

PENINNIS FARM, ST
MARY'S, ISLES OF
SCILLY

**Landscape and Visual
Appraisal**

On behalf of Mr Jon and
Mr Daniel May

October 2011

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Note: For details of Tsavo tent please refer to the Planning Statement

Section 1 Introduction

Background

- 1.1 Cooper Partnership was commissioned in June 2011 by Jon and Daniel May to carry out a visual assessment of a proposal to change the use of a small parcel of land, (0.325 HA) at Peninnis Farm from its existing agricultural use to provide a campsite. The proposal is to limit the total number of tents to seven and will extend the visitor facilities on the Isles of Scilly. The tents will be supplied by the applicant and will extend to a maximum height to the ridge of 3.2m. The tents will be removed from the site at the end of the season. ,

Scoping Guidance

- 1.2 Scoping has been carried out by WYG Planning and Design, as a result of which it has been confirmed that no Environmental Impact Assessment is required.

Approach

- 1.3 This visual assessment has been carried out with reference to the Guidelines on Landscape and Visual Assessment (LI/IEMA 2002). The landscape and visual baseline was established by desk top and site study. The potential landscape and visual effects of the proposal were assessed using standard methodology.

Local Context

- 1.4 The site is located at the northern end of Peninnis Farm, on the south-west coast of St Mary's, as shown on Plan L1. It is made up of a single subdivided field adjacent to an agricultural barn just off King Edwards Lane, a mostly unmade track with some tarmac surfacing adjacent to the site.
- 1.5 This field is currently used for pig grazing.

The Proposal

- 1.6 The tents will be erected for the summer and shoulder seasons, providing additional choice for visitors. The luxury camping concept allows for a quality environmental experience that creates little impact on natural resources and the landscape.
- 1.7 The tents will be temporary. Reflective finishes will not be used. Visitors will not bring motor vehicles, thereby eliminating the need to provide parking. A self levelling mechanism will be used for the timber bases.
- 1.8 The temporary camping field will be accessed off an existing access leading on to King Edwards Lane. The field boundaries along the lane are substantial and created from either Pittosporum hedges, or by stone walls, both providing the former flower growing fields with shelter and enclosure.
- 1.9 The baseline field is grass, reflecting the decline of flower and bulb growing on the island. The general decline of flower production has resulted in under use of the agricultural resource, formerly an integral part of the island's economy. The clients have explained their wishes to expand the land uses of their farm and to diversify their income and activities.

Section 2 Methodology

2.1 The Guidelines for Landscape and Visual Impact (LI/IEMA 2002) state that an impact assessment should:

'... describe the changes in the character and quality of the landscape and visual resources that are expected to result from the development It should cover both landscape impacts, that is changes in the fabric and character of the landscape; and visual impacts, that is changes in available views of the landscape and the effect of those changes on people'.

2.2 Landscape receptors are elements directly or indirectly affected by the proposed development. These include physical landscape features such as landform, trees, hedges or footpaths which may be directly affected by the development. They will also include landscape character receptors which are dependent on how proposal will respond in scale and composition to its surroundings. Visual receptors will include local residents, visitors and tourists.

2.3 The LI/IEMA Guidelines (7.39 p92) state that with reference to the significance of a development:

'The two principal criteria determining significance are the scale or magnitude of effect and the environmental sensitivity of the location or receptor. A high level of significance is generally attached to large-scale effects and effects on sensitive or high-value receptors; thus small effects on highly sensitive sites can be more important than large effects on less sensitive sites. It is therefore important that a balanced and well reasoned judgment of these two criteria is achieved'.

2.4 This landscape appraisal seeks to define whether or not the nature and significance of impacts, based on reasoned professional judgment, supported, where possible, by evidence. Conclusions on significance are based on a combination of factors including:

- the sensitivity of the affected landscape and visual resources;
- magnitude of the impact; and
- whether impacts are beneficial or adverse.

Landscape Impact Magnitude	
Category	Description
Major adverse landscape impact	The proposals will be at total variance with the landscape character, landform, scale, pattern and features of the landscape.
Moderate adverse landscape impact	The proposals will be clearly at odds with the landscape character, landform, scale, pattern and features of the landscape.
Slight adverse landscape impact	The proposals will not quite fit into the landscape character, landform, scale, pattern or features of the landscape.
Negligible adverse landscape impact	The proposals will create a just discernible change to the landscape character, landform, scale, pattern or features of the landscape.
No change	The proposals will not cause any change to the landscape character, landform, scale, pattern or features of the landscape.
Negligible landscape benefit	The proposals will provide a just discernible improvement to the landscape character, landform, scale, pattern or features of the landscape.
Slight landscape benefit	The proposals will achieve a degree of fit with the landscape character, landform, scale, pattern or features of the landscape, and go some way towards improving the condition or character of the landscape.
Moderate landscape benefit	The proposals will fit well into the landscape character, landform, scale, pattern or features of the landscape, or would noticeably improve the condition or character of the landscape.

Landscape Impact Magnitude	
Category	Description
Major landscape benefit	The proposals will totally accord with the landscape character, landform, scale, pattern or features of the landscape, or would restore, recreate or permanently benefit the condition or character of the landscape.

