hugh Town is dominated by the quayside infrastructure of harbour wall, ferry terminal and adjoining small urban blocks with narrow streets.
- 5.3.7 This area forms part of the historic core of Hugh Town and is characterised by a high degree of enclosure. The frontages along Hugh Street are almost continuous with good 19th Century shop fronts and town houses.
- 5.3.8 Further afield, the urban character of Hugh Town sweeps eastwards along a low lying isthmus; extending eastwards and forming a backdrop to St Mary's Pool bay.
- 5.3.9 To the west, the landscape of the elevated peninsula is more evident with a mixture of mature trees, small copses and lowland heathland.
- 5.3.10 The peninsula also includes a Scheduled Ancient Monument (SAM) comprising extensive post-medieval breastwork, curtain wall and associated defensive structures on the periphery of peninsula. There are also various Listed Buildings within the SAM including Star Castle (hotel), The Garrison, Garrison House, The Guardhouse and Gatehouse Cottage. This former militarized area contributes to the landscape character of the peninsula with some substantial and salient man-made structures visible, and set against the natural landform and landscape features of the peninsula.

Immediately Around the Site

- 5.3.11 Immediately to the west, a section of The Garrison wall including Wells Battery (c.11-12m AOD) and Jefferson Battery (c.22m AOD) forms a distinctive and well defined backdrop to the hotel complex.
- 5.3.12 To the north, the Site is contained by a combination of stone sea wall and public car park.
- 5.3.13 To the north-east is the High Street and the adjoining 'block' containing 'The Quay House'.
- 5.3.14 To the south is the Garrison Hill road that rises up past the Site towards Star Castle and The Garrison peninsula.

5.4 THE VISUAL BASELINE (refer to drawing 622-A3_01 Study Area & Viewpoint Location Plan & Appendix 4)

5.4.1 The visual baseline centres on the Site and includes a selection of representative views within a c.1.25km radius where the Proposed Development could potentially have an effect on Landscape / Townscape character and Visual amenity. This is described as the Study Area.

5.4.2 As set out in the Visual Assessment Methodology detailed in Appendix 1, the Study Area is established through desk top study and extensive fieldwork and is presented on drawing 622-A3_01 Study Area & Viewpoint Location Plan. Within the area identified, although views of some part of the Proposed Development are possible, there are significant areas where the Site cannot be seen due to intervening vegetation, topography or built form.

Study Area Summary

5.4.3 Due largely to the nature of surrounding topography and built form, views of the Site beyond the immediate vicinity and also from Rat Island, are mostly contained within an area of the surrounding landscape / townscape located up to c.1.25km to the north east and east of the Site.

5.4.4 Views of the Site further afield are generally restricted to the existing 2 and 3 storey complex of earlier hotel buildings due to their prominent scale and elevated location (these buildings are used as a navigation aid on entering St. Mary's). However, at this distance, the detail / complexity of the Site at Lower Ground and Ground Level are unlikely to be possible and / or discernible due to the angle of view, intervening built form or topography.

From the North / North East

- Clear views of the Site are possible from publicly accessible areas on Rat Island (c.200m from edge of Site), the beach area beyond the sea wall, and from The Quay on the approach into Hugh Town.
- Clear views of the front of the Site from the public car park and along the High Street immediately adjoining the Site are possible.
- Views of the sloping area to the north-western side of the Site are possible from the car park. A section of The Garrison Wall can be seen beyond this area with the residential property of Well House, which surmounts The Garrison Wall (Wells Battery), prominent on the skyline.
- Further afield to the north-east at some 1-1.5km distance, views of the Site are possible from the coastal path adjoining Porth Loo and Thomas' Porth. Extent of view varies depending on location / angle of view. Lower Ground Level (street level) views restricted.

From the East

- Immediately within the vicinity of the Site, views from the east at street level are generally restricted by intervening built form. Views from The Bank looking towards the Site are contained by 'The Port Light' and The Starboard Light' cottages that form part of the Site boundary.
- Views residential / commercial premises along the High Street (eg Quay House) opposite the Site.
- Some views likely from upper storey windows of residential / commercial premises along Hugh Street (eg The Mermaid PH).
- Further afield, at some 0.5km distance, views of Ground and Upper Ground Level buildings possible from some residential / commercial properties located on the spur at the eastern side of the Town Beach (nr Lifeboat Station).
- Oblique and glimpsed views possible from some upper storey residential / commercial properties fronting on to Town Beach (The Strand and Lower Strand).

From the South

- Immediate views of the hotel from the south are possible from Garrison Hill road and from residential properties on the southern side of Garrison Hill.
- Elevated views from King Georges Battery are possible overlooking the site (part of SAM). Views of Ground and Lower Ground Levels are restricted from this location.

From the West

- Immediate views overlooking the hotel from the west are possible from The Guardhouse at the top of Garrison Hill road. Limited and glimpsed views of the Site through the Garrison Gate on approach from the west.
- Views from side elevation and garden area of Well House residential property overlooking the site to the west (located within Wells Battery part of The Garrison Wall).
- Beyond the immediate vicinity of the Site, views from the west are generally restricted by topography and / or intervening buildings / structures.

For detailed assessments refer to Appendix 4 and Section 8 below.

Visual Receptors

The majority of the Study Area comprises the area of Hugh Town seafront and beach on the northern side of the isthmus that sweeps eastward around St. Mary's Pool. It also includes the coastal area with its network of paths up to Porth Loo and beyond to Carn Morval Point. It also includes elevated views from the peninsula area immediately to the west and South of the Site.

Potential visual receptors are described below:

Receptors from publicly accessible viewpoints

People using facilities / undertaking activities specifically associated with the experience and enjoyment of the landscape:

- People arriving by ferry using the quayside area.
- People using the network of coastal paths to St. Mary's Pool and seafront area of Hugh Town.
- People on inter-island boat trips.

