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Landscape and Visual Impact Appraisal Part 1

Former Secondary School Site,

Carn Thomas, Hugh Town, St Mary's

Isles of Scilly



May 2023

Prepared for LiveWest

By Foxford Design

Revision A – 26-03-2024 FOR PLANNING SUBMISSION

CONTENTS

1.0 Introduction and scope

1.1 The Site - Location

2.0 Assessment Methodology

3.0 The Policy Context and Landscape Designations

3.1 National Planning Policy Framework - 2021

3.2 The Local Development Framework

3.3 Landscape Designations

3.4 Other designations: Designated Ecological and Geological sites and Designated Heritage Sites

4.0 Baseline Condition

4.1 Landscape Baseline – Landscape Character

4.2 Key character of the Landscape associated with the development

4.3 Site Baseline

4.4 Landscape Baseline -Summary

4.5 Sensitivity of Baseline Landscape Receptors

4.6 The Visual Baseline

4.7 Visual Receptors and their sensitivity

4.8 Visual Value- the value of the view

4.9 Visual Sensitivity / Visual analysis Baseline

5.0 Development Proposals, Potential impact and Embedded Mitigation

6.0 The Landscape and Visual Analysis – Appraisal of Effects

6.1 Appraisal Methodology

6.2 Appraisal of photos at viewpoints

6.3 The Visual Effects

6.4 The Landscape Effects

6.5 Residual Effect

6.6 Cumulative Effect

7.0 Mitigation

8.0 Conclusion

9.0 References

1.0 Introduction and Scope

This Landscape and Visual Impact Appraisal (LVIA) has been commissioned by LiveWest in relation to their proposed development for 27 new affordable homes on the former secondary school site at Carn Thomas, Hugh Town, St Mary's. (Figure 1, 2 and 3)

The site is centred on SV90708 10613 (Latitude 49.9155, Longitude – minus 6.3100). Throughout this document distances to and from the proposed development are taken to be this point unless otherwise stated.

The scope of the assessment is to consider and assess the potential impact and the effect of the change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity and consider ways to mitigate adverse effects. It will mainly consider the effect of the completed scheme (in operation), considering the magnitude and level of impact. The assessment is made from the existing baseline situation and does not give any comparison with any visual or landscape effects that may have occurred when the former school buildings was on the site.

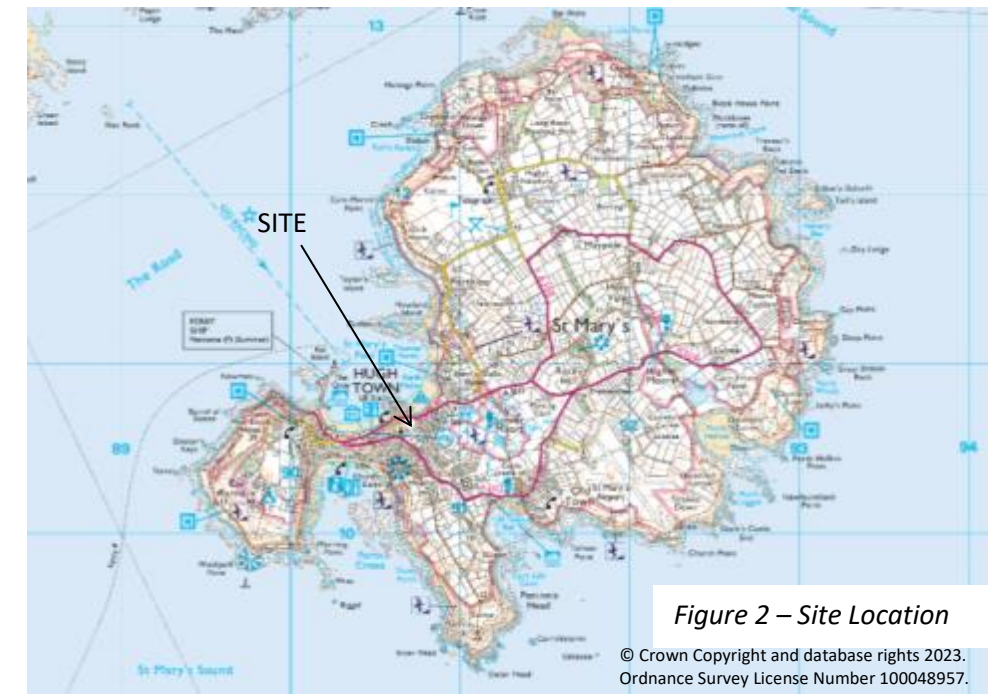
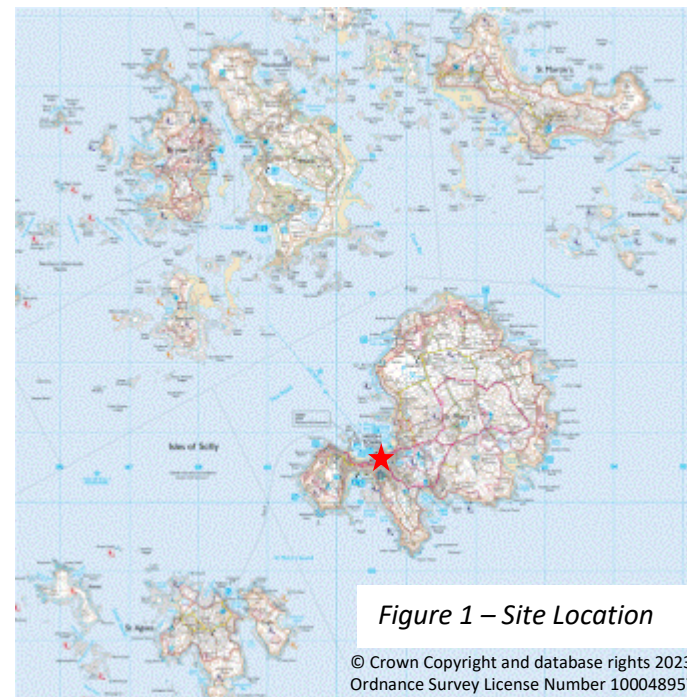
The purpose of the report is to inform the design and the Local Authority in their consideration of the planning application. It is not part of an EIA. The statement is prepared by a Corporate Member of the Landscape Institute.

1.1 The Site -Location

The site is on the eastern side of Hugh Town, at Carn Thomas, St Mary's. It is a brownfield site of the former secondary school which was demolished in 2016 and has been left vacant. The site is irregular in shape with a larger area of land to the north abutting Telegraph Road and a flat, long strip of land at the top of the hill. In total the site is approximately 0.54 hectares. (Figure 3).

The site is one of 3 housing allocation sites identified in the local plan to the eastern side of Hugh Town (shown by the yellow dots Figure 3).

The Isles of Scilly are a unique place within the British Isles, being an archipelago 28 miles off the south west coast of Cornwall, comprising 5 inhabited islands and hundreds of smaller islands and rocky outcrops. The geographic isolation, sparse population and exceptional quality of the natural and historic environment are the mainstay of the island attracting an income from Tourism. The high quality landscape quality is the basis of the areas designation as an Area of Outstanding Beauty and Heritage Coast and in addition the whole area is covered by a Conservation Area, and has numerous ecological and heritage designations. St Mary's is the largest of the islands with Hugh Town the main settlement and administrative centre of the islands.



2.0 Assessment Methodology

This Appraisal is undertaken in accordance with landscape and visual impact assessment methodology guidelines (GLVIA3) produced by the Landscape Institute and Institute of Environmental Assessment (2013)¹ and the Countryside Agency and Scottish Natural Heritage (2002)² and is modified and refined to be proportionate to the nature of the development. These are guidelines concentrate on principles and process to be considered in an assessment.

The LVIA is a combination of deskwork and field work and requires a combination of objective analysis and subjective professional judgment to assess the effect of development. Landscape and visual effects, whilst related, are assessed separately in accordance with GLVIA3.

In the appraisal the present day or baseline condition of the site and surrounding areas are ascertained. A preliminary desktop study was carried out, using Ordnance Survey maps, aerial photography from Google Earth, Local Authority data, Magic Map, published reports, character assessments and planning policy, to establish the physical components and context of the Site and its surroundings. A computer generated Zone of Theoretical Visibility ZTV was produced, using OS Terrain 50 data and a visual analysis tool in QGIS Software, to establish the potential visibility of the site, based on topography, which helps define the area of study. (Figure 4).

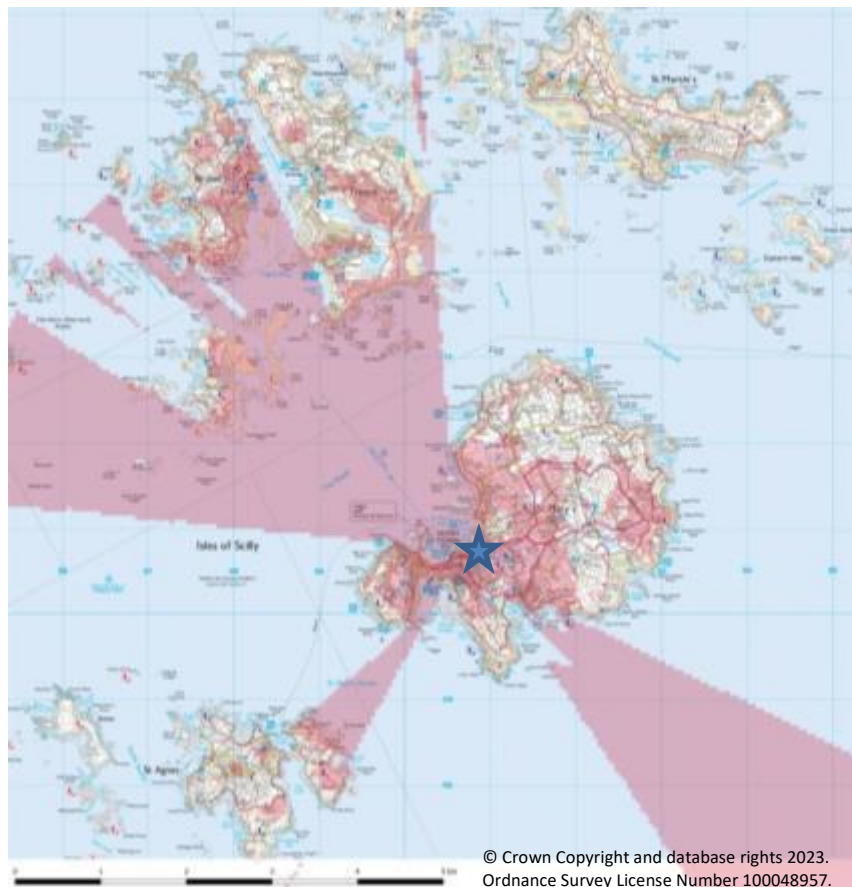


Figure 4– 7Km Zone of Theoretical visibility used to determine the focus of the Study Area.

Fieldwork was undertaken over a 3 day trip to the island in May 2023, when weather conditions were variable with a mix of sunshine, rain and wind. Features of the site and the surrounding area that have the potential to be affected by the development were identified. The field study involved travelling throughout the study area on land and sea, verifying desktop record data and producing a photographic record.

The ZTV combined with field work determined the actual visibility of the site from publically accessible areas and how it lies within the landscape context. It considered-

- Important views and Panoramas as identified in the Isle of Scilly Guide¹.
- Views from places with heritage significance
- Locations where there is extensive open space between the view and development so that it will be prominent and not obscured by foreground buildings
- Locations where elements of the proposals maybe seen.
- Views where development may have an impact on landscape character or skylines.
- Views where the development could have an impact on landscape and visual amenity
- Views from the other Islands and views from the sea

Viewpoints in the report (illustrated in Part 2) give views from different area, directions and distances to allow consideration of the proposals.

The combined survey work identifies the landscape and visual baseline condition of the site and its surroundings and determined the landscape and visual receptors relevant to the development. (Section 4)

Landscape Receptors are “aspects of the landscape resource that have the potential to be affected by the proposals. These include elements that physically form the landscape, geomorphology, land cover and influences of human activity; the aesthetic and perceptual aspects of the landscape, such as its scale, openness, complexity or remoteness; and the overall distinctive landscape character”¹.

Visual receptors are “individual or defined groups of people who have the potential to be affected by the proposal”¹.

In order to assess the impact that a development may have in an area it is necessary to establish the sensitivity of each receptor to the nature of the development. The sensitivity of an area/ receptor to change combines its susceptibility to change and the value of the landscape receptor or view.

The receptors susceptibility is “the ability of a landscape, view or visual receptor to accommodate the nature of proposed development without undue consequences for the baseline situation and/or achievement of

planning policy and strategies”. Susceptibility is assessed as **high, medium or low**.

Landscape value is “the relative value that is attached to different landscapes by society”¹. A landscape may be valued by different stakeholders for a whole variety of reasons. A review of existing landscape designations is a starting point.

In visual assessment it is value attached to the view experienced by a visual receptor that is taken into account. The value of a view is derived by considering indicators of value, designations or documented, condition of the landscape and presence of detracting elements.

Within a designated landscape the value of a view or an landscape quality of an area may vary being modified by detracting elements.

Susceptibility and value are then combined to assess the receptors sensitivity and categorises **high, high-medium, medium, medium-low or low**. Sections 4.5 and 4.7 expand on the methodology and criteria used to establish sensitivity for landscape and visual receptors respectively.

The assessment then considers in the potential impacts of the development and evaluates the likely effects that may arise (Section 5). The landscape and visual effects can be beneficial (positive), neutral, or adverse (negative). Where not specifically mentioned the effect should be taken as adverse. Within the assessment changes to the landscape or view by introducing buildings, parking or structure will generally be considered to have adverse effects. Restoring the landscape to its natural condition would be seen as beneficial.

The methodology and criteria used to evaluate the effect of potential impacts are described in Section 6. The assessment considers the magnitude of these effects on the Landscape and Visual Receptors. Magnitude is a term that combines judgement on “the size and scale of the effect and the extent of the area over which it occurs, whether it is reversible or irreversible and the duration of the effect”¹. The overall magnitude is assessed as either **high, medium, low, or negligible**.

The landscape and visual effect of the development on the baseline situation is then assessed taking into account the sensitivity of the receptor and the magnitude of the effect to consider how substantial the effect will be, identified as **major, major- moderate, moderate, minor or minimal impact**. The effects being considered major or major/moderate are considered substantial for the purpose of this assessment.

The assessment is made through professional judgement based on field work and the assessment of views in order to help illustrate, explain and substantiate the narrative. Where effects are considered substantial this does not necessarily mean a development cannot be consented as any final planning decisions is based on planning balance.

3.0 The Policy Context and Landscape Designations

This assessment has been undertaken taking into account national and local planning policy which relates to landscape and visual matters that are of relevance to the proposed development at this particular site.

3.1 National Planning Policy Framework - 2021

At the National Level, National Planning Policy Framework 2021³ states “The purpose of the planning system is to contribute to the achievement of sustainable development. (Paragraph 7).

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three objectives are: Economic, Social, and Environmental” (Paragraph 8).

The most relevant to this study is environmental: “An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

The specific policies of the NPPF that relate to issues of landscape character and visual impact are set out below.

At section 15 ‘Conserving and Enhancing the Natural Environment’ the NPPF identify how development proposals should respond to their location and setting. Those of relevance for this site and development proposal include:

Paragraph 174: Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate
- minimising impacts on and providing net gains for biodiversity.....

Paragraph 175: Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

Paragraph 176: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

3.2 The Local Development Framework

The Isles of Scilly Local Plan 2015-2030⁴ recognises that

“At the heart of this Local Plan is a commitment to finding the best balance between delivering much-needed homes, supporting the economy and improving infrastructure, whilst safeguarding our exceptional environment.”⁴

It contains the following policies relevant to landscape and visual matters at the application site.

Strategic Aims and Objectives

Aim 1: Maintaining an outstanding and world-class environment and ensuring that its distinctive and significant seascape and landscape, heritage and nature conservation assets are protected, valued and enhanced.

Objectives: Ensure new development is appropriately located, sited and designed to maintain and enhance the environment avoiding any significant environmental impacts, or provide appropriate mitigation including the reuse of previously developed land and the more efficient and effective use of all sites and buildings.

The Spatial Strategy

Section 2 - Promoting a sustainable Scilly –

Policy SS2 (1) Sustainable Quality Design and Place-Making

(1) Development will not be permitted if it is considered to be of poor or unsustainable design. New development must be of a high-quality design and contribute to the islands’ distinctiveness and social, economic and environmental elements of sustainability by:

- a) respecting and reinforcing the character, identity and local distinctiveness of an area whilst not stifling innovation, and with the scale, density, layout, height, mass and materials responding positively to the existing townscape, landscape and seascape

setting;

- b) ensuring that development does not dominate or interrupt important public views, key landmark buildings or significant cultural and heritage features;
- c) making efficient use of the land whilst respecting the character of the site and surrounding area and neighbouring land uses;
- d) safeguarding the amenity of individuals and properties by creating a high-quality environment that addresses issues of privacy, overlooking, overshadowing, overbearing impacts and unreasonable noise and disturbance;

Policy SS8 - Renewable Energy developments

1)-Development proposals for renewable energy that contribute towards creating sustainable island communities, .will be supported where they:-

- b) conserve the scenic beauty, landscape, seascape, cultural heritage or historic environment of the islands, including any cumulative and inter-visibility impacts;

Section 3 – Our Outstanding Environment

Policy OE1- Protecting and enhancing the landscape and seascape

1) Development will only be permitted where it aligns with the statutory purpose of Areas of Outstanding Natural Beauty (AONB), and therefore conserves and enhances the islands’ landscape, seascape and scenic beauty. Development must take into account and respect:

- a) the distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape;
- b) the undeveloped and special character of the Heritage Coast;
- c) other qualities, such as important features and views, dark skies and tranquillity, and having regard to the AONB Management Plan; and
- d) the Isles of Scilly Landscape Character Study⁹ and any successor or associated documents.