- 2.5 The capacity of a landscape to accommodate development is different from the importance or value of the landscape. Formally designated landscapes are more likely to be sensitive to change than others. Landscape designations are a reflection of value to society and are therefore only one criterion to be considered in identifying the relative sensitivity of the landscape to a proposed development. Planning Policy Guidance urges priority be given to restraint of development in areas of statutorily designated landscape, but this must be considered case by case. If a development lies within or is close to a designated area, such as here, it is not necessarily the case that it will cause a significant impact.
- 2.6 Understanding the landscape character of the site and its surroundings is fundamental. Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape and how people perceive it. It is the particular combination of landscape elements that creates a sense of place. Natural England has established a methodology for providing a concise description of landscape character of Countryside Character Areas, as referred to in Section 3. Landscape condition refers to the particular state of the elements within a specific area and the quality of agricultural husbandry is often an indicator of good landscape quality.
- 2.7 The visual appraisal was undertaken by site analysis, as set out in Appendix 1. Photographs were taken with a 50mm lens, which represents human sight, and stitched together to create a wide panorama.
- 2.8 Photographs were taken over two days in Summer and Autumn 2011. The weather was sunny and clear.
- 2.9 The visual assessment used the following terminology:

Visual Impact Magnitude	
Visual Impact Magnitude	Criteria
Major adverse visual impact or benefit	The proposals will cause a dominant or complete change to the composition of the view, the appreciation of the landscape character, the ability to take or enjoy the view.
Moderate adverse visual impact or benefit	The proposals will cause a clearly noticeable change to the view, which would have some affect on the composition, the appreciation of landscape character or the ability to take or enjoy the view.
Slight adverse visual impact or benefit	The proposals will cause a perceptible change to the view, but which would not materially affect the composition, the appreciation of landscape character or the ability to take or enjoy the view.
Negligible adverse visual impact or benefit	The proposals will cause a barely perceptible change to the view, which would not affect the composition, the appreciation of landscape character, or the ability to take or enjoy the view.
No change	The proposals will cause no change to the view.
Neutral	There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view, or any adverse impacts will be balanced by the benefits of the change.

- 2.10 The viewpoints identified were as used for the previous appeal. They are all from publicly accessible locations.
- 2.11 Viewpoints seek to be representative of the area, with emphasis on locations where more people can view the site, for example, Viewpoint 5.

- 2.12 Many factors affect the quality of a view, including light, quality and time of year. The Winter assessment assumes mass and tracery of winter branches which provide an element of visual enclosure.
- 2.13 Photographs were chosen to give the clearest and brightest view to the site. The air on the Scillies is noted for its clarity and quality.

Significance

- 2.14 The significance of impacts was assessed using the following table:

Assessment of Landscape or Visual Significance					
Sensitivity of Resource	Major Impact or Benefit	Moderate Impact or Benefit	Slight Impact or Benefit	Negligible Impact or Benefit	Neutral Impact
High	Significant	Significant	Moderately Significant	Not Significant	Not Significant
Medium	Moderately Significant	Moderately Significant	Not Significant	Not Significant	Not Significant
Low	Moderately Significant	Not Significant	Not Significant	Not Significant	Not Significant

Summary

- 2.15 Assessment sheets are set out in Appendix 1. These seek to provide a representation of views in relation to distance, direction and elevation, but photographs are not intended to replace the quality of sight obtained by visiting a viewpoint. Comments are made from each viewpoint, together with a statement of magnitude, sensitivity and significance. These are set out in Appendix 1. Mitigation from each viewpoint is also described on the assessment sheets.

Section 3 Baseline

- 3.1 The topography of the island is set out on Plan L2.
- 3.2 The soils of the headland belong to the Moretonhampstead series, are a dark brown, slightly stony coarse, sandy silt loam. They are generally thin and well draining.
- 3.3 Local baseline views into the site are available from King Edwards Lane, being restricted by the existing Pittosporum hedges, and by trees.
- 3.4 Planning Policy is set out in the planning report. Of particular relevance to this assessment is the AONB and Heritage Coast.
- 3.5 The site is covered by the national designation classified by Natural England as the Isles of Scilly. The key characteristics of this area are:
- **‘low lying granite islands;**
 - **largely treeless and windswept with a maritime influence;**
 - **many uninhabited islands and off shore rocks, forming complex seascapes;**
 - **white sandy beaches, sand dunes, maritime heaths and grasslands;**
 - **unique pattern of small fields hedge with Escallonia and Pittosporum for the cut flower industry; and**
 - **distinctive Tudor and Napoleonic war fortifications on prominent sites’.**
- 3.6 The local landscape assessment of the headland shows that there are four locally distinctive character areas, with the site being located in the ‘agricultural fields’.
- the headland: that is fully exposed granite wind sculptured shapes, similar to the Tors of Dartmoor, an isolated and wild space, that relates to the sea;
 - wind swept heath land: that is a neighbour to the bare exposed granite, where gorse and heather compete; with the lack of grazing there is danger that this habitat will disappear when colonised particularly by bramble and scrub;
 - agricultural fields: enclosed walls and hedges in total contrast to the headland being inward looking with restricted views out; relatively sheltered for the island; these areas if not cultivated, have the feel of a man made character, unlike the other character areas;
 - sheltered eastern slopes with areas of woodland: this slope is relatively sheltered by the land form and trees and hedges have developed creating shelter and enclosure, in contrast to the vast majority of the island.
- 3.7 The main part of the island is described by Natural England as ‘agricultural land of undulating agricultural interior’. The SSSI of Lowers Moors Nature reserve to the north west of Peninnis is described as a sheltered and low lying wetland.
- 3.8 The site is used for agricultural purposes, with the majority of the fields sown to grass.
- 3.9 Peninnis Farm seeks to support the local economy with sustainable ventures that will encourage a wider range of visitors, pay for luxury camping, contribute to the local economy, support local businesses and continue to develop the production of high quality horticultural produce.

Section 4 Assessment

Landscape Impact

- 4.1 The construction period will be short, based on the construction of paths, temporary timber bases and servicing points.
- 4.2 Noise and dust during construction will be carefully handled to prevent wind blown litter and debris from the building and material packaging.
- 4.3 The facility will increase the number of people using King Edwards Lane. However, the increased use of the headland footpaths will be small, and most of the accessible walks are surfaced and well used at present. Tent base construction will have little impact, and the site will be reinstated during the winter period.