People living and working in the area:

- People using roads and footpaths for local access eg The public car park to the front of the Site, The Strand and Porth Loo Lane.
- People working within the quayside area.
- People using the network of coastal paths and seafront area of Hugh Town.

People engaged in recreation activities of different types eg:

- The Isles of Scilly Golf Club.

Receptors from private residential / commercial viewpoints

Receptors on private property:

- Residential properties overlooking the Site on Garrison Hill.
- View from The Guardhouse to the south-east overlooking the Site.
- View from Well House to the west overlooking the Site.
- Some views from upper storey windows from residential / commercial properties along Hugh Street and the High Street.

5.5 EVIDENCE REVIEWED

The following documents were reviewed as part of the work undertaken:

At a National level:

- Natural England's National Character Area Profile '158, Isles of Scilly' which covers the archipelago.

At a Regional level:

- Cornwall Council Interactive Map. This is the on line database for The 2007 Cornwall and Isles of Scilly Landscape Assessment and provides an evidence base for future landscape policies and strategies for Cornwall. Currently, the work for the Isles of Scilly is not complete. The Isles of Scilly Landscape Character Descriptions and Landscape Description Unit Profiles are to be included at a later date.

At a Local level:

- A Heritage and Cultural Strategy for the Isles of Scilly (2004).
- Cornwall & Scilly Urban Survey: Historic Characterisation for Regeneration: Hugh Town (Cornwall Archaeological Unit 2003).
- Isles of Scilly Design Guide (2006).
- The Isles of Scilly AONB Delivery Plan, 2015-2020.

The conclusions of this evidence review are as follows:

- Whilst the National Character Area profiles provide insight into the landscape around the Site, they cover large areas and it is evident that many of the aspects identified within the NCA text are not applicable to the Study Area that forms part of this assessment.
- An understanding of the key attributes of this landscape and the value attributed to it would be expected to be covered by the regional level assessments (Cornwall Council) which are likely to be more specific to the Study Area and give a greater insight into the landscape / townscape context around the Site. These are currently unavailable.
- The Cornwall & Scilly Urban Survey and the subsequent Isles of Scilly Design Guide provide a detailed level of analysis and recommendations for regeneration for the Site and surrounding area.
- Overall, the evidence data described above clearly document that the islands and its constituent elements including heritage assets and townscape are considered to be of **high value**.

5.6 THE ENVIRONMENTAL BASELINE

As set out in the detailed Landscape Assessment Methodology (Appendix 2), the environmental baseline is a record of the state of key constituent elements of the landscape within the Study Area. It records the existing landscape condition on Site and within the Study Area under the three broad headings of **Physical Influences; Influences of Human Activity;** and **Aesthetic and Perceptual Factors.**

Under each of these headings the constituent elements of the landscape (the landscape receptors) are considered as follows (refer to Glossary for definitions of these elements):

- Physical Influences
 - Geology
 - Soils
 - Vegetation
 - Landform / topography
 - Drainage / water bodies
- Influences of Human Activity
 - Heritage assets
 - Land use / management
 - Landscape pattern and the pattern / character of settlement
 - Character of buildings and built form
 - Access / movement
 - Cultural elements (references in art and literature)
- Aesthetic and Perceptual Factors
 - Scale
 - Complexity
 - Degree of enclosure / openness
 - Tranquillity
 - Wildness
 - Remoteness
 - Sense of place

The landscape baseline is assessed (as set out in the detailed Landscape Assessment Methodology (Appendix 2), and an assessment is made of the condition / intactness of that element in the Study Area. A value is attributed; and a preliminary assessment is made as to whether there is the potential for **'moderate or more significant'** effects to occur as a result of the nature of the development proposed.

5.7 LANDSCAPE / TOWNSCAPE DESIGNATIONS (refer to drawing 622-A3_02)

At a National level:

Area of Outstanding Natural Beauty (AONB) is a landscape conservation designation, which falls into a group of international designated areas referred to as IUCN - The World Conservation Union (or International Union for Conservation of Nature and Natural Resources) Category V. The IUCN guidelines for Protected Area Management (1994) define this category of protected landscape / seascape as follows:

'Area of land, with coast and sea ... where the interaction of people and nature over time has produced an area of distinct character with significant aesthetic, ecological and/ or cultural value, and often with a high biological diversity. Safeguarding the integrity of this traditional interaction is vital to the protection, maintenance and evolution of such an area.'

The Isles of Scilly are also defined as a 'Heritage Coast'. Heritage coasts are protected through development control with the para. 114 of the National Planning Policy Framework (March 2012) states that local authorities should: *'maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as heritage coast, and improve public access to and enjoyment of the coast.'*

At a Local level:

The Application Site lies within an islands-wide Conservation Area (Council of the Isles of Scilly).

No other landscape or townscape designations are found within the detailed Study Area.

5.8 HABITAT DESIGNATIONS

Details of habitat designations are listed here for contextual purposes, however, assessment of the effects on habitats and species is a specialist area undertaken by consultant ecologists and falls outside the scope of this assessment:

- Special Area of Conservation (SAC) covers Isles of Scilly complex.
- Ramsar Site (although this doesn't apply to St. Mary's)
- National statutory habitat designations (e.g. Wildlife SSSI's)
- European Marine Site
- Heritage Coast (non-statutory)

Ramsar Site status doesn't include St. Mary's. Special Protection Area status doesn't include St. Mary's.

The closest Site of Special Scientific Interest (SSSI) is located some 0.9km away at Lower Moors to the east. There is no intervisibility between the Site and the SSSI. There is also a SSSI at Porthloo at over 1km from the Site.