Policy OE4- Protecting Scilly’s Dark Skies

- 1) Development proposals that include external lighting will only be permitted where it can be demonstrated that the lights are essential for safety, security or community reasons, and where details are provided of attempts to minimise light pollution

Policy OE7 (3) (4) (5) Development affecting heritage -

5) Conservation Area:-

Development within the Isles of Scilly Conservation Area will be permitted where:

- a) it preserves or enhances the character or appearance of the area and its setting;
- b) the design and location of the proposal has taken account of:
 - i. the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees and views within, into or out of the area; and
 - ii. the form, scale, size and massing of nearby buildings, together with materials of construction.

6) Listed Buildings

Development affecting Listed Buildings, including alterations or changes of use, will be supported where:

it protects the significance of the heritage asset and its setting, including impacts on the character, architectural merit or historic interest of the building;

7) Scheduled Monuments and Archaeology

Proposals that preserve or enhance the significance of Scheduled Monuments or Archaeological Sites, including their setting, will be supported where measures are to be taken to ensure their protection in situ based upon their significance.

Section 4: Building a Strong Living Community

Policy LC6 (H1) Housing Allocations

Identifies 3 sites to the east of Hugh Town (Figure 5)

H1: 0.54ha Former Secondary School, Carn Thomas, Hugh Town, St Mary's - A residential development of around 26 homes

H2: 0.2ha Former Primary School, Carn Thomas, Hugh Town, St Mary's- A residential development of around 7 homes with the retention/conversion of the original and traditional buildings, enhanced to a high standard of design;

H8: 0.4ha Land at Sandy Banks, Porthmellon, St Mary's- A residential development of around 12 homes



Figure 5 - Location of Housing Allocations in Hugh Town, St Mary's

3.3 Landscape Designations

A number of designations provide greater weight to the protection of the landscape and elements that make up a landscape, and built environment. For the site these include The Isles of Scilly Area of Outstanding Natural Beauty, Heritage Coast and Conservation Area. These designations overlap. There are separate sets of objectives and regulations that apply to the designations.

The strongest for landscape protection is the AONB⁵ and will be the primary focus of this assessment.

3.3.1 Isles of Scilly Area of Outstanding Natural Beauty

Areas of Outstanding Natural Beauty (AONB's) are national statutory designated areas (legally protected under CRoW Act 2000) within which the primary aim is "to conserve and enhance their natural beauty". (Natural beauty encompasses landscape, wildlife and heritage, culture and associative and spirit perception). AONBs have high landscape value, with a primary purpose in ensuring natural beauty of the finest landscape are conserved and enhanced.

Subsequent legislation has emphasised that in pursuing this primary purpose, account should be taken for the needs of agriculture, forestry and rural industries as well as the economic and social needs of local communities with due regard paid to endorsing sustainable forms of social and economic development that enhances the natural and historic environment.

AONB designations are also recognised internationally as Category V Protected Landscape by the International Union for the Conservation of Nature IUCN. As a result within planning great weight should be given to their designation.

3.3.2 Heritage Coast

Heritage Coasts are non-statutory management designation defined by the Countryside Agency on behalf of the Government where management is important to maintain the quality of the coastal landscape, whilst not specifically a landscape designation, definition of a Heritage coast does depend on the quality of the coastal scenery. The Heritage coast is integral to the Isles of Scilly AONB Management Plan⁵. The main objectives for Heritage Coasts have been endorsed by the Secretary of State and are summarised below:-

- To conserve, protect and enhance the natural beauty, species and ecosystems of the coast;
- To facilitate and enhance their enjoyment, understanding and appreciation by the public;
- To maintain, and improve where necessary, the environmental health of their inshore waters; and
- To take account of the needs of agriculture, forestry and fishing, and of the economic and social needs of small communities on these coasts

3.4 Other designated features that contribute to the landscape

In addition to these designations there are a significant number of features of environmental and historic importance that have been given additional levels of protection. As at 2018 the Islands had 64km of coastline; 128 listed buildings; 238 Schedule monuments, 5 protected wrecks and 1 Registered Park and Garden; Tresco Abbey Gardens; 26 Sites of Special Scientific Interest, and the importance of marine environment recognised through Special Area of Conservation that covers sea around the islands; 11 Marine Conservation Zones, and Special Protection Area and Ramsar Wetland sites

Given the large number of designations with The Isles of Scilly those that are close to the site are summarised

3.4.1 Designated Ecological and Geological Sites (Figure 6)

The statutory ecological designations close to the site are

- Lower Moors SSSI to the east,
- Higher Moor SSSI to the east of St Marys;
- Porthloo SSSI (Cliff exposure) to the north;
- Peninnis Head SSSI to the south.
- The sea around the coastline is within the Isles of Scilly Complex Special Area of Conservation.

These ecological designations are at distance from the site, and the development will not directly impact on them in landscape or visual terms and so are not considered further in this appraisal, but are

relevant to the overall landscape context of the development in landscape and visual term and how these elements relate to the landscape character and natural beauty of the AONB.

3.4.2 Designated Heritage sites (Figure 6)

The Heritage designated sites that contribute to the landscape of St Marys include Statutory Designated Conservation Areas, Schedule Monuments and Listed Buildings. Those features that are considered relevant to this LVIA are -

The whole of the Scilly Isles was designated a Conservation area in 1975.

The nearest Listed Buildings close to the site are

- Church of St Marys 50m to the west of the site ;
- The Chaplaincy. 30m off of the site boundary to the west of the site
- Hugh Town has a large concentration of listed building along Church Street and to the west of the town;
- Prominent buildings on The Garrison including Star Hotel (Grade I) and Hugh House, Verona Lodge
- Buzz Tower – Windmill Tower
- The Pier

Schedule Monuments of note close to the site are –

- The Garrison and associated walls,
- Star Castle Hotel,
- Harrys Wall Battery,

The development will not have a direct impact on the setting of these sites, but these features contribute to the landscape character of the island and its cultural heritage and the landscape context of the development and natural beauty of the AONB.

For full Historic Environment Assessment- of the site refer to AC Archaeology report ACD2788¹⁴ that accompanies the planning application.

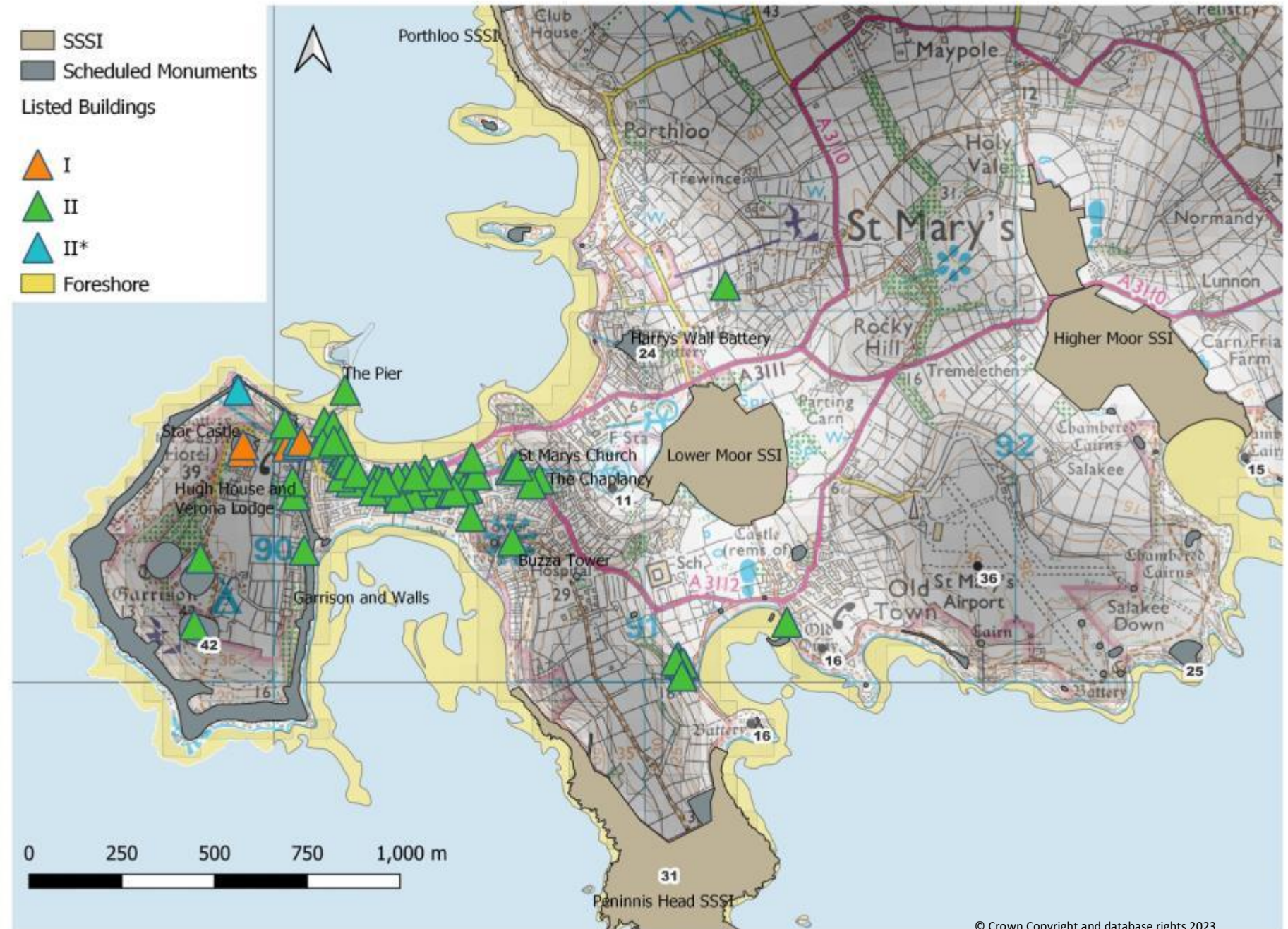


Figure 6 – Designated Ecological, Geological and Heritage Assets

4.0 Baseline Conditions

This section considers the features that contribute to the existing character of the application site and surrounding area.

4.1 Landscape Baseline – Landscape Character

4.1.1 Landscape Character Assessments

Landscape Character Assessment studies produce an objective hierarchical classification of landscape. The national context was originally defined in 1994 and subsequently regional and district classifications have considered these character areas at the more detailed level. This hierarchy approach helps to maintain the understanding of landscape character within the wider landscape and provides a framework to assess development proposals. The following describe the landscape character, as defined at the varying scales, for the area around the site

4.1.1.1 National Character Landscape Character Areas (NCA)

The national landscape character context is detailed in the Character of England Map⁶ The site lies within the National Character Area of Isles of Scilly NCA 158,⁷. Described as “comprising over 200 granite islands scattered across 200km² set out in the Atlantic 45km to the south west of Lands End. The islands are the westerly example of a series of granite outcrops stretching along the spine of the South – west of England from Dartmoor, Bodmin Moor, West Penwith with Isles of Scilly being last time it breaks the sea surface.”

Key characteristics (Those in bold are relevant to the site)

- **The area is made up of low-lying granite islands with a strong maritime influence.**
- The uninhabited islands and offshore rocks form complex seascapes.
- **The area is isolated from the UK mainland, with a strong sense of remoteness and tranquillity.**
- The unique pattern of small fields enclosed by evergreen hedges, called fences locally, protects the bulb and vegetable fields from salt spray and strong winds.
- **Many of the islands are largely treeless and wind-swept, apart from the occasional pine shelterbelts on Tresco and also English elm copses on St Mary’s.**
- **Hugh Town and Old Town on St Mary’s form the principal settlement, with small hamlets and solitary farmhouses elsewhere on St Mary’s.**
- Settlement patterns of the off islands (Tresco, Bryher, St Martin’s, St Agnes and Gugh) vary, with small clusters of buildings around

quays or in sheltered spots and solitary farmhouses located in the centre of smallholdings.

- **White sandy beaches, embryonic sand dunes and unenclosed areas of maritime heath and grassland fringe the islands; some heathland is dominated by gorse and bracken.**
- **There are outstanding examples of long-term human occupation, including chambered barrows and standing stones with forts and castles prominent on areas of higher ground.**
- **The sea is a dominant influence that both unites and divides the islands; the crystal white sand and the turquoise sea of summer contrasts with a grey thundering sea that is typical of autumn and winter in the western rocks.**
- **A network of roads and tracks and about 200 km of permissive paths provide access to all parts of the islands.**

4.1.1.2 Isles of Scilly Landscape Character Assessment^{8,9}

A number of landscape and historic environment characterisation studies have been undertaken, which provide contextual information. A detailed landscape character assessment of areas of the Scilly Isles, was not completed under the Cornwall Landscape Assessment in 2007. The landscape character is therefore described within the Isles of Scilly Historic Landscape Assessment and Management Strategy 1996⁸ and as built on in The Isles of Scilly Landscape Assessment of the AONB in 2002⁹.

These assessments classify the landscape character of the islands into divided into 4 broad landscape character types, namely the headlands, the coastal edge, the interior hills and valleys and the agricultural land. Within these 14 individual Landscape Character Types (LCT’s) are identified which are distinct types of landscape that are relatively homogeneous in character. There are subtle differences within these LCT which creates the richness and diversity of the islands along with the layering of the historical landscape character types identified in the 1996 assessment

Broadly the site lies within the landscape character type defined as Town or Settlement being within the boundary of Hugh Town on St Mary’s. The site is juxtaposed to a variety of different landscape types. To the east of the site is the low lying interior pools and marshes of Lower Moors, and further east is the Undulating Agricultural interior LCT. Around the coastal edge to the north are sandy coast with dunes or grasslands LCT and rocky coast with heathland LCT. To the west of Hugh Town is the fortified headland LCT of the Garrison, to the south to Peninnis Head are the exposed headland heaths LCT.

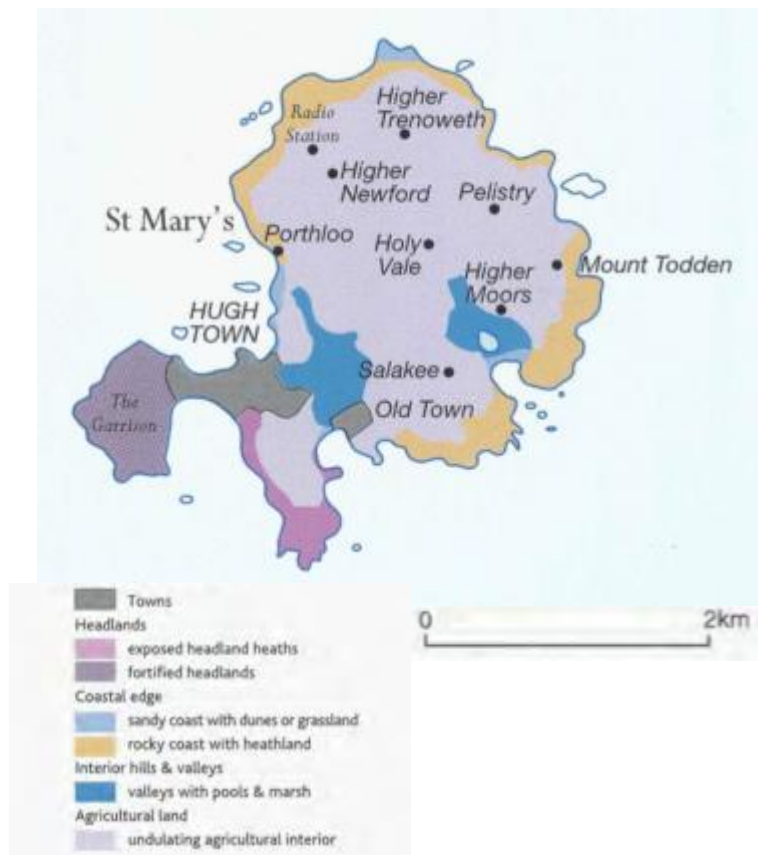


Figure 7- Landscape Character Types Extract from Isles of Scilly LCA for AONB 2002⁹

The Isles of Scilly Design Guide¹⁰ further defines the landscape character of the St Mary’s, distinguishing headland and hilltop heathland, rocky shorelines and sandy/shingle beaches and wooded hills and tree belts. (Figure 8)

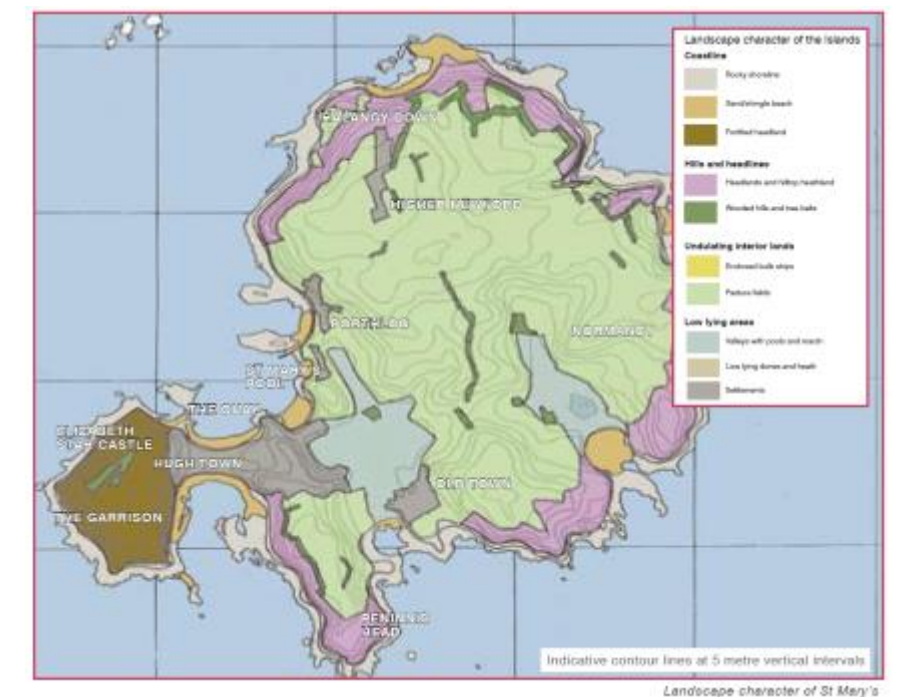


Figure 8 – St Marys Character Areas - Extract from Isles of Scilly Design Guide 2006¹⁰

4.1.2 The Historic landscape assessment and Management strategy for the Isles of Scilly LUC 1996 ⁸-

The historic landscape assessment allows the historic landscape of Scilly to be viewed and understood as a whole as compared to the more narrow concept of monuments as isolated historic features unrelated to their surroundings.