Visual Impact

- 4.4 Visual impact sheets are set out in Appendix 1.
- 4.5 The visual envelope is the area from which it is possible to see the site, subject to intervening obstacles such as walls, fences, hedges, buildings, trees and woodland. In theory, the visual envelope could extend to the horizon, but in this case it is very modest due to the visual enclosure afforded by the hedges and trees.
- 4.6 The Zone of Visual Influence is that part of the surrounding area that is visually affected by the proposals. As shown on Plan L3, the landform, hedges, walls and other structures enclose most of the views.
- 4.7 Visual receptors are shown on Plan L1. They include the higher points of Garrison, part of Hugh Town, especially the western end of the beach, Porth Cressa bay to the south of Hugh Town, the airport, together with hedgerows and trees.

Alternative Sites

- 4.8 An alternative site has been tested at appeal, as set out in the planning statement. Other potential sites have been rejected because:
 - lower sites on the peninsular are more visible, because of views from higher adjacent land and slopes tend to be steeper; and
 - the site is also related to the urban area of Hugh Town; as seen in the photographs, the hospital building in particular is a visible neighbour, which makes a significant impact on the adjacent area.

Section 5 Mitigation

- 5.1 Mitigation seeks to address the principal issues of concern and reduce the effects of the development.
- 5.2 A new shelter belt will strengthen the eastern boundary and reinforce the existing hedge pattern, as shown on Plan L4. The existing hedges will be allowed to develop to their mature height, approximately 6m. These hedges will be supplemented by other hardy species. Shelterbelts will include Monterey pine; and other species will be agreed with the Local Planning Authority.
- 5.3 Most of the activities will take place over summer months with longer and lighter days. Tents will have internal lighting but the quality and thickness of the canvas will not permit light through the fabric. Paths will be lit by occasional solar powered lights.
- 5.4 Other mitigation issues considered are as follows:
- hedges will be reinforced where necessary, and allowed to grow;
 - a shelter belt will be planted as shown on Plan L4, using species to be agreed with the local authority; and
 - tents will be dark green and details will be agreed with the local authority.

Section 6 Conclusions

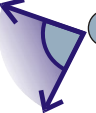
- 6.1 The decline in agricultural economy has resulted in Peninnis Farm actively seeking other options for the land in order to make farming viable. This proposal is to erect a modest seasonal luxury camping site in fields adjacent to the existing urban area. Tents will be low density and concentrate on achieving a high quality holiday experience.
- 6.2 Seven luxury tents are proposed, these will be dark brown or green in colour, in a series of grouped spaces, as a planned layout. This layout will not change during the season. Each tent will have its own toilet and washing facilities. A new shelter belt will be planted to the south.
- 6.3 The site is typical of the Isles of Scillies Countryside Character Area. Several character areas make up St Mary's, including headland and agricultural land of small rectangular enclosed fields.
- 6.4 The proposed site is currently laid to grass, for pig grazing, and set within Pittosporum hedgerows, within visually enclosed and sheltered boundaries.
- 6.5 The landscape and visual assessment shows that:
- there will be no significant harm to the landscape setting;
 - landscape character areas will remain unchanged; and
 - views of the proposals will be insignificant.
- 6.6 The site is of little landscape importance being redundant for bulb growing and now used for pig grazing. The farming economy is in decline and needs other sources of income to survive. Self catering luxury camping is a sustainable proposal to introduce a new tourist opportunity, without significant long term detriment to the environment. The landscape and visual impact of the proposals to create these changes will not be significant.

Plans

Do not scale this drawing.
All dimensions to be checked on site.

LEGEND

 Site boundary

 2 Photograph Locations

L1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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JOB

PENINNIS FARM, ST MARY'S ISLES OF SCILLY

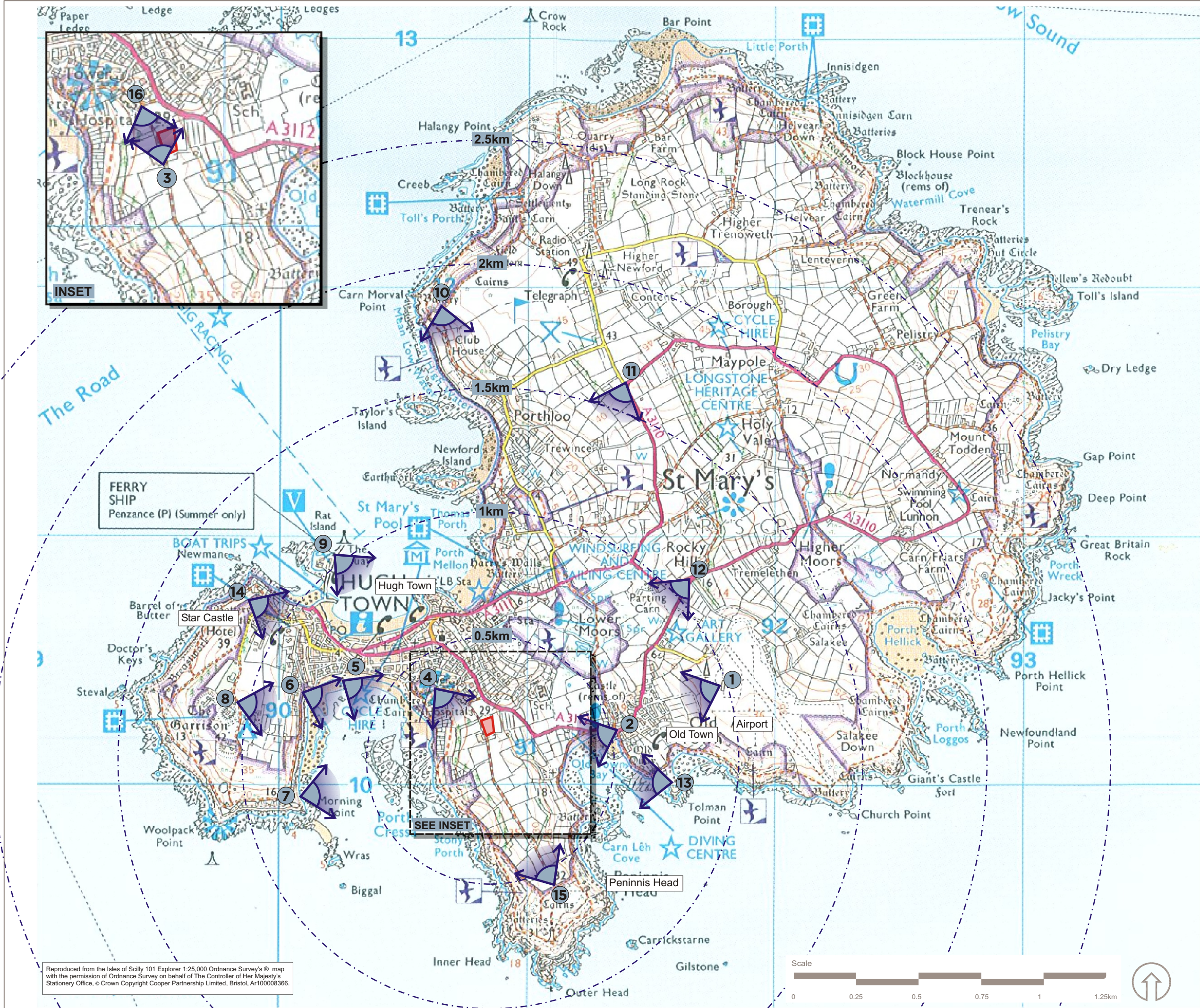
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VIEWPOINT LOCATIONS