There are no National or Local Nature Reserves within the Study Area.

5.9 OVERALL LANDSCAPE VALUE

Landscape value for each of the Key Constituent Elements of the environmental baseline is assessed below in Section 7.

These assessments, and the analysis set out in the existing Landscape Assessments and other documents reviewed in Section 4 make it clear that the landscape of the Study Area is one of **HIGH OVERALL VALUE.**

6 PROPOSED DEVELOPMENT

6.1 INTRODUCTION

6.1.1 As set out in paragraph 1.1 above, this Landscape and Visual Appraisal is submitted in support of an Outline Planning Application. Details of the scheme are therefore contained in the drawings which form part of this application (of which the Landscape and Architectural drawings are listed on the contents page above).

6.2 DESCRIPTION OF DEVELOPMENT

6.2.1 Partial redevelopment of the hotel site (refer to drawing 1156 PL03 Proposed Site Plan). The proposals are summarised as follows:

- The demolition of a single storey flat roof structure and conservatory to the front of the hotel;
- The construction of a terrace of 6no. two storey cottages along the site frontage to the High Street;
- The refurbishment of the existing staff accommodation block to the north-west for two self-catering units. This work would include the removal of the existing boiler and chimney and the addition of a double pitched slate roof and upper storey bay windows;
- The addition of a double pitched slate roof and new entrance to the existing flat roof back of house structure for a proposed dining area (located between the existing staff accommodation block and 'Hendra' buildings);
- The repainting of all the existing and / or remodelled hotel buildings currently painted white with a new complimentary palette of colours;
- The removal of ancillary buildings at the base of the Garrison Wall SAM;
- The creation of a new terraced and landscaped garden area to the front of the existing staff accommodation block including the retention of the existing stone wall;
- The addition of a green roof to the large flat roof structure used as a reception / foyer area to the south-east of the central core of earlier hotel buildings;
- Remodelled entrance to the hotel off Garrison Hill.

6.2.2 The scheme has been designed to respond to relevant planning policies and to guidance set out within Supplementary Planning Documents prepared by the Council (refer to section 4 above). It has also been designed to respect the adjoining heritage assets and to reflect the local character and context; creating an attractive development that responds to its sense of place and has a clear identity.

Layout

6.2.3 The proposed layout largely retains the existing arrangement of buildings organised around the central cluster of earlier 19th Century hotel buildings.

6.2.4 To the front of the site at street level (High Street), and located on the small garden area between 'Hendra' to the north and 'The Port Light' and 'The Starboard Light' to the east, a terrace of 6no. two storey self-catering cottages are proposed. The design would reflect the character and scale of the existing adjoining cottages.

6.2.5 The sloping area of open ground on the northern side of the Site would be raised and remodelled to create an informal terraced space for use by the hotel guests and visitors. The back of house structure on the north side of the hotel complex, between the existing staff block and 'Hendra', would be remodelled to receive a double pitch slate roof and new entrance linked to a proposed dining / drinks terrace area. The existing dry stone wall surrounding the proposed terraced gardens area would be retained except where otherwise indicated on the proposals – refer to drawing 622-A3_03 Terraced Gardens Layout.

6.2.6 Behind this area to the north-west, the existing flat roof staff accommodation block would also be remodelled to receive a double pitch slate roof. Upper storey bay windows would be added to reflect those seen on 'The Starboard Light' cottage on the High Street. This block is proposed as two self-catering units.

6.2.7 The existing entrance from Garrison Hill would be remodelled.

Access

6.2.8 The main pedestrian access from the public car park area to the north-east of the site would be maintained. The proposals would incorporate an access through the terrace of proposed cottages. The vehicular / maintenance access from the car park area which adjoins the sea wall before sweeping round to the south at the base of the Garrison Wall and leads up to 'Hendra' would be retained. The existing pedestrian access from Garrison Hill would be retained.

Buildings (refer to Architects drawings)

6.2.9 Architecturally, they are designed to reflect the local vernacular, with stone detailing, render finishes and slate roofs proposed to establish a scheme of high quality that responds to its sense of place.

6.2.10 The layout of the buildings respects the existing topography with the proposed cottages responding to the existing sloping landform to create a series of small terrace areas to the rear surrounded by single storey accommodation 'wings'. The proposed cottages are a maximum of two-storeys in height up to c.6.5m high to the ridge. The existing stone wall to the car park would be partially demolished and rebuilt to the lower cill level of the proposed cottages.

Landscaping

6.2.11 High quality landscaping would be a feature of the scheme. The main opportunities would be on the proposed terraced garden area to the northern side of the Site, but also to the refurbished entrance area from Garrison Hill and within the small intimate terraces to the rear of the proposed cottages.

6.2.12 Soil would be retained and re-used on Site where possible.

6.2.13 Planting would be designed to enhance the setting of the hotel and the Garrison Wall SAM to the west of the Site; reflecting the sub-tropical mix of planting seen within the vicinity of the hotel but also referencing the style and character of the exemplary Abbey Gardens of Treco.

6.2.14 The proposals also include the addition of a green roof system (using Scilly Isles based plant mix) to the large expanse of existing flat roof forming the lobby / reception area off Garrison Hill. As well as improving the appearance of the existing hotel entrance / approach, this would also provide significant enhancement of the elevated views seen from the Garrison Wall ('King George's Battery') in this important location. Plant species would be chosen to suit the coastal location (ie not Sedum) and to reflect the sub-tropical species found locally

Lighting

6.2.15 No street lighting is proposed within the scheme; and external lighting on buildings (limited to front and back doors of the proposed accommodation) or for way marking would be fitted with cowls and deflectors to prevent light pollution.