Examination of the present landscape of Scilly has led to the identification of 21 historic landscape types which represent the cumulative effect of the natural and historic processes. These detailed historic landscape types inform the landscape assessment and contribute to the categorisation of broad landscape types developed in LCT of 2002.⁹

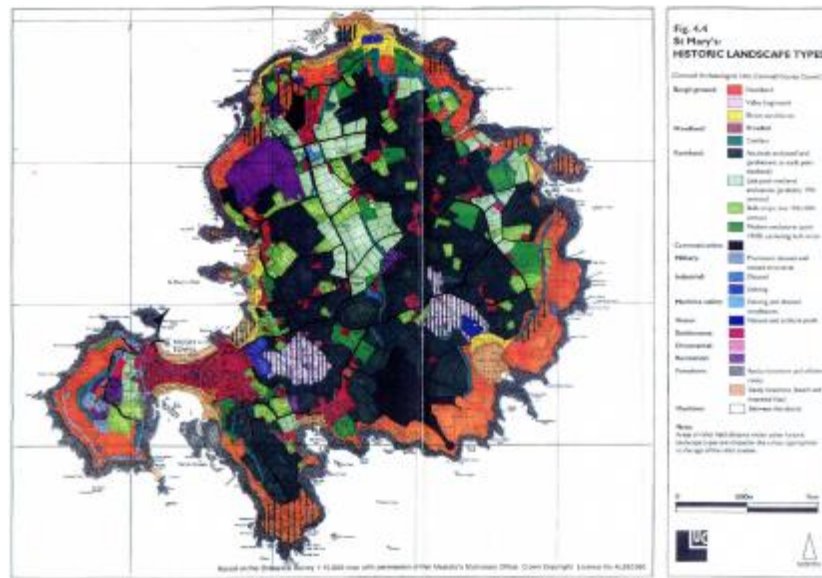


Figure 9 Historic Landscape Assessment - Extract from Historic landscape assessment and Management strategy for the Isles of Scilly LUC 1996⁹

4.1.3 Historic Characterisation for regeneration report for Hugh Town

The historic characterisation for regeneration report for Hugh Town in the Cornwall and Scilly Urban Survey 2003¹¹ identifies 9 character areas in Hugh Town. The site lies in the Church, Carn Thomas and Buzza Hill Character Area. This area is characterised by the higher ground at the eastern end of the isthmus. Buzza Hill, Carn Thomas and the low ridge behind the church forms a strong topographic boundary to the historic settlement, dividing Hugh Town from the remainder of St Mary's. *”Substantial houses and institutional buildings in their own grounds around the low ridge forming the eastern extent of Hugh Town. Trees, garden greenery, open spaces and prominent landforms contribute a strong ‘natural’ element”*

The report stated that *”Maintaining the present strong definition of this character area will reinforce the distinction between town and adjacent countryside and underpin the area’s function as the major ‘gateway’ to Hugh Town.”*

Maintain the strong natural boundary to the historic settlement area

- Future development in this area to avoid further interruption or masking of the natural landforms and consequent erosion of their role in providing a strong visual break between Hugh Town and the area to the east.
- Develop a programme of new and replacement planting to ensure long term continuity of the area as a ‘green gateway’ to Hugh Town; work with property owners to plan and carry out appropriate planting, maintenance and management.
- Maintaining the strong natural boundary to Hugh Town’s eastern extent will help to emphasise the distinct urban identity of the settlement.
- Avoid future development which divides or infills large gardens.

Create public realm improvements

- Enhance the eastern gateway to Hugh Town through additional landscaping and planting and / or creation of a distinctive feature at the entrance to the Porthmellon industrial estate (immediately outside the character area boundary).
- Create a new public access vantage point on the summit of Jackson’s Hill in any future redevelopment of the secondary school site. This would be a worthwhile additional amenity but will also reinforce the area’s identity and enhance perception of it as the formal ‘edge’ of Hugh Town.

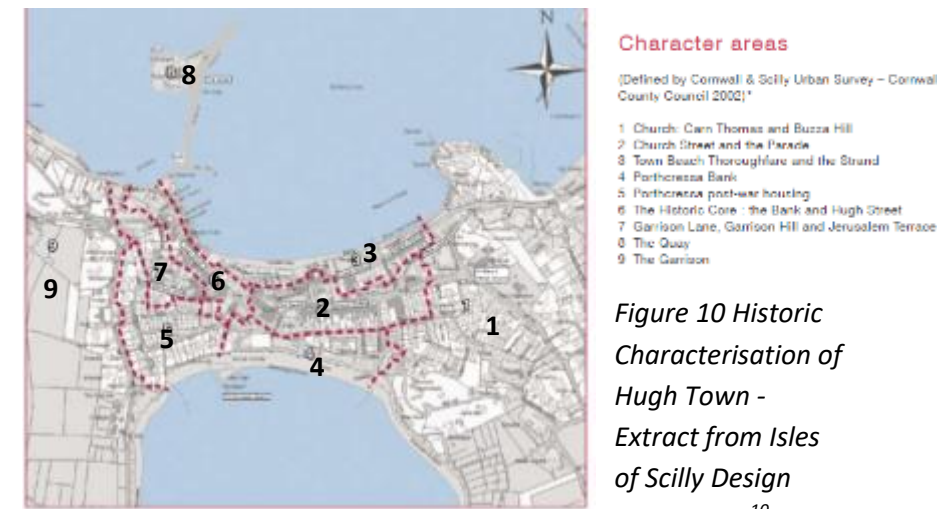


Figure 10 Historic Characterisation of Hugh Town - Extract from Isles of Scilly Design Guide 2006¹⁰

4.2 Key character of the Landscape associated with the Development

The site is situated on the eastern side of Hugh Town. The natural landscape and topography has constrained and influenced the development of the settlement and is important to its character.

Hugh Town is situated on a narrow piece of land linking the main part of St Marys to the fortified headland of The Garrison. Lying south of St Mary’s Pool and the Quay, it is bordered by sandy beaches to the south (Porth Cressa) and north (Town Beach). The prominent natural features around the town, resulting from the underlying geology, associated with historic buildings contribute to it’s sense of place; Buzza Hill and the Tower (Windmill base); the granite out crop of Carn Thomas and the ridge behind St Marys Church to the east; and The Garrison top by Star Castle and surrounded by the Garrison Walls to the west of the town.

The small scale of the islands, low population, low levels of cars and proximity to natural spaces and the sea gives Hugh Town a more village scale. The juxtaposition of towns form with vernacular elements deriving from the settlements rural and maritime links further contribute to its unique character.

Hugh Town, commercial and administrative centre of the islands lies around the natural harbour of St Marys Pool and Quay, and this area is the focus for activity ;unloading freight, passenger arrivals of the Scillonian passenger ferry and day trips. Telegraph Road A 3111 is a main link to the eastern part of St Mary’s and Church Road links to the south.

The town has developed from its early core by the Quay and around lower slopes of the Garrison eastward. The buildings in Hugh Town has a mix of styles reflecting the historic development of the settlement, simple terraces of 2-3 storeys and regency style houses along streets together with series of open squares and narrow lanes and alleys. The development has been piecemeal with a greater expansion of Hugh Town in the C20th with housing spreading up Church Road onto the western side of the ridge.

To the East of the site is Porth Mellon where the influence of Hugh Town quickly fall away to give a greater rural feel, with increased tranquillity as a result of natural element of Porth Mellon Beach, the natural coastline and the landscape of the undulating agricultural land rising inland and the valley and marshland around Lower Moors. The perception of the concentration of manmade elements reduces quickly, even with the presence of housing on the east side of the ridge and Porth Mellon Industrial Estate in the valley. The latter being is well hidden from the road.

The interior of St Marys is relatively remote from sea. In land narrow winding lanes, small field patterns and high hedges, along with shelter belts of trees and low marshlands creates a more sheltered and enclosed landscape.

To the North East of the site the diversity of the landscape along the coastline, with rocky foreshore and off shore rocks alternating with sandy foreshores and mixed with small pastures and hamlets along the coast, has a rich diversity in character. Strong links to sea and inter-visibility to other islands gives the area a high scenic quality and strong sense of tranquillity.

Some prominent modern man made elements are prominent on the higher ground in the landscape associated with the site; the radio mast at Halange Down; transmission Tower at Telegraph Hill; the airport building and its solar panels, the chimney of power generation plant in Hugh Town and St Marys Health Centre

The Isles of Scilly are renowned for their exceptional Dark Skies. However Hugh Town is a localised lit area that has still relatively low light level of 2-0.5 Nanowatts/cm²/sr. Along Telegraph Road there are some light columns.

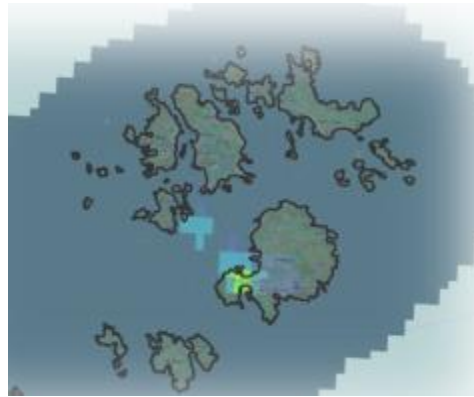


Figure 11- Extract from Council for the Protection of Rural England CPRE, dark skies mapping¹²

4.3 Site- Baseline

The site is situated on Telegraph Road near Carn Thomas, St Mary's, within the existing settlement boundary of Hugh Town. It is a brownfield site left vacant following the demolition of the former secondary school buildings in 2016.

The site is irregular in shape with a larger area of land to the north abutting the road (Photo 1,4,7,8) (10.73m AOD at the existing site entrance on Telegraph Road) and a flat, long strip of land at the top of the hill (Photo 5-7) (23.75m rising to 26.33m AOD in the south). In total the site is approximately 0.54 hectares. (Figure 12).

The former secondary school was built in late 60's with flat roof architecture typical of that era. The school building occupied the lower parts of the site being situated at the back of the pavement. Higher up the slope and on the top of the site were the school play grounds, including a tarmac playing court.

Following demolition of the buildings the northern part of the site has been left as a series of terraces (Photo 1,2,3) (levels of approximately 10.5, 11.4, 14.3, 14.5m AOD). A mix of native and non- native scrub vegetation has grown on the slopes behind the terraces where the land rises steeply to around 22m AOD.

A timber boundary fencing follows much of the road boundary, with elements of stone wall. (Photo 1, 8). To the north east there is a blocky stone wall approximately 1m high with an area of planting behind (Photo7, 11). The back of pavement is at 7.96m AOD to the north east of the site and 10.14m AOD to the north west. The pavement width varies along the road being 1.5m wide to NE side of the entrance and 2.8m wide to the north west side.

Vegetation occurs along the east and west boundaries of the site of various types and condition. At the top of the site the former play

ground (Photo 5-7) is being recolonised with a mix of native scrub and non-Native Australian Ivy (*Muehlenbeckia complexa*). The latter is invading and smothering other plants, including the boundary vegetation. The boundaries along the top of the ridge comprise of a mix of native hedge, stone wall (to the eastern side) and non-native shrub.

The site is located towards the northern end of the granite ridge that extends from Carn Thomas to Peninnis Head. This ridge is identified as an important skyline in the Isles of Scilly Design Guide 2006¹⁰. The ridge creates a highpoint on Telegraph Road (Photo11, 13) creating a transition between the main built up area of Hugh Town to the West (Photo 4, 8) and Porth Mellon to the East (Photo 7).

This ridge is also an important backdrop to Hugh Town and St Marys Church (Photo 12,14,15). The large gardens associated with detached houses on the western side of the ridge, including the Chaplaincy and Windrush, are well vegetated and this contributes to the naturalness of this part of the Town.

From within the site the higher ground provides a vantage point with views to the north and east (Photos 24-28). Views to the west over Hugh Town are more obscured by the existing boundary vegetation.

Opposite the site is the former primary school site, a mix of buildings sheltered behind Carn Thomas, with a stone wall along the back of the footpath (Photo 9, 24). Leading into town along the northern side of the Strand are terrace cottages including modern alterations, set behind small walled front gardens. (Photo 13,22), behind these are Mincarlo Guest House and rock outcrop of Carn Thomas overlooking St Marys Pool (Photo 23).

To the west of the site Church Street leads from St Marys Church to Telegraph Road. The character of the street varies from having attractive qualities including stone walls and hedges nearer the Church (Photo 14,16,18) to one seeing the backs of houses and with less sympathetic late C20th architecture nearer the site (Photo 17, 19,21). A detached dwelling immediately neighbours the site to the west. (Photo 1,3).

To the east of the site, the land is neighboured by a series of detached properties, which rise up the side of the ridge along Moor Well Lane and Jackson's Hill, the closest properties being Teeki, Porth Mellon Holiday Cottage (PMHC) and Turnstones. (Photo 10, 11).



Figure 12– Site and Immediate context



Photo 1

SITE - Photos - 1-6

Photo 1– Site-Road Frontage

Photos 2–Northern end of the site looking east in the direction of Porth Mellon

Photos 3–Northern end of the site looking west in the direction of The Quay

Photo 4 – Existing site entrance at brow of road

Photo 5 – Southern area of site on top of the hill

Photo 6 – Former tarmac playing courts on top of the hill



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

**TELEGRAGH ROAD IN FRONT OF THE SITE –
Photos - 7-9**

Photo 7– Southern side of Telegraph Road looking east towards Porth Mellon

Photos 8– Southern side of road looking west towards The Quay

Photos 9–Northern side of the Telegraph Road and Former primary school buildings - Housing Allocation Site H2



Photo 8



Photo 9



Photo 10



Photo 11

Site Surroundings- Photos 10-15

Photo 10– - Porth Mellon - Housing to the east of the site, situated near Moor Well Lane and Jackson’s Hill

Photos 11- View looking west on Telegraph Road towards site

Photo 12– View from Church Road looking towards the Chaplaincy, on the south west side of the site

Photo 13 –The Strand – looking towards the site

Photo 14 – Junction of Church Road and Church Stree looking north east.

Photo 15- St Mary’s Parish Church with brow of hill behind.



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 22



Photo 21



Photo 23

Site Surroundings- Photos 16

Photo 16–18 - Journey along Church Road towards Telegraph Road from Junction with Church Street
 Photos 19-20- View looking west on Telegraph Road towards site
 Photo 19-20– Properties visible from Church Road

Photo 21– Looking towards the Quay, to the north west of the site, between The Dairy Apartment / The Dairy Flat on Church Road and a property on The Strand.
 Photo 22 –The Strand – looking towards the Quay
 Photo 23– Mincarolo close to Carn Thomas Rock Outcrops, overlooking Town Beach.

VIEWS FROM THE SITE

Photo 24– Former Primary school opposite the site and Cran Thomas rock outcrop..

Photo 25 – Beach at Porth Mellon to the north east of the site.

Photo 26 – View from southern end of the site.

Photo 27 +28 –View looking north from the top of the site



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

4.4 Landscape Baseline -Summary

From the Landscape Baseline the following identifies the landscape receptors to be considered within the Appraisal.

4.4.1 Landscape Designations

Isles of Scilly AONB and Heritage Coast

The whole of the Isles of Scilly is designated as an AONB and though an AONB is a landscape designation that only extends to mean low water, the marine environment and its maritime character forms an essential component of the natural beauty of the AONB. Therefore the heritage coast and AONB are closely linked.

The overarching term natural beauty includes landscape and scenic quality; relative wildness and tranquillity; natural and heritage features and cultural heritage, that come together to make an area distinctive. The following table lists the special qualities of the unique “natural beauty” for The Isles of Scilly AONB**.