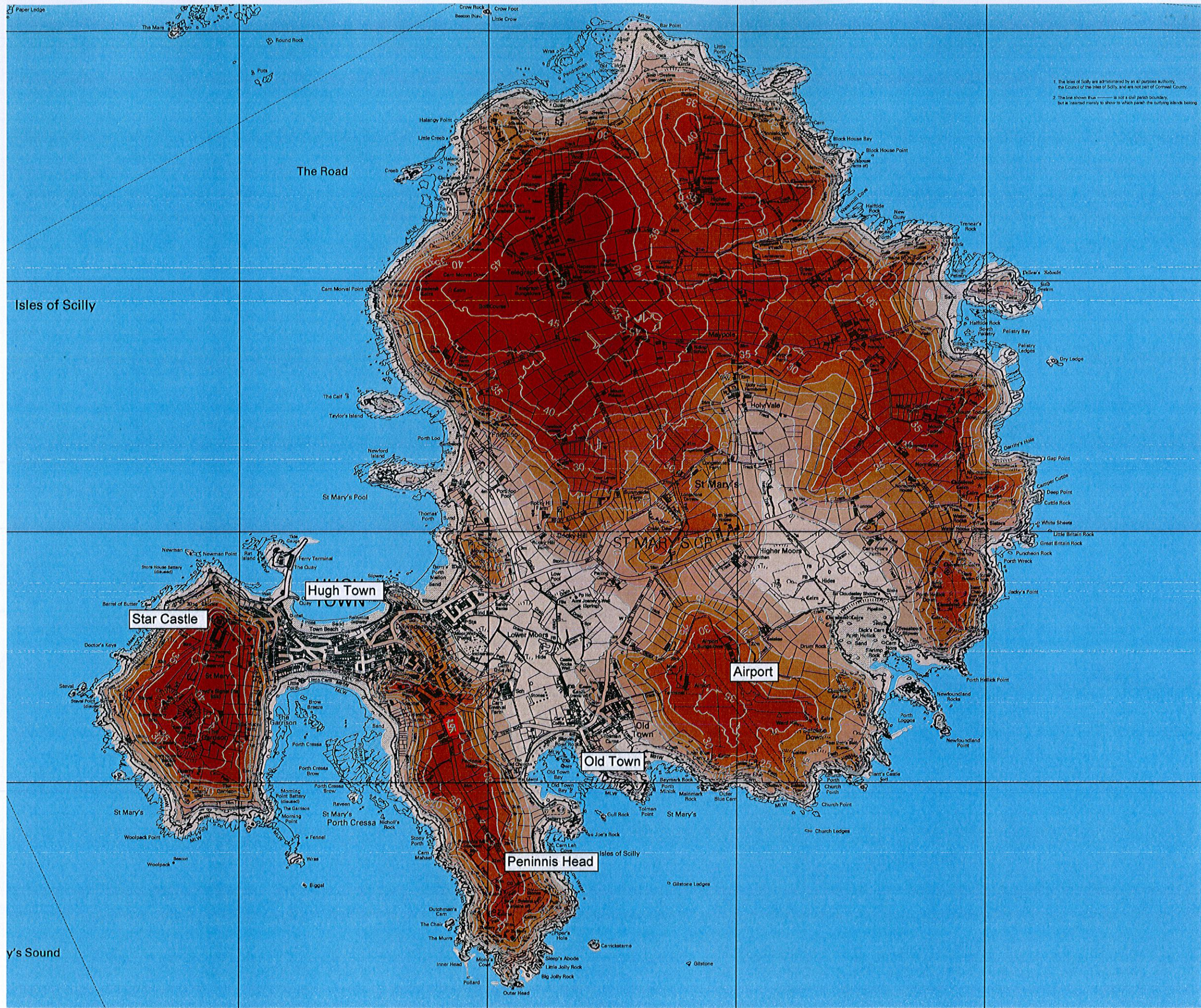
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As Shown	September 11	IG	JC	JC

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LANDSCAPE
TOWNSCAPE
ENVIRONMENT



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LEGEND

Site boundary situated between 25m - 30m AOD

Height in metres AOD

- 5m and below
- 5 - 10m
- 10 - 15m
- 15 - 20m
- 20 - 25m
- 25 - 30m
- 30 - 35m
- 35 - 40m
- 40 - 45m
- 45 - 50m
- 50m and above

Coastline

1. The Isles of Scilly are administered by an all purpose authority, the Council of the Isles of Scilly, and are not part of Cornwall County.
 2. The line shown thus — is not a civil parish boundary, but is included merely to show to which parish the outlying islands belong.