7 POTENTIAL IMPACTS - LANDSCAPE EFFECTS

7.1 INTRODUCTION

7.1.1 This section describes and evaluates the effects of the proposed scheme on individual / constituent elements of the landscape resource on and around the Site.

7.1.2 Key constituent elements of the landscape are assessed in respect of the likely impact resulting from the Proposed Development. This is followed by a conclusion of the effect of the Proposed Development on overall landscape character.

7.2 ELEMENTS ASSESSED

7.2.1 The key constituent elements of the landscape resource (set out in Section 5.6) have been assessed by considering the effects of the development. Those for which likely significance of effects are considered to be **neutral, negligible or very slight** effects have been excluded from detailed reporting on the following basis:¹

- Geology would not be affected by development of the nature proposed.
- Soils would be retained on Site for re-use, (and there would therefore be no change (as a result of soils) to the characteristics of the landscape such as drainage or vegetation).
- With respect to Access / Movement, no Public Rights of Way / roads would be affected by the proposals.
- The proposals would not impact on any specific links to the writings of Michael Morpurgo in any direct or meaningful way (Cultural Elements).
- Landscape Complexity would not be affected as the development would not introduce any elements not already present in the landscape.
- The development would not have any adverse effect on the Sense of Place perceived in this part of Hugh Town or on the wider townscape; applying where appropriate, recommendations for good design set out in The Isles of Scilly Design Guide (refer to Section 4 for details).
- Degree of Enclosure / Openness would not be affected. The introduction of the terrace of proposed cottages would cause only a small change at a very local scale and would not be perceived within the wider landscape.
- The Landscape Scale would be unaffected.

7.3 KEY ELEMENTS AFFECTED

7.3.1 Having considered those key elements (or receptors) of the landscape on which there would be no, or minimal, effects, an assessment has been made of the likely effects on the remaining key elements resulting from the development proposals and are set out below:

Physical influences

- In terms of Vegetation, the site does not contain any natural or semi-natural habitats. Most of the site is built environment comprising buildings with concrete and tarmac in-between. Soft landscape is limited to small areas of lawn and garden borders. Therefore, no notable vegetation or any significant trees would be affected by the development.
- Construction of the new cottages development is designed to respond to Landform / Topography. Some excavation would be required and the material generated would be used as fill to create the terraced garden area to the northern side of the Site. This area is considered important to the setting of the Garrison Wall SAM. Proposed levels here would be carefully designed to minimise visual impact on the Garrison Wall; and to enable the restoration of this area using sub-tropical planting characteristic of gardens / incidental areas seen within the vicinity of the Site. The existing stone wall to the front of this area would be retained where indicated on the proposals drawing. Reinforced earth wall technology would be used to build up levels behind and create the terraced garden area.

¹ Refer to Glossary for definitions.

Influences of Human Activity

- Heritage Assets are unlikely to be adversely affected by development of the nature proposed. The setting of the Garrison Wall SAM would be respected. The existing flat roof staff accommodation would be remodelled to include a double pitch slate roof. This would involve the removal of an existing 'parapet' resulting in an overall height increase of c. 1m and would consequently cause only a small loss of view of part of the Garrison Wall. However, it is considered that this would be effectively offset or mitigated by the complete removal of the existing chimney structure which awkwardly breaks the line of the wall, and the removal of the existing ancillary buildings located at the base of the Garrison Wall. It is also proposed that the refurbished building would be painted / rendered in a softer colour tone so that on completion it would be visually more recessive than the existing presentation. This would also apply to the proposed use of slate which is the dominant roofing material seen in the representative views presented. (Refer also to the *Heritage Statement and Archaeological DBA* by CGMS Consulting for further information).
- The creation of the terraced garden would result in the raising of levels using fill generated from the excavation required for the proposed cottages. This would result in a loss of part of view of the Garrison Wall seen from the public car park area. However, the profile of the terraced garden would be carefully designed to minimise visual intrusion here with the existing stone wall retained and the use of a reinforced earth wall set back some 1.5-2m from the existing wall to retain the existing slope profile to the front. The existing shed to the base of the Garrison Wall would also be removed to reveal a section of the wall currently hidden. It should be noted that the perception of the effect of the terrace proposals on the Garrison Wall would be restricted to the public car park / quayside area due to their close proximity and angle of view. Given the Site's location within the *glacis* or 'prepared field of fire' for The Garrison, the proposed landform would echo this feature with the creation of earthen slopes (which would be planted) and possibly faced with stones should these become available during the excavation work. It is considered that views from further afield would not have any impact on the setting of the Garrison Wall.
- Proposed Development would not adversely affect the setting of any Listed Buildings. The proposals incorporate best practice design guidance for this part of Hugh Town in terms of size, scale, pattern and choice of materials and detailing.
- The small scale nature of the proposals would not adversely affect the Landscape and Settlement Pattern / Character of Settlement. Indeed, it is considered that the type of development proposed would reinforce and enhance the pattern of settlement to this historic part of Hugh Town including the High Street and quayside area; respecting the streetscape and retaining a rebuilt low stone wall to the site frontage. The low quality flat roof building and conservatory (hotel entrance) currently overlooking small garden area would be removed as part of the Proposed Development.
- Regarding the Character of Buildings and Built Form, it is considered that the small scale nature and type of the development proposed would respond sensitively and positively to the existing character of the built form; reflecting the scale and detailing evident in buildings within the immediate vicinity of the hotel; and informed by The Isles of Scilly Design Guide (refer to Section 4).

Aesthetic and Perceptual Factors

- It is considered that no aesthetic or cultural factors are likely to be affected by the proposals.