Isles of Scilly Area of Outstanding Natural Beauty Special Qualities
Those in Bold are Relevant to the Site and immediate area
<i>Derived from Isles of Scilly AONB Management Plan 2015-2020 and 2010-2014 Statement of significance and LUC 2002 Landscape Character of AONB</i>
The Isles of Scilly are the smallest AONB designation in the UK measuring only 16km ² .
The Islands possess a diversity of scenery and designations that belies their small scale
AONB is a landscape designation that only extends to mean low water, in the case of Scilly, the maritime context, character and history of the designated landscape is an essential component of the area’s natural beauty.
The islands and their communities of flora, fauna and people are defined by the sea.
The islands have a rich maritime history including ship building, trading and pilotage. This continues to be reflected by cultural activities on the islands such as sailing and pilot gig racing.
The Isles of Scilly are of national and international importance for their nature conservation and historic and archaeological interest:
The wealth and nature of their cultural history, traditions, associations and artefacts also helps reinforce the specialness and distinctiveness of the Islands.
Historic environment of the islands is internationally important and comprises one of the highest concentrations of archaeological assets in Western Europe. Over 6,000 years of human occupation has produced a uniquely rich heritage

The islands are each of them very distinct, and embrace a rich variety of landscapes , ranging from the intimate domestic landscape of the bulb strips on the enclosed land through to the wild and isolated heaths on the headlands. These contrasts are one of the AONBs outstanding qualities.
Distinctive coastline, islands and exceptional seascape. Seas remarkably clear, translucent azure and turquoise shallows and darker blue and green hues in deep offshore waters.
The granite forms striking outcrops carved by wind rain and tides and dominates the natural landscape
Mild and virtually frost-free climate , a diversity of vegetation including a large number of naturalised exotic species, a distinctive quality of light, purity of air and a unique sky and seascape.
A distinctive quality of light
Exceptionally high air quality due to the lack of dust and pollution
High level of tranquillity characterised by the sounds and rhythms of the sea, wind and birds.
Scilly’s dark night skies are some of the clearest in the UK due to the relatively low levels of light pollution.
The islands have escaped some of the pressures for change that have occurred within other landscapes, reinforcing a certain quality of ‘timelessness’.
Landscape conservation and economic prosperity are inseparably tied in Scilly - main economic activity – tourism

The key element to be considered in this assessment for the AONB is the developments effects on

- **The landscape character, natural beauty and special qualities of the AONB:-**
 - **Diversity of landscape and scenery**
 - **Landscape with rich time depth and strong heritage**
 - **Maritime context and distinctive coastline and exceptional seascape**
 - **Tranquillity, sense of timelessness and dark skies**

4.4.2 Landscape Elements of the Site

The site is a brown field site which is characterised by bare ground, rock piles and developing scrub. The topography is a key element of the site, with the low ridge forming a distinctive feature at the eastern end of Hugh Town. At higher level area at the top of the site on tarmac and the boundary hedges and scrub regeneration is being

overrun by Australian Ivy (*Muehlenbeckia complexa*). These elements reflect the derelict, unmanaged nature of this site. However the scrub contributes to the natural appearance of the ridge.

The key element of the site to be considered in this assessment is the developments effects on

- Topography, vegetation, boundaries, land-use, tranquillity,

4.4.3 Landscape – Ecological and Geological resource

There are no ecological or geological designations that will be directly affected physically or visually. The landscape specific to geological and ecological resources will not be considered further, instead being considered within the wider AONB natural beauty remit

4.4.4 Landscape- Heritage Assets –

There is a visual connection between the site and heritage assets of St Marys Church; The Garrison; Hugh House and Harrys Wall Battery when viewed in the wider landscape context.

A full assessment of the development effect on Heritage assets is assessed in AC Archaeology Heritage Report¹⁴. Within this report the focus is on the general pattern of the landscape and the wider remit of natural beauty of the AONB of which the landscapes cultural heritage, derived from its history and heritage assets, forms a part.

4.4.5 Landscape Character and Built Environment

The landscape character of the Scilly’s is divided into 4 broad character types which are closely juxtaposed and it is the interaction between these along with the maritime connection that give the Isle of Scilly their richness of character.

The site is located within Hugh Town on the low ridge on the north eastern edge of the Town. The location means the site is juxtaposed with other character types; to the west the Settlement of Hugh Town, the town side coastline and the Fortified Headland of the Garrison and to the east and north the rural coastal edge, low lying valley and marshes and undulating agricultural interior of St Mary’s. The contrast in the landscape between the east and the west of the site means the site lies at the cusp where the town changes to the more rural landscape character around Porth Mellon.

The low ridge has constrained the historic development of the Hugh Town, although over time more detached properties have developed on the eastern side of the ridge on Moor Well Lane and Jackson’s Hill. These along with the industrial estate in the low lying valley have extend the footprint of Hugh Town to the east, however here the area has a more rural character. The naturalness of granite

outcrop at Carn Thomas and scrub land on the high ground on the ridge gives the town a natural feel, and where Telegraph Road passes over the ridge past the site, there is a natural gateway to the main area of Hugh Town.

The maritime context and seascape is important to the character of the Isles of Scilly and its natural beauty. The site lies on the north coast of St Marys and relates the coastline and sea around St Marys Pool, the Harbour and Quay. The coastline faces onto The Road, the strip of water between the islands of Tresco, Brhyer and St Martins, and being more shelter in nature has a concentration of water activities, including boat connections to the other islands and the island Gig Racing and this seascape is important to the islands functioning and its tourism. Views from the sea are considered in the visual assessment.

The key element of the landscape character to be considered in this assessment is the developments effects on the ridge as a landscape feature, the effect on the Settlement LCT and built up area of Hugh Town, the seascape character and diversity of the landscape character around Porth Mellon.

4.4.6 Landscape as a Recreational Resource

The quality of the landscape of the Isles of Scilly, the beaches, footpaths and lanes, historic sites, habitats and associated wildlife interest and the islands connection to the sea means the Islands' landscapes are widely used as a recreational resource and is the reason for the Islands' tourism economy. The site will be part of the backdrop to this resource as perceived from on land and from the sea.

The site does not have public access at present. The proposals will not impact directly on the landscape as a recreation resource, other than with respect to visual amenity. In the assessment of landscape effect consideration is given to the broad regional context and local landscape setting of the proposals and the schemes "visual" fit within the landscape. The impact of the development on visual receptors using the area will be considered in visual assessment.

4.4.7 Summary of Landscape Receptor in the assessment

The Landscape receptors for the assessment are identified as:

- **Landscape elements of the site – Topography, vegetation, boundaries, land use, tranquillity**
- **Landscape Character –Settlement LCT and built up area of Hugh Town, Seascape and landscape character around Porth Mellon**
- **AONB – natural beauty and special qualities.**

4.5 Sensitivity of Baseline Landscape Receptors

In order to assess the effect of the development the landscape receptors sensitivity to change is judged. The sensitivity of an area to change combines its susceptibility (the ability of a landscape to accommodate the proposed development without undue consequences for the baseline situation and/or achievement of planning policy and strategies) and the value of the landscape receptor.

The nature of the development is, in Isles of Scilly terms, a comparably large scale housing development of 27 units set on a brownfield site within the settlement boundary of Hugh Town.

4.5.1 Susceptibility of the Site and Study area

Susceptibility is rated in the following scale Table A

TABLE A Susceptibility Rating	The ability of the defined landscape (or visual receptor) to accommodate the nature of the development:
High	<i>undue consequences for the baseline situation are likely to arise from the nature of the development</i>
Medium	<i>undue consequences for the baseline situation may arise from the nature of the development</i>
Low	<i>undue consequences for the baseline situation are unlikely to arise from the nature of the development</i>

The site is a single parcel of land consisting of a large area which slopes up to a higher narrow plateau. The topography and prominent location of the site makes the top of the site highly susceptible to change, however as the site has been despoiled and regraded in the recent past and is set within the town, it gives it the opportunity to accommodate change with less undue consequence. It is therefore considered that **the site and town** as landscape receptors have the ability to accommodate change to residential development in this location (subject to the magnitude and nature of the design of that development) but undue consequences for the baseline may arise from the nature of the development. Its susceptibility is assessed as **MEDIUM**.

For the elements of the site, construction work will mean high susceptibility of change for features within the site that will need to be removed for construction of the building, but low susceptibility to change where they occur along boundaries or in retained open space where retention is possible. Therefore the **landscape elements** have been judged as **MEDIUM** susceptibility to change.

The landscape character of the surrounding area close to the site is diverse, being made up of a number of different landscape character types. This diversity of the landscape in close proximity gives some potential for change. However considering the mass and form of buildings as a result of the type of development and the topography of the land and the sites contribution to the landscape character and natural beauty of the AONB, the susceptibility to change resulting from the construction of buildings on this site for **the landscape character of the area, seascape and AONB** is judged as **HIGH** (undue consequences for the baseline are likely to arise from the nature of the development)

4.5.2 Landscape Value of the Site and Study area

Landscape Value is "the relative value attached to landscapes by society,"². For Landscape Receptors – Value is rated based on the following criteria Table B

Table B- Landscape Value Criteria
<p>(HIGH VALUE)</p> <p>National / International Designated landscapes which are nationally or internationally designated for their landscape value. -e.g. National Parks, Area of Outstanding Natural Beauty, world heritage site, heritage coastal, National Scenic Areas.–</p>
<p>(HIGH-MEDIUM VALUE)</p> <p>Local / District- locally or regionally designated landscapes e.g.- Area of Great Landscape Value, Regional Scenic Value</p> <p>Tree Protection Orders / Undeveloped Coasts</p> <p>Sites that would be in the category above by with some detracting elements</p>
<p>(MEDIUM VALUE)</p> <p>Community —Everyday landscape which is appreciated by the local community but has little or no wider recognition of value , good to average quality</p> <p>Sites that would be in the category above by with detracting elements or poor condition</p>
<p>(LOW VALUE)</p> <p>Limited —Despoiled or degraded landscape with little or no evidence of it being valued by the local (LOW VALUE)</p>

All of the Isles of Scilly area is covered by **AONB, a landscape of high value**. However when considering the value of specific places and the elements making up the landscape baseline regard is given to their condition, scenic quality, rarity, distinctiveness, natural and heritage interest and detracting elements as well as the designations. For value to be attributed the factors need to have strengthen in

their character. These factors are considered and distilled into an overall rating of value High, High – Medium/ Medium / Limited approach used above, thereby allowing some moderation and variation of value of landscape receptors within the AONB..

The value of the landscape character near the site given its diversity but extent of modern human influence is lower than other natural areas within the Isles of Scilly that have a strong homogeneous nature of outstanding quality. The **landscape character of immediate surroundings** to the site is therefore judge as **HIGH-MEDIUM VALUE**

The value of the **Hugh Town in the area near the site** has lower concentration of heritage assets than other parts of the town, and therefore assessed **HIGH-MEDIUM VALUE**

When considering the site elements against the other factors that could influence value it's considered that at the local level the site has a despoiled nature, but is on a ridge that's distinct landscape feature the **Site** has therefore been given a **MEDIUM VALUE**.

For the **landscape elements of the site**; the overall scrub and boundary vegetation on the site is not rare or distinctive nor in good condition but contributes to the natural character it is given **MEDIUM VALUE**; the stone boundary walls along the front of the site are more recent, whilst the stone wall on the boundary of the upper level has higher value, overall the stone boundaries - **MEDIUM VALUE**.

4.5.3 Landscape Receptor Sensitivity of the Site and Study area

The Sensitivity of the Landscape Receptors to change is assessed by considering the susceptibility of the landscape receptor to the type of change and the value of the landscape receptor.

The following table C demonstrates broadly how sensitivity had been determined through combining the Landscape Receptor's value with their susceptibility to change.

Table 1 show the judgement of the sensitivity of the Landscape Receptors that are used in the assessment this development

		Susceptibility		
		High	Medium	Low
Landscape Value	(HIGH VALUE) National/ International – AONB Designation	High	High- Medium	Medium
	(HIGH-MEDIUM VALUE) Local/District Designation	High- Medium	Medium	Medium- low
	(MEDIUM VALUE) Community- (Everyday landscape)	Medium	Medium- Low	Low
	(LOW VALUE) Limited- (Despoiled landscape)	Low	Low- Negligible	Negligible

Landscape receptor	Susceptibility to change	Value	Sensitivity
Isles of Scilly Area of Outstanding Beauty	High	High	High
Seascape Character	High	High	High
Landscape Character	High	High-Medium	High-Medium
Hugh Town	Medium	High-Medium	Medium
Site	Medium	Medium	Medium-Low
Landform	Medium	High-Medium	Medium
Stone Boundary Wall Drystone Wall	Medium	Medium	Medium-Low
Boundary vegetation	Medium	Medium	Medium-Low
Scrub	Medium	Medium	Medium-Low

Table 1- Sensitivity of the Landscape Receptors in this assessment

4.6 Visual Baseline

A Zone of Theoretical Visibility (ZTV) for the proposals was generated using QGIS software for a 6 km radius, based on the highest proposed ridge level, to show where the site may be visible based on topographical data only. It does not take into account the effect of vegetation cover or buildings. In addition a ZTV was generated for the solar panels (based on 2m AOD) to check if there was any significant difference between the two. This proved not to be the case and therefore the former ZTV is used. Field work was then undertaken from publically accessible areas within the ZTV, walking the area and recording views, and for a limited period by boat, to assess the actual visibility and nature and extent of the views of the development.

Figure 13 shows where views were considered. Where viewpoint were checked during field work but with no views of the site these are shown in Red. Where visibility of the site or part of the site was seen they are shown in blue and where those views are assessed in the report and illustrated in Part 2 of the report and Figure 14 they are numbered. The Visual receptors (the different groups of people that may experience the views and their sensitivity to the type of development proposed were identified. (Table 2 at 4.7)

4.6.1 Actual visibility of the site

The site will be experienced differently within the landscape to differing extents from different directions, distances from the site and in different contexts. The small size of the Isles of Scilly and its diverse landscape character and landscape elements influences from where the site can be seen and to what extent and from what context.

The landform of the island and granite ridges and valleys means that the Zone of Theoretical Visibility (Figure 13) show potential views in from: the north west across St Marys Pool, from Tresco, Bryher and Samson; South west from the Garrison and beyond from Gugh; south east around the central area of St Marys, the airport and out to sea and; inland to the north east and from high ground to the east near Normandy

The field work considering publically accessible areas found :

- Potential views of the site in from land to the east and north east of St Mary's are obscured the layering effect of vegetation, in particular by tall hedge around the small field pattern and sheltered belt of trees which runs through the centre of the island.

- Potential views in from low lying areas in the centre of the St Mary's from Old Town, Rocky Hills, and Lower Moors is restricted to a few limited locations at small gaps in gateways and over more open hedges.. Accessible areas follow road and footpaths through this relatively enclosed low lying landscape where the layering effect of hedging and willow scrub restrict open views of the site.
- Potential views in from the sea to the south east of the island off Old Town are obscured by the intervening vegetation and buildings in combination with landform (VP30)
- Potential Views from the south of the site and tracks leading to Peninnis Head on the outskirts of Hugh Town are obscured due to the built form of Hugh Town and tall hedges enclosing small fields.
- Potential Close views of the site from Church Road, to the south of the site are influenced by intervening trees and scrub within the gardens adjoining the site.
- Long distance views occur to a limited extent from Tresco and Bryher. In particular along there southern coastline. Potential view in from Gugh and Samson may occur. These views are over 3km away. At this distance and given the direction of the view and content it is considered that the change from the development will be barely perceptible and no worse than the nearer views being assessed in from the same directions.

Actual visibility considered in the assessment:-

- Views in from the west in Hugh Town gained from Quay (VP 1-3) and points on the Garrison (VP 7-12); from the east on the A3111 on the road approaching Hugh Town (VP16-18) and to the north at areas along the coastal path from Porth Mellon to Carn Morval Point (VP19-20 and VP22-24)
- Views in from the south at the base of Buzza Tower (VP13) are restricted by tall hedging immediately to the north of the tower, though views from a footpath looking over the power station are gained in this area of the town (VP14).
- Views in from close proximity of Hugh Town along the Strand (VP15) and Telegraph Road. (VP16)
- Views in from the high ground at the Entrance to the Airport Terminal (VP27)
- Views in from the sea in St Marys Pool, (VP 6 and VP 25-26)
- Views in from the sea from the south west looking across Porth Cressa (VP28-29)
- Specific viewpoints considered in the assessment are:-
 - i) a 360 degree panoramic view point indicated on OS Explorer Map 101 at Buzza Tower (SV90639 10379) (VP13) and

- ii) the Scheduled Monument sites at The Garrison (VP7-12) and Harrys Wall Battery (VP 21) which are lookouts and defensive positions for St Marys and part of the landscapes historical culture.
- iii) the view from Star Castle (related to VP 8) the Quay (VP1-3) and Airport (VP27) which are identified in the Isles of Scilly Design Guidelines as important views and panorama.

4.7 Visual Receptors and their susceptibility to change

The visual receptors, "individual or defined groups of people who have the potential to be affected by the proposal by changes in views and visual amenity"¹ were identified during the survey. The sensitivity of a visual receptor is a combination of their susceptibility to change to a type of development and the value of the view.

Susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of

- a) the occupation or activity of people experiencing the view at a particular locations and
- b) the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at a particular locations.

Susceptibility has been assessed generically for visual receptors (people) using criteria in Table D next page. The visual receptors and their associated susceptibility to change are showing in Table 2 (next page)

4.8 Visual value – the value of the view

In visual assessment it is the value of the view that is taken into account. The assessment considers the condition of the elements and features within the view (e.g. whether well maintained or derelict) along with the presence or otherwise of valued features and detracting features. Value can be attributed by designations and other indicators of the value attached to a view through appearance in guidebooks, tourist maps, provision of facilities for their enjoyment (seats), parking space sign boards; interpretive materials and/or reference to them in literature or art), or specific references in planning policy...Further and whilst not explicitly covered in GLVIA3 consideration is given to scenic quality, landscape quality and landscape character that influence the value of the view.

As a result views that could consider being of high value purely by virtue of being in an AONB can look decidedly different from one another and sometimes are considered quite mundane subject to their context.

The criteria used to judge the value is shown in Table E.