L2

Notes:
 1) Extent of woodland taken from OS Explorer Map, 101 and aerial photograph.



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PENINNIS FARM, ST MARY'S ISLES OF SCILLY

Topography

As Shown September 11 IG JC JC

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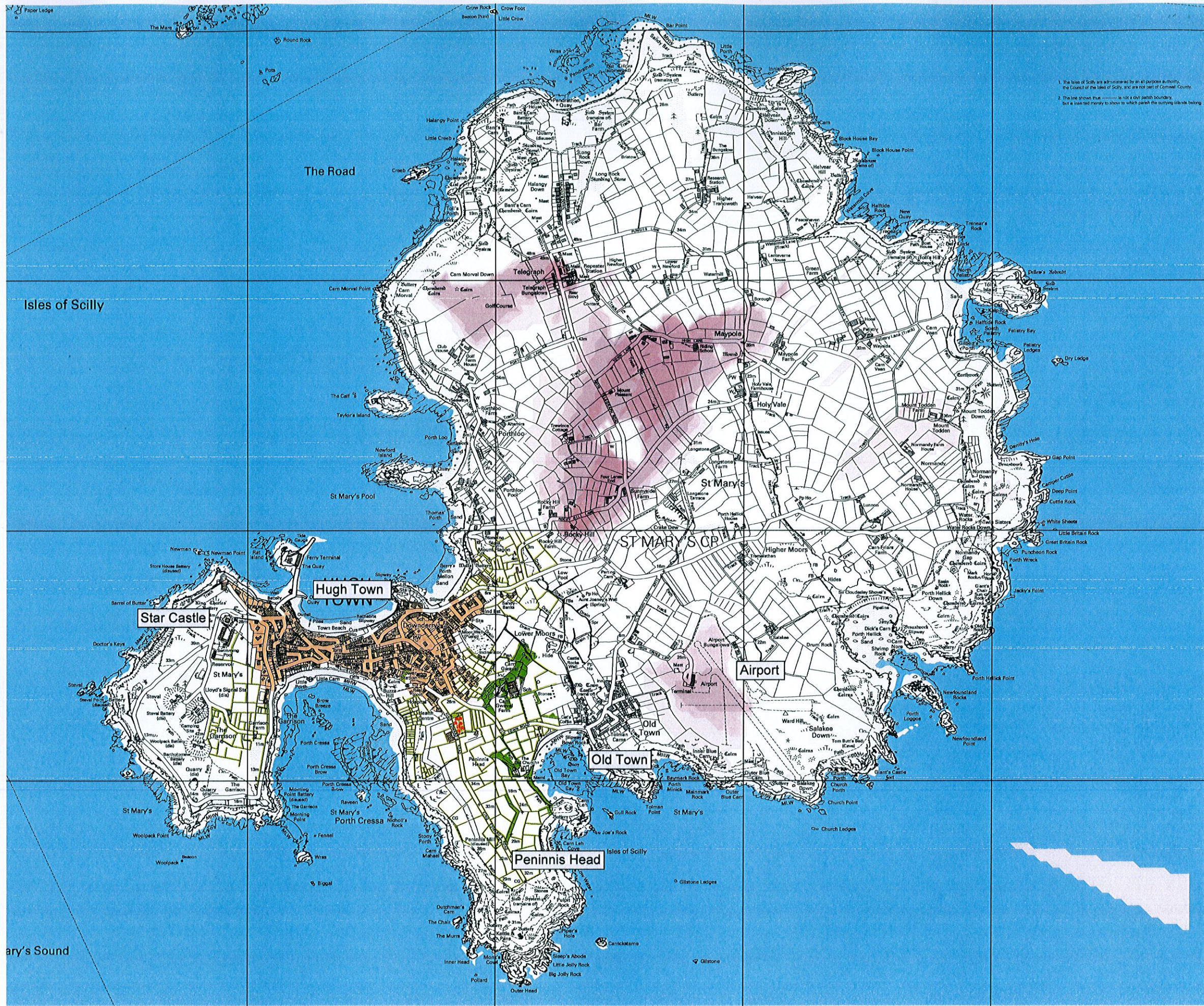


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LANDSCAPE

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ENVIRONMENT



LEGEND

-  Site boundary situated between 25m - 30m AOD
-  Target point (assumed height of Tents: 3m)
-  Very limited part of the site visible (1 target point)
-  Majority of the site visible (7 target points)

Visual Barriers (Assumed Heights)

-  Existing settlements 8m
-  Existing hedgerows 3.5m
-  Existing woodland 15m (Note 1)
-  Coastline

L3

Notes:
1) Extent of woodland taken from OS Explorer Map, 101

A	Visual barriers amended	IG	JC	JC	12/10/11
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PENINNIS FARM, ST MARY'S ISLES OF SCILLY