7.4 SUMMARY OF LIKELY LANDSCAPE EFFECTS

7.4.1 The following table summarises the likely significance of effects judged to exist for those key elements of the landscape resource following full completion of all of the development.

Table 1 - Summary of likely landscape effects upon completion of all of the development proposals

Landscape / townscape receptor	Direct / indirect effects	Sensitivity	Magnitude of effect	Overall significance of effect	
				Adverse effect	Beneficial effect
Vegetation	Direct (on vegetation on Site)	Low	Medium beneficial		Slight beneficial effect
Landform / topography	Direct (on landform to open space for terraced gardens)	Medium	Negligible adverse effect	Very slight adverse effect	
Heritage Assets	Indirect (on setting of Garrison Wall SAM and Listed Buildings)	High	Negligible beneficial		Slight beneficial effect
Landscape and Settlement Pattern / Character of Settlement	Direct (on setting of the High Street – Island Wide Conservation Area)	High	Low beneficial		Moderate beneficial effect
Character of Buildings and Built Form	Direct (on setting of the hotel and High Street – Island Wide Conservation Area)	High	Low beneficial		Moderate beneficial effect

7.5 CONCLUSION OF EFFECTS ON OVERALL LANDSCAPE CHARACTER

7.5.1 Overall, it is clear that the effects on the landscape resource are very limited.

7.5.2 Of the 19 key elements that comprise the landscape resource, it is judged that there would be **neutral, negligible or very slight** effects on 14 of the key elements.

7.5.3 Of the remaining 5 constituent elements investigated in detail, 4 are judged to have the potential for **slight or moderate beneficial** effects, and one is judged to have a **very slight adverse** effect in respect of the proposed remodelling for the terraced gardens (Landform / topography).

7.5.4 Therefore, using Table Y of the Landscape Methodology (Appendix 2), the overall **magnitude of effect** on the landscape resource is judged to be **Low Beneficial** as summarised below:

The proposals would be of slight benefit to overall landscape / townscape character as they would cause minor enhancement to key components of the baseline landscape / townscape.

Overall, it is considered that the proposals would slightly enhance the landscape/townscape as they create a landscape / townscape whose character:

- Fits acceptably with the layout, mix, scale and appearance of the surrounding landscape / townscape.
- Introduces components that are broadly characteristic of the attributes of the receiving landscape/townscape.
- Enhances existing landscape / townscape quality and character.
- Would enable some sense of place and quality to be restored or enhanced through beneficial and sensitive design.
- Incorporate measures for mitigation to ensure they would blend in well with the surroundings.

7.5.5 The overall landscape value has been judged to be **High**, (refer to Section 5.9 above) and therefore with reference to Table Z of the Landscape Methodology, the **significance of effect on overall landscape character** is judged to be a **Moderate Beneficial Effect**. The nature and scope of the proposals would integrate well with the existing landscape / townscape character.

8 POTENTIAL IMPACTS - VISUAL EFFECTS

8.1 INTRODUCTION

8.1.1 This section summarises visual effects of the Proposed Development.

8.1.2 It makes reference to Appendices 4 and 6, where detailed investigations have been undertaken for 6 representative viewpoints which have been chosen to demonstrate the visual effects of the proposals on receptors in the public domain around the Site; and having done this it also considers the effects on receptors within private residences located within the Study Area.

8.2 VIEWPOINTS ASSESSED

8.2.1 The Study Area of the Proposed Development is described in section 5.3 above and is shown on drawings 622-A3_01 Study Area & Viewpoint Location Plan.

8.2.2 The visual baseline centres on the Site and includes a selection of representative views within a c.1.25km radius where the Proposed Development could potentially have an effect on Landscape / Townscape character and Visual amenity.

8.2.3 As set out in the Visual Assessment Methodology detailed in Appendix I, the Study Area is established through desk top study and extensive fieldwork. Within the area identified, it is estimated that views of some part of the Proposed Development may be possible.

8.2.4 Due largely to the nature of surrounding topography and built form, views of the Site beyond the immediate vicinity and also Rat Island, are mostly contained within an area of the surrounding landscape / townscape located up to c.1.25km to the north east and east of the Site (refer to 622-A3_01 Study Area & Viewpoint Location Plan).

8.2.5 Views of the Site further afield are generally restricted to the 2 and 3 storey cluster of earlier hotel buildings that form the core of the hotel due to their prominent scale and elevated location. At this distance, the detail / complexity of the Site at Lower Ground and Ground Level are unlikely to be possible and / or discernible due to the angle of view, intervening built form or topography.

8.3 SUMMARY OF LIKELY VISUAL EFFECTS FROM THE PUBLIC DOMAIN

8.3.1 For each viewpoint a baseline study has been undertaken and an initial assessment made of the likely significance of effects resulting from the Proposed Development upon completion (Year 1). The assessment considers that none of the 6 representative viewpoints had any potential for any adverse visual effects.

8.3.2 Overall the likely significance of visual effects from viewpoints 1 & 5 is judged to be **Moderate Beneficial**. Viewpoints 2, 3 & 4 as **Slight Beneficial** (distance of view / only small part of Site visible), and Viewpoint 6 as **Neutral** (Site not visible beyond existing cottages on eastern boundary).

8.4 LIKELY VISUAL EFFECTS FROM PRIVATE VIEWPOINTS

8.4.1 Planning is primarily concerned with effects on the public domain. The assessments made in Appendix 4 (and discussed above) are therefore for representative viewpoints within the public domain. They are taken at standing eye level (1.6m) in areas accessible to the public.

8.4.2 However, views would also be possible from viewpoints within the private domain. These can include areas of private ground; commercial and industrial premises; and views from gardens and houses / flats within the Study Area.