TABLE D - Indicative criteria used to define susceptibility rating for Visual Receptors	Susceptibility Rating
<p>Viewer whose attention is highly focused on their surroundings typically with prolonged viewing opportunities</p> <p>Visitor to a valued viewpoint which people might visit purely to experience the view .e.g. promoted and well known viewpoints, key designation, panoramic viewpoints marked on maps</p> <p>People engaged in outdoor recreation with areas of highest scenic quality</p>	High
<p>Viewers whose attention or interest is focused on their surroundings typically with prolonged viewing</p> <p>People engaged in outdoor activities where they are likely to pause to appreciate the view, such as using Public right of way, or at key views to/from local landmarks, or from local waypoints such as benches, whose attention is likely to be focused on the landscape or on particular views.</p> <p>People visiting attractions or heritage assets where views are an important contributor to the experience</p> <p>Visitors/ Residents in an AONB where views are an important contributor to the experience</p> <p>Communities where views contribute to the landscape setting enjoyed by residents</p> <p>Residents at home or using their gardens, or where views contribute to the setting.</p>	High - Medium
<p>Viewers whose attention or interest is focused on their surroundings to some extent,</p> <p>Travelling using cycle routes or identified scenic routes.</p> <p>Holiday makers to an area.</p> <p>Local people where attention / activity is focused on a different aspect other than view e.g. boating activity on the sea,</p>	Medium
<p>Users of most road, rural outdoor workers</p> <p>Visitors to an area but where attention / activity is focused on a different aspect other than view e.g. birdwatching, beach</p> <p>People going about normal life in an area where the views to the surrounding area are unlikely to be the main focus of attention (e.g. walking routes to work).</p> <p>People travelling on local road routes, where attention may be focused on the surrounding landscape but is transitory</p>	Medium To Low
<p>Viewers whose attention or interest is less focused on their surroundings</p> <p>People engaged in outdoor activities for work, sport or recreation that does not depend on an appreciation of the view. e.g. engaged in work or sporting activity.</p> <p>People at work or in a workplace or a place of education where the views to the landscape or surroundings are not important.</p>	Low

TABLE E Criteria used to define the Value of a view	
Indicators / descriptions – Value of View	Category
<p><i>Highly scenic view associated with a landscape or heritage asset of national or regional value.</i></p> <p><i>Views associated recorded as important in local authority Isles of Scilly Design Guide.</i></p> <p><i>Elements in these view are likely to be in good condition with few detracting features</i></p>	High
<p><i>Scenic view associated with a landscape or heritage asset of national or regional.</i></p> <p><i>Elements in these view are likely to be in good condition with many positive characteristics and some detracting elements or features</i></p> <p><i>View that would have been categorises higher but contains detracting elements</i></p>	High Medium-
<p><i>View that would be have been categorises higher but contains several detracting elements</i></p> <p><i>General view, part of the everyday ordinary landscape of the AONB, with some positive characteristics but with detracting elements or features</i></p> <p><i>Elements in the view are likely to be in good condition with detracting elements or features or in average to poor condition</i></p> <p><i>People are unlikely to visit the viewpoint to experience the view</i></p>	Medium
<p><i>View is within an area of very low landscape quality that has very few positive characteristics and numerous or dominant detracting features</i></p>	Low

Table A – (Left) Indicative criteria used to define susceptibility rating for Visual Receptors

Table B (above) to show Criteria used to define the Value of a view

Table C (top right) to show how Susceptibility and View Value is combined to give visual sensitivity to s a specific viewpoint

Table 2 Visual receptors Susceptibility to the proposed scheme	
Visual Receptors	Susceptibility to Development
Local Residents living in properties neighbouring the site	High
Walker using the footpaths for recreation Visitors to heritage assets People enjoying the AONB Local community People staying in properties neighbouring the site	High to Medium
Sea and Boat users Holiday Makers	Medium
Recreation ground users People travelling by car on local road	Medium To Low

Table 2 Visual receptors Susceptibility to the proposed scheme

4.9 Visual Sensitivity/ Visual Analysis - Baseline

The views from the field work used within the assessment are shown on Figure 4 and photos of them presented in Part 2 of this report. Table 3 in Section 6.2 shows the visual baseline for each of these viewpoints; showing location, distance from site, the level of importance of the view, the visual receptors, and the magnitude of these receptors. The table also includes the narrative of the assessment of the visual impact for each viewpoint. These photos are also be used to illustrate the landscape effect of the development at these viewpoints. Table F demonstrates broadly how sensitivity had been determined through combining the Visual Receptor’s susceptibility to change and the value of the view,

Table F - to show how Susceptibility and View Value is combined to give visual sensitivity to s a specific viewpoint						
		Visual Receptors Susceptibility				
		HIGH	HIGH-MEDIUM	MEDIUM	MEDIUM-LOW	LOW
View Value	HIGH VALUE VIEW	High	High-Medium	High-Medium	Medium	Medium
	HIGH-MEDIUM VALUE VIEW	High-Medium	High-Medium	Medium-low	Medium-low	Medium-low
	MEDIUM VALUE VIEW	Medium	Medium	Medium-Low	Low	Low
	LOW VALUE VIEW	Low	Low-	Low-Negligible	Low-Negligible	Negligible

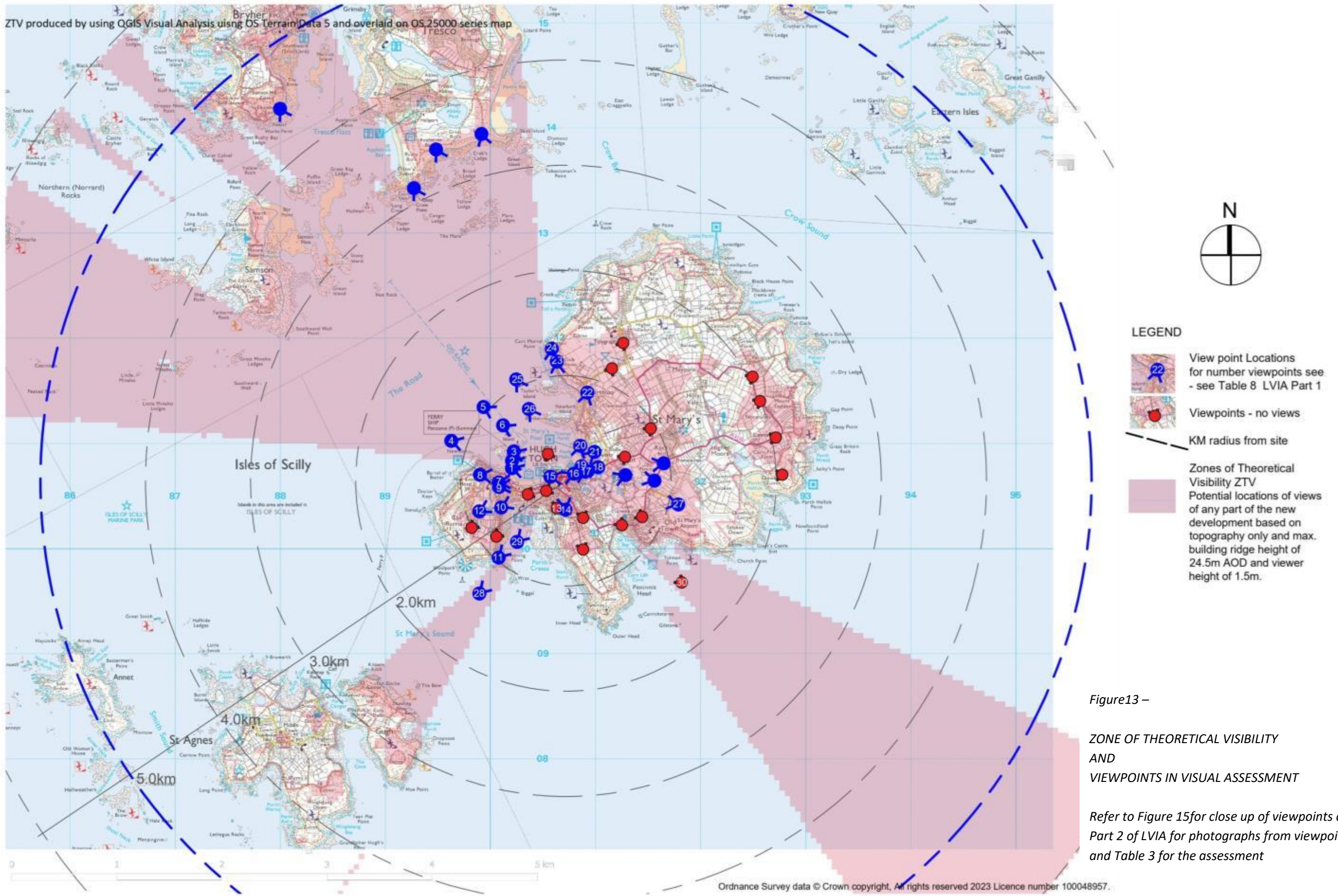


Figure13 –
**ZONE OF THEORETICAL VISIBILITY
 AND
 VIEWPOINTS IN VISUAL ASSESSMENT**

Refer to Figure 15 for close up of viewpoints and Part 2 of LVIA for photographs from viewpoints and Table 3 for the assessment

5.0 Development Proposals, Potential Sources of Impact and Embedded Mitigation

The proposed development is the construction of 27 affordable one to three bedroom dwellings with associated infrastructure and parking and an area of solar arrays and open space. (Figure 14). The accommodation is provided in a mix of flats and semi detached housings within 7no. 2 and 3 storeys high blocks. The flats are concentrated along the side of Telegraph Road to the north of the site, whilst the 8no. semi-detached home are located on the slope within the site. At the top of the slope is an area of open space and south of that on the plateau an area of solar arrays located on the former tarmac courts and an area of grassland. (Figure 14.)

For full details see planning submission drawings and design and access statement

5.1 Potential Source of Impact

The main features of the development which could potentially result in negative landscape and visual effects are:

- Introducing new buildings into the landscape
 - The proposals are a relatively “large” scale housing development for the islands
 - The ridge height of the 3 storey buildings along Telegraph Road and 2 storey building up the slope.
 - The massing of the buildings, their roof scape, gables and density housing.
 - Similar styles of the dwellings
 - The treatment, engineering and ground modelling solutions required to make up the changes in level and deal with the steep slopes between the two rows of properties and providing access to the higher parts of the site.
- Introducing solar arrays on the top of the hill
- Introducing open space at on the top of the hill and the character of that open space
- Loss of scrub vegetation
- Introduction of parking

5.2 Mitigation Embedded within the design

Features within the design to mitigate potential effects include:

- Keeping the development on the lower area of the site along the road avoiding the high areas of the ridge at the top of the site
- Reducing the mass and density of housing up the slope
- Varied the style and ridge heights of the north easterly block on Telegraph Road.
- Locating the solar array on the tarmac courts to minimize loss of natural areas
- Enhancing the vegetation to provide biodiversity net gain
- Strengthening boundary hedgerows and scrub
- Managing the southern area on the top of the hill to the reduce dominance of Australian Ivy (Muehlenbeckia Complexa) taking over from native species.

5.3 Further Aim in Landscape and Visual terms -Following assessment considered at section 8.

5.4 Construction impact.

There will be a significant movement of equipment and materials to the site from the mainland and construction activities on site. These activities will result in the temporary loss of tranquility, noise, and dust for the duration of the construction phase. However the precise details of these activities, duration and extent of effects are unknown at this time so a detailed landscape and visual impact assessment of the construction stage is not possible.

Other Impacts during construction period will be pressure on retained hedgerows. Mitigation for these items during construction would include:

- Protection hedges from construction work in accordance with BS5837 – “Tree in relation to construction”
- Ensure construction activities do not harm ecological interests, protecting areas in accord with the Ecology report.
- Carryout landscape enhancement works to the top of the site early on in the construction programme to clear invasive plants and prepare site for seeding and new hedges.

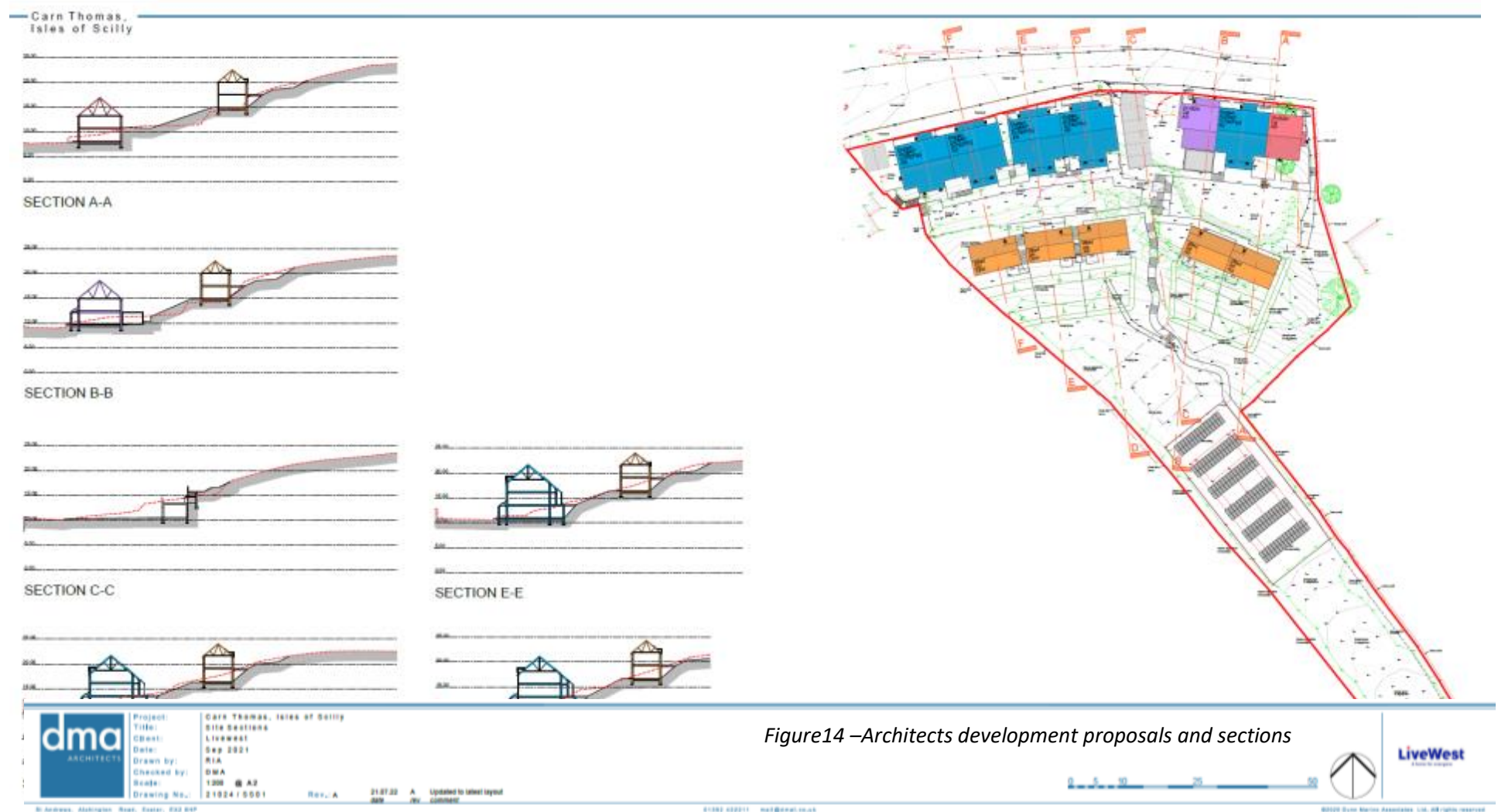


Figure14 –Architects development proposals and sections

6.0 The Landscape and Visual Analysis – Appraisal of Effects

6.1 Appraisal Methodology

Landscape and visual impacts are closely related issues but in accordance with guidance are assessed separately:

- landscape impacts are physical changes caused by a development which affect the character of the landscape in its own right;
- visual impacts are changes in views as a result of a development and effect this has on the visual amenity of people who benefit from those views.

This section will look at the potential effect that may be expected as a result of the development. It will focus on those that are reasonable and proportional to the type of development and would be large enough to cause a definitive change to the baseline conditions. It will consider the magnitude of change in conjunction with the sensitivity of the receptor to change (established at the baseline condition) in order to determine the overall level of importance of an effect on a landscape or visual resource.

The magnitude of change is based on its scale (amount of alteration to the baseline situation), duration (level of permanence) and extent (indicates the geographic area or extent of view over which the effect will be felt). (see Section 6.1.1- definitions to the terminology used in the appraisal).

The magnitude of change of an effect is assessed for the different landscape receptors (such as designated landscapes and landscape character types), and for the visual receptors (people) at viewpoints. Viewpoints will also be used to illustrate the landscape effects on that view.

The effects:

For each receptor this study will first briefly identify the potential impacts of the development (section 5.0), describing the changes and the resulting effects on the receptors from the baseline condition.

It is only the completed scheme (operational stage) that is assessed in this study. The duration of the effect will be permanent.

6.1.1 Defining the Magnitude of the effect

The magnitude of the effect is informed by combining the scale, duration and extent of the effect which would arise from the development in terms of both landscape and visual receptors. Table G is an outline of an overall general definition of magnitude. The following tables H,I,J show the definition of the terms used for each of the element used in subsequent narratives, that combine to give an overall magnitude.