Zone of Theoretical Visibility

As Shown September 11 IG JC JC



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

LANDSCAPE

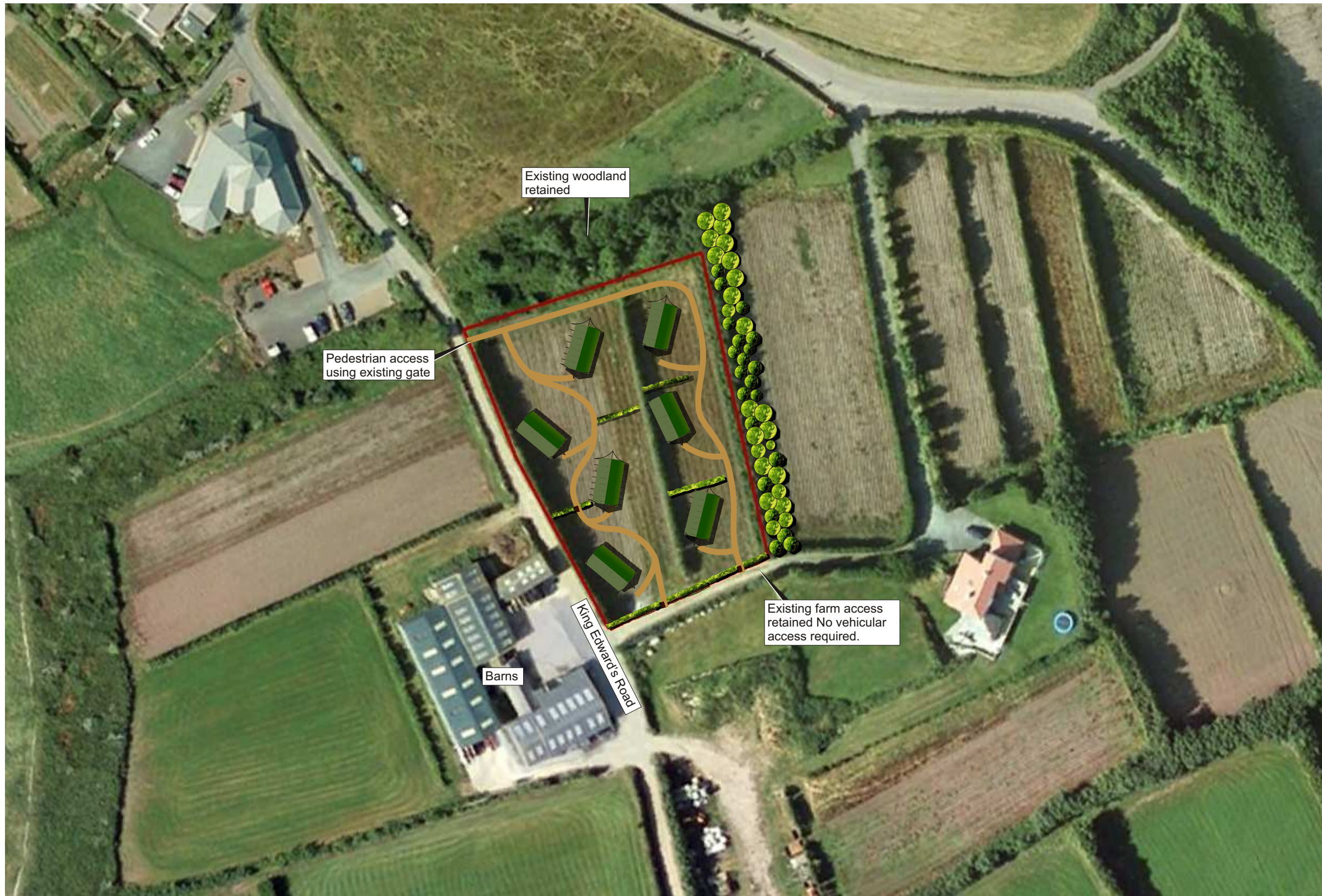
TOWNSCAPE

ENVIRONMENT

Do not scale this drawing.
All dimensions to be checked on site.

LEGEND

-  Site boundary
-  Existing Pittosporum hedges retained
-  New shelterbelt of trees, to supplement elm hedge, species to be agreed with local planning authority
-  Luxury Tents (See DAS for details)
-  Gravel or Hoggin footpath



L4

No	Revision	Drawn	Checked	Approved	Date
B	Hedges added	IG	IG	JC	12/10/11
A	Amendment to label on plan	IG	IG	JC	11/10/11

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PENINNIS FARM, ST MARY'S ISLES OF SCILLY

PENINNIS FARM LUXURY CAMPING SITE INDICATIVE LAYOUT

Scale	Date	Drawn	Checked	Approved
As Shown	october 11	IG	JC	JC



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LANDSCAPE
TOWNSCAPE
ENVIRONMENT

Appendix 1
Visual Impact Sheets



Viewpoint 1

View from car park of Airport Terminal Building

Direction of View West

Distance 1km

Elevation 33m

Coordinates ST91765 10396

Location: This is the view when leaving the airport terminal and is the main ground level view of the island for anyone arriving or departing by air.

Landscape: An attractive panorama of the airport, Peninnis peninsula, Hugh Town and Tresco, in the distance. The Peninnis fields are subdivided by Pittosporum hedges, forming enclosure for the former flower growing, with occasional clumps of woodland in the centre of the view, adjacent to St Mary's Church, Holzmeister and Augustus Smith memorials and below Hugh Town. Heathland and rocky outcrops characterise the Peninnis headland, which is dominated by the lighthouse. The hospital chimney provides a skyline focus to the settlement. Health centre, barns and farmhouse are all visible. The new school is being constructed in the foreground, below the tent locations.

Site Assessment: The tents would occupy a location behind the Pittosporum and elm hedge which links Peninnis farmhouse with the health centre, as annotated on the photograph. Only the tops of the tents would be visible behind this hedge, and these would not be noticeable to the naked eye. The overall impact would not be significant, even during evening views, as the tents would be absorbed into this landscape without difficulty. The landscape character would remain unchanged.

Mitigation: Shelterbelt to reinforce Pittosporum hedges.

Significance of Impact: Not Significant.



Viewpoint 2

View from Harbour Wall at Old Town

Direction of View West

Location: On the edge of the Old Town harbour wall, at the eastern end, looking west.

Landscape: This view is dominated by the bay and coastline looking to rolling fields of Peninnis Head and its impressive and dramatic rock features.

Site Assessment: Peninnis Farm House cannot be seen. The tents would not be visible due to the trees on the lower slopes and the existing field hedges. The landform also contributes to this visual enclosure, as the flatter top to the peninsular screens the fields on the ridge. The barns cannot be seen either from this point, or from the rest of the beach.

Mitigation: None.

Significance of Impact: No view. Not Significant.

Distance 0.55km

Elevation 5m

Coordinates SV91358 10211



Viewpoint 3

View from King Edward's Road

Direction of View North

Location: King Edward's Road, looking north west.

Landscape: The barns lie on the left with a private track located on the right. The Pittosporum hedges enclosing the site are in centre of view. Hedgebanks enclose both sides of lane, shielding views out.