8.4.3 As set out in the Limitations of Assessment (Section 3.2), the visibility of the Site from private properties has been estimated both by looking towards the Site from public areas, and by standing on Site and looking outwards. No attempt has been made to access private property for more detailed assessment. With this in mind the assessments below have been

undertaken on a conservative basis and present what is believed would be the worst case scenario.

Visual effects on private commercial / industrial properties

8.4.4 There are a number of commercial premises within the Study Area including those along Hugh Street in relative close proximity to the site. Others include the Isles of Scilly Golf Club and Juliet's Garden across St. Mary's Pool at Porthloo.

8.4.5 There would also be views from Quayside House opposite Site. Here, the current view is largely defined by a high stone wall c.2.5m high with significant hedge planting above and creates a well-defined / contained outlook. The existing stone wall reduces in height to c.1.5m high where it adjoins the car park. However, considering the nature and scale of the proposals here, views from this property, although more contained, are unlikely to be adversely affected. It is considered that there would be an enhancement to the streetscape resulting from the new terrace of cottages.

8.4.6 Considering the nature and scale of the proposals here and the likely angle and extent of view, the likely effects on these properties are judged as **Negligible Beneficial**.

Visual effects on private residential properties

8.4.7 Private residential properties within the Study Area surrounding the Site can be broadly divided into the following areas (refer to drawing 622-A3_02 Site Context & Designations Plan in Appendix 3):

- Properties to the south of the Site on Garrison Hill.
- Well house located to the west within The Garrison (Wells Battery) overlooking the Site.
- The Guardhouse located immediately to the south-west within The Garrison (Jefferson Battery) overlooking the of the Site.
- Properties to the east along Lower Strand and The Strand.
- Properties at Porthloo.

8.4.8 For ground level rooms and gardens of residential properties in the areas detailed above it is reasonable to assume (although not necessarily the case) that the visibility of the scheme (and therefore the magnitude of effect) would be similar to those found at viewpoints in the surrounding public domain. However, for these areas of the properties the susceptibility of receptors would be **High** (as these are areas normally occupied during waking or daylight hours – see left column of Table A in Appendix I); and value attached to views by the receptors in the Study Area are judged to be **High** (as all views are judged within the AONB). Using Table B of Appendix I the sensitivity of receptors in ground level rooms and gardens of these properties is therefore **High** in all cases.

8.4.9 For upper floor rooms of residential properties it is assumed that the visibility of the scheme (and therefore the magnitude of effect) would be increased compared to that at ground level due to the increased elevation of the receptor, however, for these areas of the properties the susceptibility of receptors would generally be **Medium** (as these are areas normally associated with the sleeping areas of residential properties – see left column of Table A in Appendix I); and value attached to views by the receptors are judged to be **High** (as all views are judged within the AONB). Therefore, using Table B of Appendix I the sensitivity of receptors in the upper floor rooms of these properties is also **High** in all cases.

8.4.10 Properties to the south of the Site on Garrison Hill.

- Elevated views overlooking the large flat roof associated with the entrance / reception off Garrison Hill road. The main core of the earlier hotel buildings dominates the view. It is considered that views are likely to be enhanced here with the construction of a green roof over the existing flat roof building and minor modifications to the hotel entrance. Glimpsed views of slate roofs associated with proposed cottages below at street level would be seen in the context of rooftops in the existing scene. The effect on these views is considered to be **Low Beneficial** where the development proposals would be

individually appreciated in the overall view and cause a moderate improvement; appreciably enhancing the overall scene.

8.4.11 Well House located to the west of the Site within The Garrison (Wells Battery).

- Elevated views from side elevation and garden areas located within Wells Battery overlooking the Site with views of staff accommodation block (flat roof). View of proposed pitched roof to staff accommodation block possible. However, with the removal of the prominent chimney, the use of softer colour tones to the render and seen within the context of the roofscape of this part of Hugh Town (dominated by pitched slate roofs), the effect on these views is considered to be **Negligible Beneficial**, where the development proposals would be individually appreciated in the overall view and cause a slight improvement; on balance, enhancing the overall scene.

8.4.12 Properties to the east along Lower Strand and The Strand and further east at Porthloo.

- For these properties, views would only be partial / glimpsed depending on the angle of view. With the various measures proposed, it is considered that the effect on these views would be **Negligible Beneficial**, where the development proposals would be individually appreciated in the overall view and cause a slight improvement; on balance, enhancing the overall scene. Primarily, this would be by virtue of a new colour palette using softer colour tones proposed for the entire hotel complex. This change would have the effect of breaking up what is currently perceived to be a large scale, white painted structure in a prominent location, even at distance, into smaller individual buildings.

9 ASSESSMENT CONCLUSIONS

9.1 INTRODUCTION

- 9.1.1 This report considers the Landscape / Townscape and Visual effects resulting from the development proposed on the Application Site.
- 9.1.2 The report sets out the methodology of assessment (Appendix 1 and 2); a detailed baseline study of the Site and surrounding area; a description of the proposals; and then evaluates the likely Landscape / Townscape and Visual effects of the proposals.
- 9.1.3 The conclusions of these assessments are set out below. For detailed assessments refer to Appendix 4 (visual) and sections 7 and 8 above.