Magnitude of Effect Criteria	TABLE G- Overall General Definition of Magnitude– derived from combination of scale of effect, geographical extent and duration
High	<p>Where the Proposed Scheme would result in the total loss or major alteration of the elements that make up the character of the baseline landscape/townscape or make up the view from a particular location.</p> <p>Where the introduction of elements are considered to be wholly uncharacteristic in the particular setting and/or context.</p> <p>Where the effects of the Proposed Scheme would be experienced over a large area and/or landscape/townscape type/character area or would be visible over a large extent and / or at close range.</p> <p>Loss of or major alteration to key elements / features / characteristics of the baseline. The duration of this effect may be permanent and non-reversible.</p>
Medium	<p>Where the Proposed Scheme would result in the partial loss or alteration of one or more of the key elements that make up the character of the baseline landscape/townscape or make up the view from a particular location.</p> <p>Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular context.</p> <p>Where the effects of the proposals would be largely experienced within the landscape /townscape type/character area within which they will sit.</p> <p>Partial loss of or alteration to one or more key elements / features / characteristics of the baseline. Or the duration of this effect may be semi-permanent and partially reversible.</p>
Low	<p>Where the Proposed Scheme would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline landscape/townscape or make up the view from a particular location.</p> <p>Where the introduction of elements would not generally be considered uncharacteristic in the particular setting and/or context.</p> <p>Where the Proposed Scheme occurs within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area or view.</p> <p>Minor loss of or alteration to one or more key elements / features / characteristics of the baseline. Or the duration of this effect may be temporary and reversible</p>

Negligible	<p>Where the Proposed Scheme would result in a very minor loss or alteration of one or less of the key elements that make up the character of the baseline townscape or view from a particular location.</p> <p>Where the proposal will included the introduction of elements that are not uncharacteristic in the particular context</p> <p>Where the proposal occurs within other character areas or types and their introduction by virtue of distance will have very limited or no effect on the baseline character area.</p> <p>Where the effects of the Proposed Scheme would only be seen from a distance and be imperceptible within the context of the wider view</p>
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Table G Overall General Definitions of the Magnitude of Effect Criteria

6.1.1.1 Scale of effect is assessed for all receptors and identifies the degree of change which would arise from the development. . This related to the loss or addition of particular elements; the degree to which aesthetic or perceptual aspects of the landscape or view were altered and the change to the key characteristics.

Table H-Scale Of the Effect	The degree of change which would arise from the development:
Large	Total or major alteration to key elements, features, qualities or characteristics such that post development the baseline situation will be fundamentally changed
Medium	Partial alteration to key elements, features, qualities or characteristics such that post development the baseline situation will be noticeably changed
Small	Small Minor alteration to key elements, features, qualities, or characteristics such that post development the baseline situation will be largely unchanged despite discernible differences
Negligible	Very minor alteration to key elements, features, qualities, or characteristics such that post development the baseline situation will be fundamentally unchanged with barely perceptible differences.

Table H- Terms use to describe Scale

6.1.1.2 Geographical Extent of effects is assessed for all receptors and indicates the geographic area (or extent of the view) over which the effect will be felt and ranges from Site level, to character area, and onto a larger scale; Defined as follows

Table I - Extent of the Effect	the geographic area (or extent of the view) over which the effect will be felt
Limited	Limited – at site level, within the development site itself /affects part of the site / or a small portion of the receptor area (<10%) would be affected
Localised	Localised – at the level of the immediate surroundings/ affects the site and surroundings up to 2 km / or part of the receptor area (up to 25%)would be affected
Wide	Wide - at scale of landscape type or character area with which the proposed site lies, / affects up to approximately 2-4 km / or around half of a receptor area would be affected (25%-50%)
Extensive	Extensive - on a larger scale influencing several landscape types and character areas/ affects beyond 4 km/ or more than half of a receptor area would be affected (>50%)

Table I- Terms use to describe Scale

6.1.1.3 Duration of the effect is assessed for all receptors and identifies the time period over which the change to the receptor would arise

Table J - Duration of the Effect	The time period over which the change to the receptor would arise:
Permanent	Permanent. The change is expected to be permanent and there is no intention for it to be reversed
Long Term	Long term. The change is expected to be in place for 10-25 years and will be reversed, fully mitigated or no longer occurring beyond the time frame
Medium term	Medium term - the change is expected to be in place for 2-10 years and will be reversed, fully mitigated or no longer occurring beyond the time frame
Short Term	Short term the change is expected to be in place 0-2 years and will be reversed, fully mitigated or no longer occurring beyond the time frame

Table J- Terms use to describe Duration of effect

6.1.2 Consideration of Adverse, Neutral or Beneficial effects

In the assessment of the effects consideration is given to whether the effect is adverse, neutral or beneficial. The changes to the landscape or view by introducing buildings, parking or structure will generally be considered adverse effects. . Returning landscape to its natural condition would be considered a beneficial effect

6.1.3 Combining Sensitivity and Magnitude to give overall degree of the effect

The overall degree of the effect is assessed by combining Sensitivity of the receptor (from the baseline assessment) and Magnitude of Change. The following diagram Table K, gives a guide as how judgements on the level of effect are derived using these criteria. The assessment of the level of effects for each landscape and visual receptor is accompanied by a clear narrative on how the judgements about their level of importance have been reached.

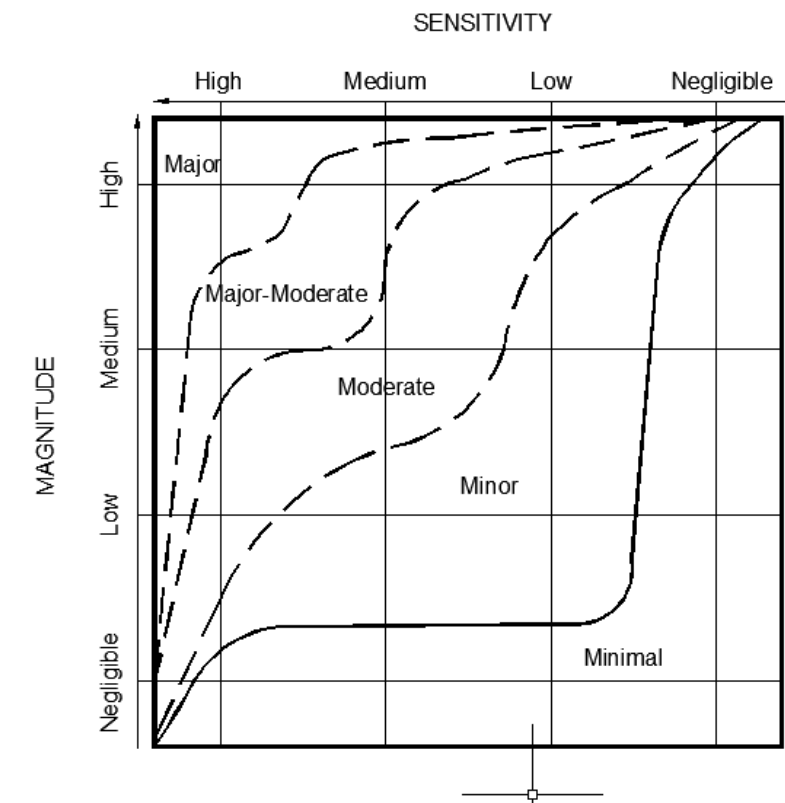


Table K- Importance of the effect

6.2 Assessment of photos at viewpoints

The changes in views resulting from the development are considered in detail in the narrative within the following Table 3. The locations of the views are show in Figure 15 and the photo of the views from these viewpoints 1-30 are found in Part 2 of the report.

The key findings from this assessment and the field work are discussed at section 6.3 for visual effects and 6.4 for the landscape effects. – The importance of the effect criteria used is

Table L - The Importance criteria used within the assessment are.
Importance – is graded minimal, minor, moderate, moderate-major, major – The Importance criteria used within the visual assessment is. MAJOR –Adverse Landscape or Visual Effects. These effects directly affect the landscape or visual quality of the AONB. Typically, mitigation measures are unlikely to remove such effects. MODERATE -MAJOR - Landscape or Visual Effects which will be important to the perception of the AONB and could have an effect on the visual receptors or landscape character of an area. Mitigation measures and detailed design work are unlikely to remove all of the effects MODERATE - Landscape or Visual Effects which will be experienced at the district or local scale, which may have a small effect on visual receptors and the landscape character of the AONB in that area,. Some residual effects will arise. MINOR - Landscape or Visual Effects which will have little overall impact on the landscape and visual receptors of the area. MINIMAL - Landscape or Visual Effects which will have no overall impact on the landscape and visual receptors of the area, Effects will be either very minor, No effect or effect which is beneath the level of perception

Table L- Definitions of the Importance criteria.

Figure15 –VIEWS IN VISUAL ASSESSMENT
Refer to Table 8 and photographs of views shown
in Part 2 of LVIA

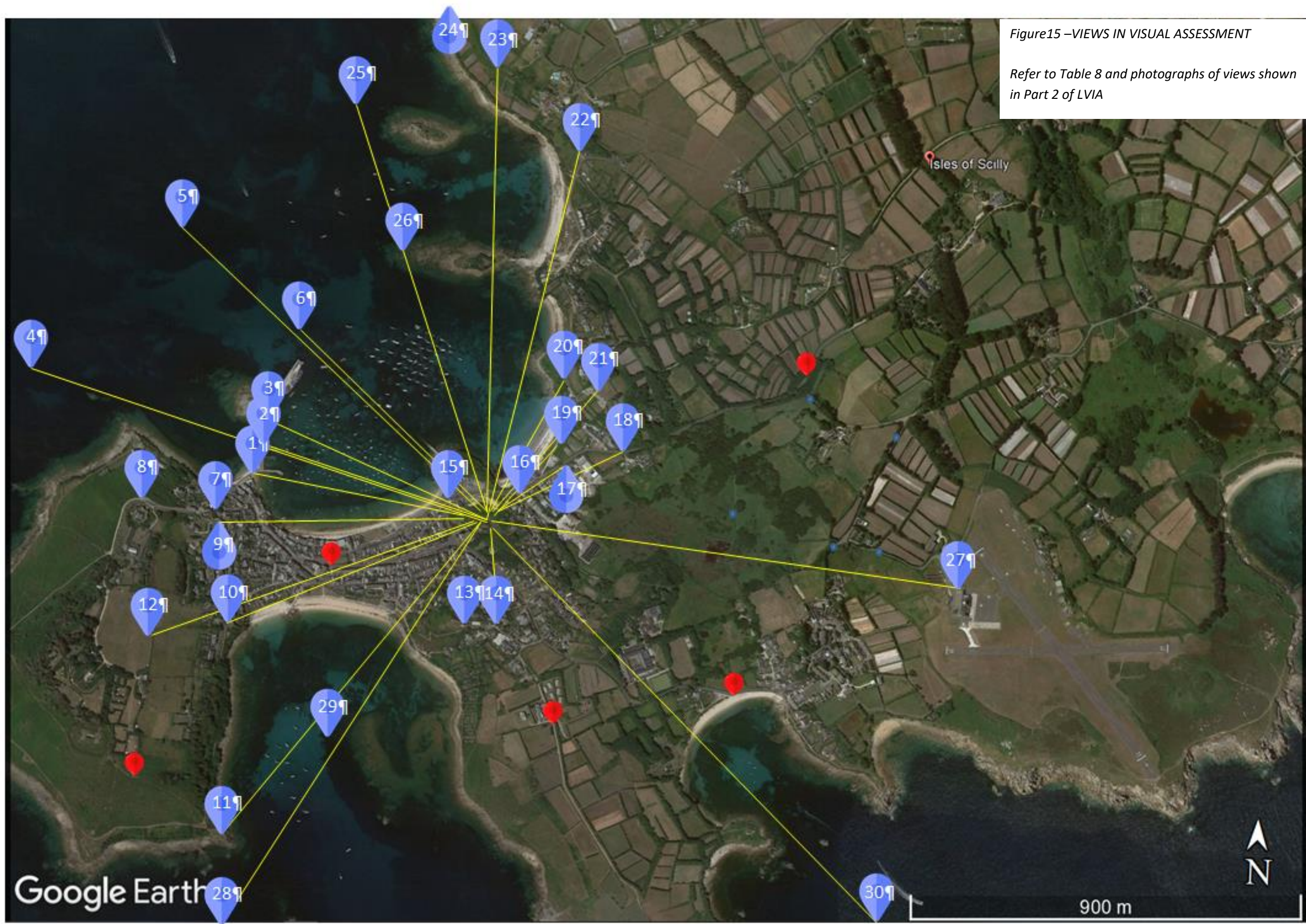


Table 3 - Viewpoints Analysis and Visual Assessment.

Refer to the Photos of Viewpoints 1-30- In Part 2 of the report

View point Reference	Description	Location of viewpoint	Level of Importance of View	Distance of development from viewpoint	Degree of visibility of the Development	Nature of Effect			Receptor of view	Magnitude of receptors number	Narrative NATURE OF VIEW/ LANDSCAPE QUALITY _ DETRATORS WHTAS SEEN / MAGNITUDE OF EFFECT (NUMBER OF PEOPLE SEEING IT AND USCEPTIBILITYEFFECT WITH DEVELOPMENT	Importance Sensitivity / Magnitude
SITE Elevation 10 – 26.33m AOD		SV90708 10613										
VIEWPOINT 1 Elevation: 2m	View from Quay/Harbour looking south east towards the site	Lat: 49 54 58.6 N Long: 06 19 3.8 W	Within AONB Prominent view recognised in local plan	Medium 555m from the site	Direct view of part of the site	A	D	P	Visitors, Tourist and Local People (High- Medium Susceptibility)	Very Large	Viewpoints 1-3 are Medium distance views from the Quay, looking across St Marys Pool. It is part of a wider panorama. The granite outcrop of Carn Thomas and lifeboat station provides a natural end to the panoramic vista of the town seen from this point. The building of Mincarolo to the left of the site and St Marys Church to the right of the site are prominent. The scrubby low ridge provides a strong feature behind the church given natural scene to the skyline to the east end of the town. The view will be experienced by large numbers of people visiting the island and travelling between islands as the Quay is a hub of activity. View is important to the character of the town Potentially the full length of the site from Telegraph Road to the top of the ridge is in view. However there is substantial vegetation on the slope between the Church and the western side of the site that lies outside the site and will be unaffected by the development and so screen elements of the site. Effect: The new building will be seen to the left side of the site. The western side of the development is clearly visible in the view with prominence of roofs and western gables. The second row of housing will rise higher up the hill and western blocks seen along with the gardens. The solar arrays on the top of the site could just be visible after initial site clearance, however mitigation planting to provide hedge along the northern edge would obscure them from view in time	VP1,2,3, Magnitude: Scale of effect -Medium, Geographic extent Limited Overall Magnitude – MEDIUM-LOW Visual Sensitivity- High-Medium Importance of the visual effect MODERATE-MINOR Landscape Sensitivity – High Importance of the landscape effect MODERATE
VIEWPOINT 2 Elevation: 2m PHOTO-MONTAGE A	View from the Quay looking south east towards the site	Lat: 49 55 0.7 N Long: 06 19 2.7 W	Landscape Value - High	Medium 545m from the site								
VIEWPOINT 3 Elevation: 2m	View from the northern end of the Quay looking south east towards the site	Lat: 49 55 2.8 N Long: 06 19 2.1 W	View Value– High (part of panorama)	Medium 555m from the site								
VIEWPOINT 4 Elevation: 0m	View from sea to the west of the Quay looking east south east in the direction of the site	Lat: 49 55 6.5 N Long: 06 19 40.5 W	Within AONB Landscape Value - High	Far 1.23km from the site	Direct view of part of the site	A	D	P	People on Boats (Medium Susceptibility)	Large	Viewpoints 4-5 are far view seen on the approach to the Isles of Scilly by boat. They are part of wide panoramic and changing views of the island and prominent buildings on the horizon can be seen. Effect: The site is seen as part of the view and part of Hugh Town with the backdrop of the ridge. The new buildings will be seen to left of the town in the gap near Carn Thomas on the lower slopes. In View 4 the gap between of Telegraph Road is seen and behind the airport building on the horizon.	VP 4,5 Magnitude: Scale of effect Very Small, Geographic extent Limited Overall Magnitude – LOW Visual Sensitivity- Medium Importance of the visual effect MINOR Landscape Sensitivity – High Importance of the landscape effect MODERATE
VIEWPOINT 5 Elevation: 0m	View from The Road out to sea north west of St Marys Pool looking south east towards the site	Lat: 49 55 17.2 N Long: 06 19 14.3 W	View Value– High-Medium (part of panorama)	Far 1km from the site								
VIEWPOINT 6 Elevation: 0m	View from boat leaving St Marys Pool looking south east towards site	Lat: 49 55 11.0 N Long: 06 19 1.3 W	Within AONB Landscape Value - High View Value– High-Medium (part of panorama)	Long 620m from the site	Direct view of part of the site	A	D	P	Visitors, Tourist and Local People, People on Boats/ Gig Racers (Medium Susceptibility)	Very Large	Viewpoint 6 is a long distance view seen from the water on a boat journey. Focus is on the general view and the site incidental to the view. The diverse scenery along the coast from the Garrison, Hugh Town and Porth Mellon is within the view. The Quay, the granite rocks of Carn Thomas and the ridge behind the town along with prominent buildings seen punctuating the skyline, including the St Marys Church. Effect Given the angle of the view the development will be seen, behind Mincarolo and partially obscured by the outcrop of Carn Thomas. The western side of the development will be seen, including house up the hill. There is potential for the rear of the solar panel to initial be screen after scrub is cleared on the hill side, however new planting will screen this in time. The development will increase the building form in this view, however some natural vegetation will be retained. The change in occurs in small part of the overall view and seen in close proximity to the context of the town. Visual receptors attention will be unlikely to be focused on the site.	VP6 Magnitude: Scale of effect Small, Geographic extent Limited Overall Magnitude – LOW Visual Sensitivity- Medium Importance of the visual effect MINOR Landscape Sensitivity – High Importance of the landscape effect MODERATE
VIEWPOINT 7 Elevation: 16m	View from Garrison Hill near Garrison Gate looking across Town Beach Towards the site	Lat: 49 54 56.6 N Long: 06 19 8.0 W	Within AONB Landscape Value - High View Value– High-Medium	Long 615m from the site	Direct view of part of the site	A	D	P	Visitors, Tourist and Local People, (High-Medium Susceptibility)	Large	Viewpoint 7 - Elevated long distance view framed by the road leading to Garrison gate –prolonged view of site whilst walking down hill – View is Looking over old part of town to group of building east end of Town Beach, View associated with the Heritage asset around Garrison Gate. Effect The western end of the development will be seen with the 3 storey building along Telegraph Road and buildings rising up the hill. These buildings will occupy part of the open gap currently seem in the view. The upper floor and roof of the upper houses will be seen behind the house along with part of their gardens. Providing vegetation is retained along and near the western boundary of the site the solar panels should remain screened. The development will be seen in the context of the town, in 2 rows. Being viewed end on the overall mass of the building will be less	VP7 Magnitude: Scale of effect Medium, Geographic extent Localised Overall Magnitude – MEDIUM-LOW Visual Sensitivity- High-Medium Importance of the visual effect MODERATE Landscape Sensitivity - High Importance of the landscape effect: MODERATE