Site Assessment: New tents would lie in the enclosed field to the centre of the view. They would not be visible until the private entrance is reached.

Mitigation: Retention of Pittosporum hedges.

Sensitivity: Medium.

Significance of Impact: Mostly No View and Not Significant. Glimpsed view when entrance is reached, showing dark green tents in summer period only, then being negligible-slight impact, Not Significant.

Distance 0.3km

Elevation 32m

Coordinates SV90852 10129



Viewpoint 4

View from the Buzza Tower

Direction of View South-east

Distance 0.25km

Elevation 27m

Coordinates SV90641 10371

Location: The watch tower (disused mortuary) with a 360 degree outlook around the whole island. A prominent feature on a similar level to the proposed camping area.

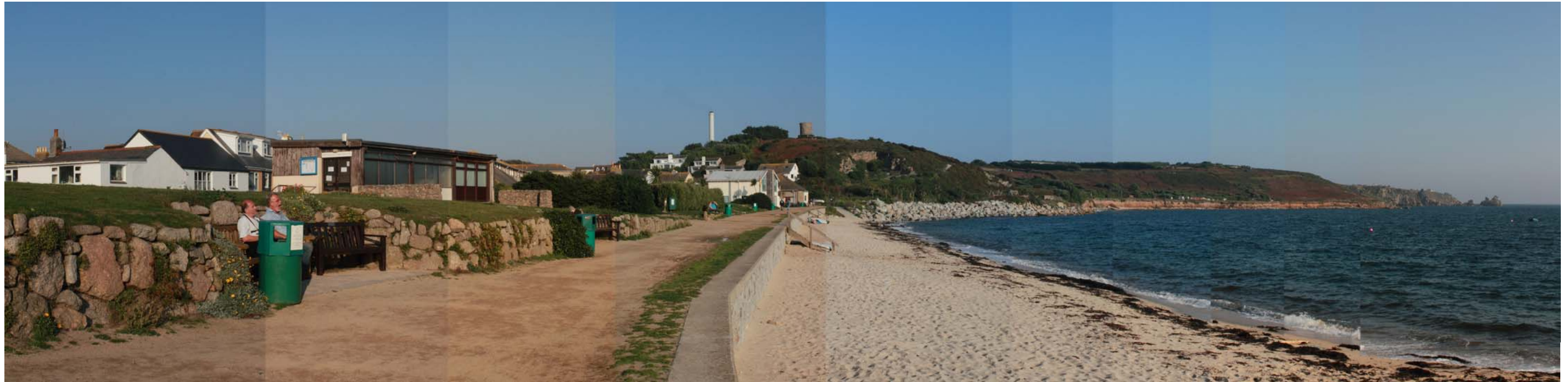
Landscape: The lines of hedge shelterbelts are a prominent feature along with the health centre to the left of the viewpoint and the agricultural barns on the skyline. The prevailing wind from the south-west makes planting rather more difficult to grow on this side of the peninsular. The western hedge boundaries to the field are missing.

Site Assessment: The tops of the tents will be visible just to the left of the agricultural barns, within the centre of the Pittosporum hedges, within a context of existing roofs.

Mitigation: Retention of existing hedges, supplementing evergreen tree planting.

Sensitivity: High.

Significance of Impact: Negligible and Neutral Visual Impact. Not Significant.



Viewpoint 5

View from Porthcressa Bank

Direction of View East

Location: From the sea wall, a popular walk within the town.

Distance 0.8km

Elevation 1m

Coordinates SV90315 10446

Landscape: The viewpoints is dominated by the beach and the rocks. At high tide the scene is much more dynamic, with moving boards, swimmers, waves and reflections. Rocks at the end of Peninnis Head, in the viewpoint, draw the eye out to sea. The power station chimney competes with Buzza Tower as the dominant feature. The health centre is visible from this point, breaking the unity of Buzza Hill and Peninnis Head. The barns are visible to the right of the tower.

Site Assessment: The barns break the skyline, but do not have the much greater impact of the health centre. The tents lie behind the barns, and will be visually enclosed by them.

Mitigation: Planting to corners and strengthening existing hedges, allow hedges to develop to maximum heights, tent details and colours.

Significance of Impact: No Impact. Not Significant.



Viewpoint 6

View from Upper Benham Battery

Direction of View East

Location: From the highest wall of the battery, overlooking Hugh Town beach and views out to sea.

Landscape: This viewpoint dominated visually by Hugh Town, its beach, and its associated buildings. Peninnis Head is beginning to be dominated by heathland to the front and contrasts with the cultivated fields to both sides. The chimney, hospital, health centre and agricultural barns are prominent, being located on the skyline. They carry the building form onto Peninnis peninsular. The power station chimney is a most dominant feature. Buzza Tower breaks the skyline.

Site Assessment: Hugh Town sits comfortably at the lower levels between the bays, but recent developments, such as the hospital and the health centre have broken onto the headland landscape. The location of the house below the health centre carries the urban form passed the watch tower, which previously formed the boundary between the urban area and the headland. The power station chimney, although within the urban location, reinforces this character. The barns, even though they break the skyline, are beginning to recede. The new tents will be enclosed by the agricultural barns, and by Pittosporum hedges.

Mitigation: Planting and careful choice of tent colours.

Significance of Impact: Negligible Neutral Visual Impact. Not Significant.

Distance 0.8km

Elevation 21m

Coordinates SV90110 10394



Viewpoint 7

View from gun battery at Morning Point

Direction of View North-east

Distance 0.75m

Elevation 12m

Coordinates SV90077 09909

Location: On the gun battery at Morning point, a prominent feature on this headland. This is an important view, as it is similar to the view approaching by boat, but at a higher level.

Landscape: Predominantly a view of Peninnis Head with its rectangular field patterns and contrasting moorland to the centre of the view. At low tide the area of land is substantially more than at high tide. High tide gives greater emphasis to the landform. The rocks give the view a wild and undeveloped character. The hospital, health centre, houses and power station are skyline features

Site Assessment: The barns on the ridge are visible although low in height and non-reflective. The field to the west of the barns from this location is visually open, while other fields have reasonable enclosure. The new tents will lie behind the barns and be visually enclosed by them.