9.2 LIKELY LANDSCAPE / TOWNSCAPE EFFECTS CONCLUSION

- 9.2.1 The assessment of the likely effects of the development on the Landscape / Townscape resource has been undertaken in two phases. Firstly, the assessment has considered the effects on key constituent elements of the landscape, and then the effect on overall Landscape Character has been considered. This is the effect on the landscape resource as a whole, and is based on the assessments of effect on the individual elements contributing to its character.
- 9.2.2 The assessment of the key constituent elements of the Landscape / Townscape has been undertaken where key components have been considered under three headings:
- **Physical influences**
 - **Influences of human activity**
 - **Aesthetic and Perceptual factors**
- 9.2.3 A baseline study has been undertaken for each key element and an initial assessment made of the likely significance of effects resulting from the development; and then detailed assessments have been carried out only for those key elements that are considered to have any significance of effect resulting from the development.
- 9.2.4 NB: For the purposes of this appraisal, a detailed assessment has been carried out for these key elements irrespective of whether the assessment of likely **'moderate'** or **'significant'** effects is triggered or not. It should be noted that no significant effects were identified however. Refer to Section 7.
- 9.2.5 The nature of the development and the restricted area over which the development proposals would be seen significantly limits the area of the surrounding landscape over which effects may be felt. Of the 19 key constituent elements, only Vegetation; Landform / Topography; Heritage Assets; Settlement Pattern / Character of Settlement and Character of Buildings and Built Form were carried forward to more detailed reporting.
- 9.2.6 The remaining elements were excluded on the basis that any likely significance of effects resulting from the Proposed Development are considered to be **neutral, negligible or very slight** effects.
- 9.2.7 In concluding the effects of the development on overall Landscape / Townscape character, it is clear that the effects on the landscape resource are limited. Of the 5 constituent elements investigated in detail, 4 have the potential for **Slight or Moderate Beneficial** effect and one has the potential for **very slight adverse** effect.
- 9.2.8 In summary, it is considered that the Proposed Development would provide an overall enhancement to the setting of the hotel complex and its immediate and wider context. The removal of unsympathetic structures such as the staff accommodation block chimney and ancillary buildings would enhance the setting and appreciation of the Garrison Wall SAM, especially on approach / arrival from Rat Island / The Quay.
- 9.2.9 The low quality flat roof structure and conservatory to the front of the hotel would be demolished and replaced by a terrace of high quality two storey cottages to the site frontage; creating an attractive and well defined streetscape. The addition of a green roof

system (using Scilly Isles based plant mix) to the large expanse of flat roof visible from Garrison Hill and The Garrison would enhance elevated views from these locations. The use of slate pitched roofs would also help integrate the development within the townscape context.

- 9.2.1 Overall landscape value has been judged to be **High**, (refer to Section 5.9 above) and therefore with reference to Table Z of the Landscape Methodology, the **significance of effect** on overall landscape character is judged to be **Moderate Beneficial**; where the nature and scope of the proposals would integrate well with the existing landscape / townscape character.

9.3 LIKELY VISUAL EFFECTS CONCLUSION

Likely effects on receptors at viewpoints within the Public Domain

- 9.3.1 On full completion of all of the development no **Moderate** or **Significant Adverse** effects are judged to exist from the public domain.²
- 9.3.2 The Study Area extends generally east and north-east up to c. 1.25km from the site, however, from this area, and apart from the substantial core of earlier 19th Century hotel buildings, views of the development would be limited. Of the 6 representative viewpoints in the public domain considered 5 were assessed to have some potential for a **Beneficial** effect. Viewpoint 6 from The Bank would be **Neutral** (no change) (refer to paragraph 8.3.2 above).
- 9.3.3 Overall, the likely significance of visual effects from the representative viewpoints is judged to be **Slight to Moderate Beneficial**.

Likely effects on receptors at private viewpoints

- 9.3.4 On full completion of all of the development, no **'Moderate'** or **'Significant'** adverse effects are judged to exist from private viewpoints.
- 9.3.5 Views from Quayside House opposite the Site are judged as **Negligible Beneficial**.
- 9.3.6 Views from commercial properties are restricted to views from The Ferry Terminal and The Quay, glimpsed / partial views from upper storey windows on Hugh Street and glimpsed / oblique views from properties fronting on to The Strand & Lower Strand.
- 9.3.7 In close proximity to the Site, views from private residential properties are restricted to properties immediately to the south of Garrison Hill overlooking the Site. For these properties, it is considered that views are likely to be enhanced here with the construction of a green roof over the existing flat roof building and minor modifications to the hotel entrance.
- 9.3.8 There are limited views of the Site from residential properties located within Garrison Hill overlooking the site.
- 9.3.9 Overall the likely significance of visual effects from all viewpoints is judged to be **Slight-Moderate Beneficial**.

9.4 SUMMARY

- 9.4.1 From the baseline evidence reviewed, the environment of the Isles of Scilly is of the highest quality. The combination of built and historic environment, archaeology, landscape, air and sea is important not only to the communities of the islands but to the tourism industry that makes an essential contribution to the economy of the islands.

² Only Major and Substantial effects are 'Significant' – refer to Visual Methodology (Appendix I), paragraph 9.18.

9.4.2 A review of the evidence summarised in Section 4 has informed the assessment; enabling the significance of effects of the nature and scope of the proposals to be assessed.

9.4.3 Through the process of carrying out the Landscape & Visual Appraisal, it is considered that the Proposed Development would respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment. This would be achieved by meeting the following criteria:

- Enhancement of the character or appearance of the Conservation Area;
- Respect for the setting of the adjoining Garrison Wall (SAM) including removal of unsightly ancillary buildings at base of wall and the introduction of a new colour palette for the hotel complex using softer and more visually recessive colour tones;
- The retention of an existing stone wall to the proposed terraced gardens and careful design of the proposed terrace landform to echo the *glacis* or 'prepared field of fire' with earthen banks;
- Use of a Scilly Isles based mix of plants for the proposed green roof and terraced garden area;
- The introduction of a green roof to the substantial flat roof structure to the south of the hotel complex; thereby enhancing the setting of the hotel and views from nearby properties and The Garrison (eg King George's Battery);
- Enhancement of the character of this part of the historic core of Hugh Town applying the recommendations set out in the Isles of Scilly Design Guide including:
 - The creation of a well-defined streetscape along the High Street enclosed by rendered buildings with stone detailing, to create an appropriately tight grained, urban streetscape.
 - The removal or remodelling of low quality architectural elements surrounding the earlier core of original hotel buildings;
 - The use of traditional materials including stone detailing, render finishes and slate roofs;
 - The design of the proposed terraced cottages would be of a simple form, using robust, durable materials in context with the existing hotel complex to achieve a coherent and well integrated development within its townscape context.