VIEWPOINT 8 & 8P Elevation: 25m	View from road near Star Castle Hotel looking across St Marys Pool towards the site.	Lat: 49 54 56.6 N Long: 06 19 14.9 W	Within AONB Prominent view looking north recognised in local plan Landscape Value - High-Medium View Value– High-Medium (part of panorama) ** detractors	Long 770m from the site	Direct view of part of the site	A	D	P	Visitors, Tourist and Local People, (High-Medium Susceptibility)	Large	Viewpoint 8 is an elevated long distance view from the tarmac track near Star castle – Seen on walk as part of a wider panoramic view which include even wider 180 degree views across the sea to the Samson, Bryher, Tresco and the northern end of St Mary's., At this point the site is seen obliquely to wider view and seen in the context of Hugh Town Looking towards the site longer distance views to the airport and higher ground on the horizon extend the natural backdrop to the town, Detractors in the view include the road and rear of houses, in the distance the airport building is seen on the horizon behind the church. The prominent view looking north from this point is recognised in local plan. The wider view is of high scenic value but detractors within the view looking towards the site moderates VP8 value to high medium value. Effect: Giving the angle of the view the frontage of the western end of the site is seen with the first two block seen along Telegraph Road and houses in the 2 nd higher row. Any major clearance of scrub or hedge row on the upper slopes has the potential to increase views of solar panels. However, mitigation measures include retaining the western hedge and shrub and growing a new hedge to screen the solar panels from view.	VP8 Magnitude: Scale of effect Small, Geographic extent Limited Overall Magnitude – VERY LOW Visual Sensitivity- High -Medium Importance of the visual effect MINOR-MINIMAL Landscape Sensitivity – High-Medium Importance of the landscape effect: MINOR
VIEWPOINT 9 Elevation: 19m PHOTO-MONTAGE B	View from the Battery near Garrison Gate looking east towards site	Lat: 49 54 55.0 N Long: 06 19 7.3 W	Within AONB Landscape Value - High View Value– High-Medium (part of panorama)	Long 620m from the site	Direct view of part of the site	A	D	P	Visitors, Tourist and Local People, (High- Medium Susceptibility)	Large – Medium	Viewpoint 9 and 10 are elevated long distance, static views looking across Hugh Town. They are views that relate to the islands historic defensives. The site is seen in the context of the Town. Carn Thomas, St Marys Church and the vegetated ridge are important features to the eastern edge of the town Viewpoint 9 near Garrison Gate provide views over the Quay and Town Beach towards the site and has a greater sense of tranquillity and scenic quality, than Viewpoint 10. this sees the site in the context of a larger area of the town, including backs of the post war elements of the town which reduces the value of this view. Effect : Given the angles of the views the development will be seen clearly from Viewpoint 9 with the front row of houses following the road and the upper houses and their gardens adding new buildings to the slope. The gables of the houses will be prominent. Views will be seen between the blocks of houses to the land beyond, making the overall mass of housing seen from this angle relatively small. Slate hanging on the end gables further reduces the visual effect.	VP9 Magnitude: Scale of effect Small, Geographic extent Localised Overall Magnitude – MEDIUM-LOW Visual Sensitivity- High-Medium Importance of the visual effect MODERATE Landscape Sensitivity – High-Medium Importance of the landscape effect: MODERATE
VIEWPOINT 10 & 10P Elevation: 15m PHOTO-MONTAGE C	View from Upper Benham Battery looking north east towards the site	Lat: 49 54 47.6 N Long: 06 19 5.7 W	Within AONB Landscape Value - High-Medium** detractors View Value– Medium** detractors (part of panorama)	Long 650m from the site	Partial view of the site					Large – Medium	In Viewpoint 10 a longer length of the roofs of the houses along Telegraph Road will be seen but the foreground vegetation on the ridge and along the southern boundary which will provide more screening to the development and the house on the upper slopes. Retention and enhancement of scrub planting on the hill is important to the screening effect. The presence of chimneys could accentuate the development from this direction. Within both views the amount of separation between the development and St Marys Church , the ridge and Carn Thomas means these important features are not impacted on	VP10 Magnitude: Scale of effect Small, Geographic extent Limited Overall Magnitude – LOW Visual Sensitivity- Medium Importance of the visual effect MINOR Landscape Sensitivity –Medium Importance of the landscape effect: MINOR
VIEWPOINT 11 Elevation: 4m	View from Morning Point looking north east towards site	Lat: 49 54 32.3 N Long: 06 19 5.4 W	Within AONB Landscape Value - High View Value– High-Medium (part of panorama)	Long 945m from the site	Partial view of the site				Local People, Visitors Walkers (High- Medium Susceptibility)	Medium	Viewpoint 11- Long distance static view from southern more remote part of The Garrison. It's a view that relates to the islands historic defensives. The view from the scheduled monument site has a natural setting overlooking Porth Cressa Beach to Buzza Hill and the exposed headland heaths to the right of the view. There are a few scattered dwellings, the power plant chimney and hospital building on the horizon to the right of Buzza Tower. On the far horizon is the tree shelter belt in main part of the island and the radio mast and Telegraph Tower can be seen. Within Hugh Town St Marys Church is a prominent feature. The site behind and to the left of the church The western slopes of the ridge (outside of the site) is well vegetated. Effect: The new buildings are on the lower slopes of the ridge, on the north and eastern side. The upper roof ridges and storeys of the buildings maybe just apparent to a limited extent. The buildings are low in the view and will not break skylines and be seen in the context of the town. Given the Church is in front of the new buildings it will remain dominant. The vegetation along the sites western boundary and vegetation on the hills side beside the church is important to minimise any effects of the new development. The development will result in a very small change in this view.	VP11 Magnitude: Scale of effect Very Small, Geographic extent Limited Overall Magnitude – VERY LOW Visual Sensitivity- High-Medium Importance of the visual effect MINOR Landscape Sensitivity - High Importance of the landscape effect: MINOR

View point Reference	Description	Location of viewpoint	Level of Importance of View	Distance of development from viewpoint	Degree of visibility of the Development	Nature of Effect			Receptor of view	Magnitude of receptors number	Narrative NATURE OF VIEW/ LANDSCAPE QUALITY _ DETRATORS WHTAS SEEN / MAGNITUDE OF EFFECT (NUMBER OF PEOPLE SEEING IT AND USCEPTIBILITYEFFECT WITH DEVELOPMENT	Importance Sensitivity / Magnitude
VIEWPOINT 12 Elevation: 37m	View from playing fields on The Garrison, looking east north east across Hugh Town towards the site.	Lat: 49 54 46.8 N Long: 06 19 13.7 W	Within AONB Landscape Value - High-Medium** Detractors View Value–Medium** Detractors (part of panorama)	Long 810m from the site	Direct view of part of the site	N	D	P	Local People, Visitors Walkers (High- Medium Susceptibility) People using playing fields for sport (Medium Susceptibility)	Large - Medium	Viewpoint 12 at the Playing Fields gives a general elevated long distance view across Hugh Town to the east of St Marys. The view includes many features of the human interferences on the island; the post war expansion of Hugh Town, power plant chimney, airport and scatter of white rendered properties within the rural landscape surrounding the town. The prominent tree belt along horizon, coastal scenery and beaches and farmland character of the Island are a backdrop to the town. This view is a similar but more elevated view than VP10 and looking down on the site to a greater degree. Effect: The new buildings will be seen to the left of the Church rising part way up the slope. Development will be seen and read in the context of Hugh Town increasing its built form There would be removal of some vegetation on the slope of the site and this would be replaced by building, but this would fit in with general pattern of the landscape in this view. Boundary hedge planting on the western side of the site is important to retain a vegetated ridge.	VP12 Magnitude: Scale of effect Very Small, Geographic extent Limited Overall Magnitude – VERY LOW Visual Sensitivity- Low Importance of the visual effect MINOR Landscape Sensitivity – Medium Importance of the landscape effect: MINOR
VIEWPOINT 13 Elevation: 21m	View from near BuzzaTower.	Lat: 49 54 48.4 N Long: 06 18 38.3 W	Within AONB Landscape Value High-Medium** Detractors View Value–Potentially High (but hedge obscures views)	Near 240m from the site	Current view obscured by hedge (but potential view)	-	D	P	Local People, Visitors Walkers (High- Medium Susceptibility)	Medium	View 13 is indicated as 360 degree panoramic view/ Vantage point on the OS Landranger Map, however a tall evergreen hedge obscures the view in the direction of the site. Looking over hedge there are long distance view of the northern part of St Marys and beyond to the islands of Tresco and St Martins. The Church and Windrush House are just seen in the lower foreground on the west side of the ridge. The houses in Porth Mellon on the east side of the ridge cannot be seen. The ridge of the site is seen as heavily vegetated with scrub. Potential Effect: Given the view is screened in the direction of the site, the importance of the visual effect is minor. However the ridgelines of the upper houses could appear within the view to a slight extent if the foreground hedge was reduced in height. These rooves would not interrupt the long distance panoramic view. But would introduce some additional roof within the medium distance o that view. Solar panels on top of the ridge would remain obscured provided boundary vegetation along the western boundary of the site is retained	VP13 – If hedge was lowered - Scale of effect, Very Small Geographic extent Limited Overall Magnitude – VERY LOW Visual Sensitivity- Medium Importance of the visual effect MINOR Landscape Sensitivity – High - Medium Importance of the landscape effect: MINOR
VIEWPOINT 14 Elevation: 23m	View from near Power Plant looking north towards site	Lat: 49 54 48.9 N Long: 06 18 35.2 W	Within AONB Landscape Value - High-Medium** Detractors View Value–Medium** Detractors	Near 240m from the site	Partial view of the site	A	D	P	Local People, (Medium Susceptibility)	Medium	View 14 is a general view within Hugh Town from a path overlooking the power plant. The elevated view provides long distance views across The Road to Bryher, Tresco, St Martins and to the high ground north of St Marys Church. Power plant and chimney and flat roof building in the town are a major detracting element within the view. The vegetated ridge can be seen including the vegetated western boundary of the site. The site is in an area behind the church and Windrush on the far side of the slope Effect The ridgelines of the upper houses may just appear within the view. The planting along the western boundary helps obscure this. These rooves would not interrupt the long distance panoramic view. But would introduce a very small built element within the fore ground. Solar panels on top of the ridge would remain obscured provided boundary vegetation along the western boundary of the site is retained Maintenance of a strong vegetated boundary along the western side of the site would minimise and obscure views of site from this direction	VP14 Magnitude: Scale of effect, Very Small Geographic extent Limited Overall Magnitude – VERY LOW Visual Sensitivity- Low Importance of the visual effect MINIMAL Landscape Sensitivity - Medium Importance of the landscape effect: MINIMAL
VIEWPOINT 15 Elevation: 8m	View from the eastern end of The Strand looking east towards the site	Lat: 49 54 57.7 N Long: 06 18 41.1 W	Within AONB Landscape Value - High-Medium View Value–Medium	Near 30m edge of the site 100m centre	View of the north west part of the site	A	D	P	Local People, Visitors Walkers (High- Medium Susceptibility) Car drivers (Medium-Low Susceptibility)	Large-Medium	Views 15 and 16 are near to the site. These viewpoints are general views on the road linking Hugh Town to the main part of the Island of St Mary's and coastal footpath. Telegraph Road rises over the ridge, so both views look up towards the existing entrance of the site. VP15 looks from The Strand towards the site with the scrub of the upper slopes on the skyline. The journey to this location is from the main settlement of Hugh Town Hugh Town. To the right and left of the view are houses (out of view). VP 16 looks from Porth Melon towards the site entrance. The road is more rural approaching from this direction with more vegetation and links to the beach at Porth Mellon. The degrade site is seen on the road as it curves over the ridge. The former primary school building is apparent to the right of the site. Effect: The building in the northern part of the proposals will be strongly evident within both views with the properties running along the road frontage of Telegraph Road. The sites form will form the skyline of the views at the brow of the hill on Telegraph Road. Looking up the hill to the site the 3 storey buildings, close to the edge of the road will be dominant compared to the current site conditions. The road curves in a convex manner and therefore the site will present out into the gap infilling part of the “sky” within the view.	VP15, VP16 Magnitude: Scale of effect, Large Geographic extent Limited Overall Magnitude – HIGH-MEDIUM Visual Sensitivity- Medium Importance of the visual effect MODERATE Landscape Sensitivity –Medium Importance of the landscape effect: MAJOR-MODERATE
VIEWPOINT 16 Elevation: 5m PHOTO-MONTAGE D	View from Telegraph Road looking west towards the road frontage of the site	Lat: 49 54 58.7 N Long: 06 18 31.4 W		Near 80m from edge of site 180m from centre of site	View of north east part of the site	A	D	P	Local People, Tourist Visitors (High- Medium Susceptibility) Car drivers (Medium-Low Susceptibility)	Large-Medium		

											VP 16 From Porth Mellon the site presents from a more rural context, where buildings are often set back from the road separated by small gardens and blocky granite walls and with associated shrubs and vegetation. The new building will present as a more urban characteristic in this view.	
VIEWPOINT 17 Elevation: 5m PHOTO-MONTAGE E	View from A3111 looking south west toward the site near The Store	Lat: 49 55 0.8 N Long: 06 18 26.8 W	Within AONB Landscape Value-Medium** detractors View Value-Medium	Near 230m from the site	View of north east part of the site	A	D	P	Local People, Tourist Visitors (High- Medium Susceptibility) Car drivers (Medium-Low Susceptibility)	Medium	View 17 is a low lying view along Telegraph Road, having a fairly rural character with scattered mix of buildings along the road, set back behind low stone walls and shrubby vegetation. Skyline has scrubby vegetation on the high ground along the site. Brownfield site and scrub on the slopes of the site are apparent to centre of the view. Partly being obscured by The Beach building. Effect. Some of the new buildings in the eastern side of the site will be seen, with the lower roof of the NE plot providing a varied form and front of the eastern semi-detached properties present higher up the slope. Scrub planting will grow and mitigate effect of the buildings higher up the slope. Mitigation planting within the development will soften the effect	VP17 Magnitude: Scale of effect, Medium Geographic extent - Localised Overall Magnitude – MEDIUM Visual Sensitivity- Low Importance of the visual effect MINOR Landscape Sensitivity - Medium Importance of the landscape effect: MODERATE
VIEWPOINT 18 Elevation: 8m	View from A3111 approaching Hugh Town from the East	Lat: 49 55 1.5 N Long: 06 18 20.9 W	NATIONAL Within AONB Landscape Value High – Medium** detractors View Value-Medium	Medium 330m from the site	View of most of the site	A	D	P	Local People, Visitors (High- Medium Susceptibility) Car drivers (Medium-Low Susceptibility)	Medium	View 18 from road across fields and through the gap between Carn Thomas and the ridge, looking towards the headland of the Garrison. Hugh House is prominent in the distance view along with Star Castle. The inland view has natural vegetation and hedges with the tip of the granite outcrop of Carn Thomas to the right and top of St Marys Church just visible behind the ridge to the left of the view. There are detracting elements; within the view, the larger roofs of the industrial estate and gappy hedges. The field in the foreground is an allocated housing site with the local plan (H8 - Land at Sandy Banks). Effect To the right of the site buildings will be apparent within the view following Telegraph Road, obscuring most of the long distance view of Hugh House within the gap. The semi-detached buildings will present rising up the Hill. The tip of the church tower will remain apparent to the left of the new housing. Scrub clearance on the top of the hill will make the open space more obvious. Over time mitigation planting and hedging will lessen the impact of the dwellings higher up the slope. Cumulative Effect. Within this view are the housing allocation sites H8 in the foreground and H2 the former primary school building to the right of the site. There are no development proposals for these sites at present. However the primary school site will be using the existing buildings therefore any development there will no create significantly more buildings within the view than currently seen.	VP18 Magnitude: Scale of effect, Medium Geographic extent -Localised Overall Magnitude – MEDIUM Visual Sensitivity- Medium-Low Importance of the visual effect MINOR Landscape Sensitivity - Medium Importance of the landscape effect: MODERATE
VIEWPOINT 19 Elevation: 6m PHOTO-MONTAGE F	View at Seat on Public Footpath near Porth Mellon Beach looking south west towards site	Lat: 49 55 2.0 N Long: 06 18 28.3 W	Within AONB Landscape Value High – Medium** detractors	Medium 230m from the site	View of most of the site	A	D	P	Walkers/ Local People/ Visitors (High- Medium Susceptibility)	Large-Medium	View 19 and 20 – Medium Distance views from near Port Mellon Beach and the coast path. High sense of tranquillity and panoramic views out to sea. Hugh Town to the west of the ridge is not seen. The ridge, to the left of the views is well vegetated and the slopes near Porth Mellon characterised by a number of scattered detached properties of varying styles with scrub planting between them. Vegetation around Carn Thomas and the ridge combine to provide a natural backdrop to the view, with buildings nestling into the slope. The roof of former school building on the adjacent site is seen. The power plant chimney on the skyline, the sites brownfield characteristics and housing of Porth Mellon are detracting elements within the landscape. Site relates to the more rural natural character of Porth Mellon Effect Given the direction of the view more of the fronts of the buildings are seen, and more building. The stepping of roof heights on the north eastern plot provides more variety to the building form, lessening the urban effect (in view 20). 2 lines of buildings will be introduced into the view, evident on the slope and along the roadside of Telegraph Hill. The open space will be visible along with the rear of the solar panels. Mitigation scrub planting on the hill side around the proposed buildings, and hedging will help integrate the buildings into the landscape in time	VP19, VP20 Magnitude: Scale of effect, Medium Geographic extent Localised Overall Magnitude – HIGH-MEDIUM Visual Sensitivity- High-Medium Importance of the visual effect MAJOR-MODERATE Landscape Sensitivity –High-Medium Importance of the landscape effect: MAJOR-MODERATE These effects will lessen to Moderate in time as planting matures
VIEWPOINT 20 Elevation: 7m PHOTO-MONTAGE G	View from Public Footpath following the coast north of Porth Mellon Beach looking south west towards the site	Lat: 49 55 6.7 N Long: 06 18 29.1 W	View Value-High Medium (part of panorama)	Medium 350m from the site								
VIEWPOINT 21 Elevation: 16m	View from Harrys Wall Battery looking south south west towards the site	Lat: 49 55 5.8 N Long: 06 18 24.7 W	Within AONB Landscape Value High-Medium** detractors View Value-Medium** detractors (part of panorama)	Medium 380m from the site	View of most of the site	A	D	P	Visitors to National Heritage Asset (High Susceptibility)	Small	View 21 is from Harrys Wall Battery a scheduled ancient monument, a historic defence looking across Porth Mellon Beach and out to sea (to the right of photo). Scattered individual properties of irregular styles with scrub planting between characterises the slope of Porth Mellon, and detract from the natural beauty of the view. The Buzza Tower and Church Tower important features on the skylines. The Chimney is a detracting feature on the skyline. Long views to the high ground of the headland of The Garrison, which creates rural backdrop, with Hugh Town only slightly evident. Roofs of the former primary school buildings evident from this angle. From this angle full length of site within the view however vegetated boundary on top of ridge screens the southern part of the site. In the centre of the view is the levelled derelict area of the former secondary school building. Given the detracting elements of the view the value of the view is moderated to Medium Effect: 2 lines of buildings will present as a large increase of built form on the lower slope between Porth Mellon and the former primary school. Open space at the top of hill will be clearly visible and so, to some extent would be the gardens of the higher properties. Northern side of the solar panels visible initially, but if screened by hedging should be obscured with 10 years	VP21 Magnitude: Scale of effect, High-Medium Geographic extent Localised Overall Magnitude – HIGH-MEDIUM Visual Sensitivity- High-Medium Importance of the visual effect MODERATE (mediated to moderate due to number of people) Landscape Sensitivity –High-Medium Importance of the landscape effect: MAJOR-MODERATE These effects will lessen to Moderate in time as planting matures