Mitigation: Retention of hedges, barns.

Significance of Impact: No Impact. Not Significant.



Viewpoint 8

View from the Sports Field, the Garrison

Direction of View East

Distance 0.95km

Elevation 40m

Coordinates SV89822 10389

Location: On the path next to the sports field, 10m to the left of the bench seats, adjacent to the cricket wicket, looking beyond the hedge towards Peninnis Head.

Landscape: This is a large open field with sports pitches that distract the eye from the surrounding views. The rectangular fields of Peninnis Head can be seen, one of the highest points on St Mary's. The barns are visible. The chimney, hospital, health centre and airport occupy the centre of the view.

Site Assessment: The barns are a small incident in a wide expensive landscape. The health centre, hospital and power station chimney attract the eye, as does the airport terminal building which is on a similar level to this viewpoint. The barns are visible as is the field to the south. From this distance tents will be visually enclosed behind the barns set below the skyline.

Mitigation: None required.

Significance of Impact: No View. Not Significant.



Viewpoint 9

Distance 0.95km

View from the Hugh Town Quay

Elevation 4m

Direction of View South-east

Coordinates SV90253 10956

Location: Hush Town Quay.

Landscape: This is an important viewpoint, as visitors arriving by boat disembark at this point. A harbourside urban character, with occasional views to the rest of the island to the left of the viewpoint. The Lifeboat, the church, the power station chimney and the watch tower dominate the view. Star Castle lies to the right.

Site Assessment: The tents are not visible from this location

Mitigation: None required.

Significance of Impact: No View. Not Significant.



Viewpoint 10

View from adjacent footpath and battery at Carn Morval Point

Distance 1.75km

Elevation 25m

Direction of View South

Coordinates SV90615 11889

Location: Adjacent to the coastal public footpath to the left, and just above the 13th tee of the golf course. The club house is on the skyline to the left.

Landscape: This landscape is dominated by the golf course. It is open and has very few hedges, which is alien to the St Mary's landscape character. Hugh Town and its harbour lie in the middle ground.

Site Assessment: It is just possible to see Peninnis Farmhouse from this viewpoint, as well as the barns, but the ground level of the camp site is low enough not to be seen, due to Buzza Hill and surrounding buildings. The large scale hospital, health centre and power station and its chimney dominate the site.

Mitigation: None required.

Significance of Impact: No View. Not Significant.



Viewpoint 11

View from centre of island adjacent A3110

Direction of View South-west

Location: On the side of the road on the raised bank.

Landscape: This is the agricultural heartland of the island, small scale rectangular fields enclosed with stone walls, hedgebanks and pine shelterbelts. Views are restricted due to these features.

Site Assessment: Although the photograph was taken on a misty day, it is just possible to locate the power station, Buzza Tower and health centre. This is a contrived view from a bank, with the seat facing the opposite direction. From this distance, even on a clear day, the site merges with the larger scale buildings to the front and the landscape beyond.

Mitigation: None.

Significance of Impact: No View. Not Significant.

Distance 1.6km

Elevation 40m

Coordinates SV91403 11606



Viewpoint 12

View from Parting Carn

Direction of View

Location: Carn Friars Lane/Old Town Lane at Parting Carn

Landscape: An undulating landscape with characteristic Pittosporum field patterns, St Mary's hedgebanks, scrubby trees, Buzza Tower, hospital chimney and health centre, visible on skyline. The barns are just visible over Pittosporum hedge. Houses of Hugh Town are visible.

Site Assessment: The eaves of the barns are obscured, and these would be at a similar elevation to the top of the tents. Effectively no view from this location.

Mitigation: None required.

Sensitivity: Medium/High.

Significance of Impact: Negligible, Neutral Visual Impact. Not Significant.

Distance 1.1km

Elevation 15m

Coordinates SV91664 10824



Viewpoint 13

View from Tolman Point

Direction of View West

Location: Tolman Point

Distance 850m

Elevation 6m

Coordinates SV91591 09987

Landscape: Rocky inlet characterised by granite boulders with heathland of Peninnis peninsula beyond the inlet. Pittosporum hedges lies to the west, forming an effective clump of vegetation on the skyline. Tolman Cafe lies to the right, and beyond the power station chimney and Peninnis farmhouse.

Site Assessment: The site is not visible.

Mitigation: None.

Significance of Impact: No View. Not Significant.



Viewpoint 14

View from Star Castle

Direction of View South East

Location: Outside Star Castle

Landscape: A view from high ground just to the west of Star Castle Hotel, showing the panorama of Hugh Town and the centre of St Mary's. The airport lies on the skyline, with the power station chimney breaking the skyline and, to its right, Buzza Tower and the health centre. Just visible further to the right lies the agricultural barns.

Site Assessment: No view of the tents, because of the visual enclosure of the agricultural barns.

Mitigation: None

Significance of Impact: No View. Not Significant.

Distance 1.25km

Elevation 35m

Coordinates SV89929 1068



Viewpoint 15

Distance 800m

View from Peninnis Head

Direction of View North West

Location: Adjacent to the stone stile leading to King Edwards Road.

Landscape: An open landscape headland enclosed by hedgebanks. Open views to the north, south, east and west.

Site Assessment: Pittosporum hedges lie in the far distance.

Mitigation: None.

Significance of Impact: No View. Not Significant.



Viewpoint 16

Distance 200m

View from Health Centre

Direction of View South East

Location: Adjacent to the Health Centre entrance.

Landscape: The new Health Centre, hedgebanks and King Edward's Road.

Site Assessment: The inset shows how the strong enclosure afforded by the Pittosporum hedge visually encloses the new tents.

Mitigation: Retention of Pittosporum hedges.

Significance of Impact: No View. Not Significant.