10 REFERENCES

Map References

- 10.1.1 1:10,000 Ordnance Survey map.

General Document References

- 10.1.2 Landscape Institute & Institute of Environmental Management and Assessment; (2013); Guidelines for Landscape and Visual Impact Assessment, Third Edition.
- 10.1.3 Landscape Institute; Landscape Advice Note 01/11, Photography and Photomontage in Landscape and Visual Impact Assessment.

Core Planning Documents

- 10.1.4 National Planning Policy Framework (NPPF). Department for Communities and Local Government: March 2012.
- 10.1.5 Saved Policies of the Council's Local Plan 'The Isles of Scilly Local Plan – A 2020 Vision' (November 2005).
- 10.1.6 The Isles of Scilly Area of Outstanding Natural Beauty Management Plan 2004-2005 - Planning a Bright Future.

Supplementary Planning Documents (SPDs)

- 10.1.7 Cornwall and Scilly Urban Survey (CSUS): Historic Characterisation for Regeneration Hugh Town (Cornwall Archaeological Unit 2003).

Supplementary Planning Guidance (SPGs)

- 10.1.8 Isles of Scilly Design Guide (The Council of the Isles of Scilly 2006)

Supporting Publications

- 10.1.9 Conservation Plan (The Garrison, St Mary, Isles of Scilly: Conservation Plan, English Heritage and Cornwall Council, October 2010).

Landscape Character Assessments & Associated Documents

- 10.1.10 National Character Area Profile 158: Isles of Scilly. Natural England 2015.
- 10.1.1 Cornwall and Scilly Urban Survey (CSUS): Historic Characterisation for Regeneration Hugh Town (Cornwall Archaeological Unit 2003).
- 10.1.2 Isles of Scilly Design Guide (The Council of the Isles of Scilly 2006).

Website references

- 10.1.3 Multi-Agency Geographic Information for the Countryside (MAGIC). Web link - <http://magic.defra.gov.uk/>
- 10.1.4 Cornwall Interactive Mapping.

II GLOSSARY

Visual terms

11.1 Visual amenity

- 11.1.1 Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as “the overall pleasantness of the views that receptors enjoy of their surroundings”.³

Landscape Character terms

11.2 Geology

- 11.2.1 In landscape character terms effects on geology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.⁴

11.3 Soils

- 11.3.1 In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.

11.4 Vegetation

- 11.4.1 In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

11.5 Landform / Topography

- 11.5.1 In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

11.6 Drainage

- 11.6.1 In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

11.7 Designated heritage assets

- 11.7.1 In landscape character terms effects on designated heritage assets are considered both in terms of the effects on the physical heritage asset (including Sites of Archaeological Importance / Conservations Areas / Listed Buildings / Scheduled Ancient Monuments/ Registered Parks and Gardens); and their setting. ⁵

11.7.2 Undesignated heritage assets

3 GLVIA3 Paragraph 2.20.

4 Such effects won't affect landscape character unless they impact so greatly as to affect other factors such as vegetation.

5 Setting of a heritage asset is defined in the NPPF as “The surroundings in which a heritage asset is experienced.”

- 11.7.3 In landscape character terms effects on undesignated designated heritage assets are considered both in terms of the effects on the physical heritage asset (such as undesignated parkland); and its setting.
- 11.8 Land use / management
- 11.8.1 In landscape character terms effects on land use are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are “what are the effects on the site itself”; and “what are the effects of this change on the wider setting”.
- 11.9 Landscape and settlement pattern / character of settlement
- 11.9.1 In landscape character terms effects on Landscape and settlement pattern / and the character of settlement are considered in terms of the pattern of the landscape created by boundary features (eg roads, rail lines, hedgerows, woodlands, shelter belts, copses etc.); the shape of settlements (e.g. linear, clustered etc); and its character (urban, suburban, rural etc.)).
- 11.10 Character of buildings / built form
- 11.10.1 In landscape character terms effects on the character of buildings & built form are considered in terms of architectural style, heights, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.
- 11.11 Access / movement
- 11.11.1 In landscape character terms effects on the access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).
- 11.12 Cultural elements
- 11.12.1 In landscape character terms effects on ‘cultural elements’ are considered in terms whether there are any references to the landscape in significant art or literature (such as Constable’s view of Salisbury Cathedral or references to the “Secret Low Weald” in Rudyard Kipling’s Poem Puck’s Song), and the effects development would have on these views / characteristics.
- 11.13 Community spaces
- 11.13.1 In landscape character terms effects on community spaces are considered in terms whether there are any community spaces in the landscape (such as parks, village greens, allotments, playing fields, play areas, other publically accessible green space, etc.): and the effects development would have on these.
- 11.14 Scale
- 11.14.1 In landscape character terms effects on scale are considered in terms of effects on the on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.
- 11.15 Complexity
- 11.15.1 In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains a few component elements).
- 11.16 Degree of enclosure / openness
- 11.16.1 In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure /

openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

11.17 Tranquillity

11.17.1 In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a Site.

11.18 Wildness

11.18.1 A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

11.19 Remoteness

11.19.1 A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

11.20 Sense of place

11.20.1 In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place special and unique. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.