View point Reference	Description	Location of viewpoint	Level of Importance of View	Distance of development from viewpoint	Degree of visibility of the Development	Nature of Effect			Receptor of view	Magnitude of receptors number	Narrative NATURE OF VIEW/ LANDSCAPE QUALITY _ DETRATORS WHTAS SEEN / MAGNITUDE OF EFFECT (NUMBER OF PEOPLE SEEING IT AND USCEPTIBILITYEFFECT WITH DEVELOPMENT	Importance Sensitivity / Magnitude
VIEWPOINT 22 Elevation: 15m	View from road in Porthloo, looking across beach and boat yard towards the site	Lat: 49 55 23.6 N Long: 06 18 27.9 W	Within AONB Landscape Value High-Medium** detractors View Value–Medium	Long 870m from the site	View of most of the site (with lower NW part screen by Carn Thomas)	A	D	P	Local People,/ Visitors (High- Medium Susceptibility) Car Drivers (Medium-Low Susceptibility)	Large-Medium	Views 22 to 24 are a sequence of views from the coast path and views 25 to 27 from the sea. With increased distance from the site the influences of human activity lessen and the buildings of Porth Mellon and Hugh Town either side of Carn Thomas become evident in a wider landscape of farmland and coast. The granite outcrop of Carn Thomas and associated shrubby vegetation creates a well vegetated outcrop between the sea and links to the ridge that runs back onto the horizon. The roof top of the former school building is just evident above the vegetation. The church is visible, with Buzza Tower and Chimney on the skyline. View 22 -From this angle the site relates to the character of Porth Mellon and more open landscape rather than the town. The view has the hamlet of Porthloo in the foreground. Effect View from nearer settlement at Porthloo seen in context of more human activity, buildings, boat yard. The eastern side of the development will be seen along with the houses up the slope. Initial clearance of vegetation would make northern end of solar panels initially visible but mitigation planting will lessen the effect.	VP22 Magnitude: Scale of effect, Small Geographic extent Limited Overall Magnitude – MEDIUM-LOW Visual Sensitivity- Medium Importance of the visual effect MINOR Landscape Sensitivity –Medium Importance of the landscape effect: MODERATE - MINOR
VIEWPOINT 23 And 23P Elevation: 17m	View from footpath running along the coast near the Club House looking south	Lat: 49 55 29.2 N Long: 06 18 37.3 W	Within AONB Landscape Value High	Far 1.03km from the site	Partial view of the site, with lower NW part screen by Carn Thomas	A	D	P	Walkers using coastal path (High- Medium Susceptibility)	Medium	View 23 and 24 are representative far views gained whilst walking along the coastal path looking south towards St Marys Pool. The views are part of wider panoramic views out to sea and to the neighbouring islands. The far view of the site contains many of the landscape characteristics of The Scilly Isles and AONB with few detracting giving it high scenic quality. In the view the isthmus of Hugh Town and Town Beach is seen linking the Garrison to the area around Carn Thomas and sandy beaches of Porth Mellon and Porthloo interspersed between the rock coast and granite outcrops and islands. The vegetation around the granite outcrop at Carn Thomas, the life boat station and St Marys Church are clearly discernible. The vegetated ridge between Porth Mellon and Hugh Town can be seen along with vegetation on Buzza Hill, providing a natural setting to the east of the izmuth. The vegetated upper parts of the site and north eastern part of the site are discernible, whilst the north west side of the site is hidden by Carn Thomas. The roof top of the former primary school can just be made out over the foreground vegetation. Effect Part of the site will be apparent behind Carn Thomas with parts of the upper buildings and those to the NE of the site discernible in the view. The rooves of the building to the NW on Telegraph road will be partly visible above the foreground vegetation. There will be an increased in amount of buildings visible from this direction within the vegetated area between Hugh Town and Porth Mellon. However with increased distance from the site the effect will be smaller part of the view.	VP23 and VP24 Magnitude: Scale of effect, Small Geographic extent Limited Overall Magnitude – LOW Visual Sensitivity- High-Medium Importance of the visual effect MODERATE-MINOR Landscape Sensitivity –High Importance of the landscape effect: MODERATE
VIEWPOINT 24 And 24P Elevation: 21m	View looking south from near Carn Morval Point	Lat: 49 55 36.8 N Long: 06 18 43.6	View Value–High-Medium (part of panorama)	Far 1.3km from the site								
VIEWPOINT 25 Elevation: 0m	View from sea to the north of Carn Thomas looking south in the direction of the site	Lat: 49 55 30.9 N Long: 06 18 58.4 W	Within AONB Landscape Value High	Far 1.14km from the site	Partial view of the site, with lower part screen by Carn Thomas	A	D	P	People on Boats (Medium Susceptibility)	Medium	View from the sea looking landward to AONB. The view is similar to the views VP 23 and 24 from the land, however Carn Thomas obscures more of the site and being lower on the water and looking up the vegetation around Carn Thomas and behind the Primary school site will screen the development to a greater extent. View has many characteristic features of the AONB and few detracting elements giving it High Scenic value.	VP25 and VP26 Magnitude: Scale of effect, Very Small Geographic extent Limited Overall Magnitude – VERY LOW Visual Sensitivity- High-Medium Importance of the visual effect MINOR Landscape Sensitivity –High Importance of the landscape effect: MINOR
VIEWPOINT 26 Elevation: 0m	View from sea to the north of Carn Thomas off Newfound Island looking south in the direction of the site	Lat: 49 55 17.5 N Long: 06 18 52.6 W	View Value–High-Medium (part of panorama)	Long 745m from the site						Medium	Effect The roof tops of the higher buildings, open space and northern rear side of the solar panels will be visible to some extent. Hedging to screen solar panels will mitigate.	
VIEWPOINT 27 Elevation: 33m	View from Airport Entrance –looking West North West towards Hugh Town	Lat: 49 54 52.3 N Long: 06 17 42.7 W	Within AONB Prominent view in local plan Landscape Value High-Medium** detractors View Value–High-Medium** detractors (panorama)	Far 1.07km from the site	Long length of site visible	A	D	P	Visitors / Local People, (High- Medium Susceptibility)	Large	This is an elevated far view looking from the airport terminal toward St Marys Pool experience on arrival and departure to the Scilly Isles. It gives a panoramic view of the St Marys, the Quay and Samson and Bryher, with views to The Garrison. (with further views to the left and right of the photo). The view of the AONB, includes many representative characteristics, but also detracting elements, including the post mid C20th housing of Hugh Town and Porth Mellon, rooves of the industrial estate at Porth Mellon, the power plant chimney and solar panels, weather station and the road and parking outside the terminal building. Effect The site will be seen to the left of Carn Thomas and the Quay, on the lower slope of the ridge with the homes constructed to the right hand portion of the site. The buildings will be seen in the context of predominantly detached house of Porth Mellon and the former primary school site. Scrubby vegetation will be replaced by built forms. Given the angle of the view, the roofs and eastern most gables of the blocks/buildings along Telegraph Road will be apparent as one mass. Scrub retention and enhancement would screen gardens of upper houses in time and will integrate these into the landscape. The solar panels will be higher ups the slope and provided boundary vegetation is retained and enhance, and panel are low in height will be screened.	VP27 Magnitude: Scale of effect, Medium Geographic extent Limited Overall Magnitude – MEDIUM-LOW Visual Sensitivity - Medium-Low Importance of the visual effect MINOR Landscape Sensitivity –Medium Importance of the landscape effect: MODERATE-MINOR

VIEWPOINT 28 Elevation: 0m	View from St Marys Sound to south of the Garrison between Morning Point and Wras and Gugh looking north east towards the site	Lat: 49 54 19.0 N Long: 06 19 1.3 W	Within AONB Landscape Value High View Value– High-Medium (part of panorama)	Far 1.38km from the site	Site is behind existing buildings and vegetation.	N	D	P	People on Boats (Medium Susceptibility)	Small	Views in from the sea from the south west of St Mary's. View 28 and 29 would be appreciated on a journey around St Marys' Coastline. Passing Porth Cressa. The view sees the unspoilt coastline characterised by sheltered sandy beaches, between rocky coastline and granite outcrops. In the view the exposed headland heaths and coastline to Peninnis Head to the right and the Fortified headland of The Garrison to the left surrounding Porth Cressa. The low lying profile of the buildings in Hugh Town links the two areas behind Porth Cressa Beach. The views have a strong natural landscape with Hugh Town perceived as a low lying settlement behind the beach. The view includes the vegetated high ground of Buzza Hill, beach and coastline and includes some prominent man made buildings on the skyline, Buzza Tower, the power plant Chimney, health Centre and Radio Mast at Telegraph. St Mary's Church is prominent at the base of the hill. In the far distance behind the church the tree shelter belts on the high ground in the middle of the island forms the skyline These views are representative of view in from the areas to the SW as shown on the ZTV. Effect: The new building on the site will be behind and to the left of the Church seen below the far horizon line. Existing vegetation on the slopes between the site and the church will remain. The tops of some of the new ridges may just be visible. The magnitude of change will be a very small part of the view becoming slightly more discernible at closer distances but will be seen in the context of the built form of Hugh Town.	VP28 Magnitude: Scale of effect, Very Small Geographic extent Limited Overall Magnitude – Very Low Visual Sensitivity- Medium-Low Importance of the visual effect MINIMAL Landscape Sensitivity – High-Medium Importance of the landscape effect: MINOR
VIEWPOINT 29 Elevation: 0m	View from the sea in Porth Cressa looking north east towards site	Lat: 49 54 32.9 N Long: 06 18 58.2 W		Long 770m from the site								
VIEWPOINT 30 Elevation: 0m	View from sea off Old Town Bay looking north west in the direction of the site	Lat: 49 54 24.6 N Long: 06 17 47.0 W	Within AONB Landscape Value High View Value– High-Medium (part of panorama)	Far 1.4km from the site	No view	-	-	-	People on Boats (Medium Susceptibility)	Small	Views in from the sea to the south east. The scrub and tree cover on the slopes obscure views of the site from this direction.	VP30 No Landscape or Visual Impact

Level of Importance – National –Site is within AONB, National / Local, Community, Limited Value. Landscape Value, Visual Value, ** indicates detractors within the view

Distance of development from viewport – Close =< 50; Near 50 - 250m, Medium Distance = 250-600m, Long Distance = 600-1000m, Far = 1km -2.5km, Distant = >2.5km

Nature of effect – A=Adverse, N=Neutral, B=Beneficial, D=Direct effect, I=Indirect effect, P=Permanent, T= Temporary -- (Adverse effects don't necessarily mean the development cannot be permitted)

Magnitude of receptors – numbers of receptors, very small, small, medium, large, very large, extensive.

Importance – minimal, minor, moderate, moderate-major, major - The Importance criteria used within the visual assessment is.

MAJOR –Adverse Landscape or Visual Effect. These effects directly affect the landscape or visual quality of the AONB. Typically, mitigation measures are unlikely to remove such effects.

MODERATE -MAJOR - Landscape or Visual Effects which will be important to the perception of the AONB and could have an effect on the visual receptors or landscape character of an area. Mitigation measures and detailed design work are unlikely to remove all of the effects

MODERATE - Landscape or Visual Effects which will be experienced at the district or local scale, which may have a small effect on the landscape character and some visual receptors of the AONB in that area,. Some residual effects will arise.

MINOR - Landscape or Visual Effects which will have little overall impact on the landscape character and visual receptor of the area.

MINIMAL - Landscape or Visual Effects which will have no overall impact on the landscape character and visual receptors of the area, Effects will be either very minor, no effect or an effect which is beneath the level of perception

6.3 The Visual Effects

The visual impacts are changes in views as a result of a development and the effect this has on the visual amenity of people who benefit from those views. Table 3, presented the visual assessment of viewpoints 1-30 (as located in Figure 15). Photos of these viewpoints are found in Part 2 of the report.

The views were assessed to establish the level of effect of the visual impact resulting from the development, determined by considering the nature of the effect, its magnitude, the distance from the viewpoint and the visual receptors susceptibility to change (linked to their activities), the number of the visual receptors (people) and the value of the view, considering the presence both positive features and detracting elements within the view. From this a judgement on the importance / level or degree of the effect is made.

The table below is the summary of the susceptibility of different visual receptors established at the visual baseline condition (4.7).

Table 2 Visual receptors Susceptibility to the proposed scheme	
Visual Receptors	Susceptibility to Development
Local Residents living in properties neighbouring the site	High
Walker using the footpaths for recreation Visitors to heritage assets People enjoying the AONB Local community People staying in properties neighbouring the site	High to Medium
Sea and Boat users Holiday Makers	Medium
Recreation ground users People travelling by car on local road	Medium To Low

(copy Table 2)- Visual receptors and their sensitivity to the scheme

In the assessment where different groups are likely to experience the same view it is either those group with the highest magnitude or highest susceptibility to change that is used to give most representative impact of that view.

The assessment considers the effect of the development on publically accessible views and not private residential views. The assessment of the views also considered the landscape effect from the viewpoints, to substantiate the narrative of the impact of the development on the landscape receptors, which is referred to in section 6.4.

In summary the visual assessment (Table 3) found:

Places where the site is seen from publically accessible areas are fairly limited. The direction of the views is important in giving the context to the site within a view. When viewed from the west, northwest and south west the development is seen in the context of the buildings of Hugh Town and natural vegetated boundary of the town formed by the low ridge. When viewed from north east and east the site is seen relating to detached houses of Porth Mellon on the slopes and the more natural and rural surroundings of the landscape. When viewed from elevated ground to the south east, the site is seen with the context of the industrial estate of Porth Mellon. When viewed from the sea to the north and west the site is seen in the context of the diverse coastline and granite outcrop of Carn Thomas.

Potential views of the site looking in from the south and from much of interior of the island are obscured by hedges, trees and buildings. Views of the site from within the low lying streets of Hugh Town are limited to the area near to the site where other buildings do not obscure views.

Views in from other islands of Gugh, St Agnus, Samson, Bryher, and Tresco would be distant views, over 3km, and the change from the development would be a very small part of the view, lie below the skyline of St Mary's and be seen in the context of the Hugh Town. Therefore the change will barely perceptible and the effect will be no worse than assessed in nearer views from similar directions.

In different areas (viewpoints), where the site can be seen, there can be more detracting elements within views, that can reduce its value, compared to other areas where views which have a strong presence of positive landscape features. Therefore the quality (value) of the views with the AONB varies.

Assessment judged

- The greatest effect of the development will be experienced in;
 - Medium distance views at Porth Mellon Beach and coastal footpath (VP19/20), where people will be walking within the island and stopping to appreciate the view. They will see a large change within a more natural scenic context. The importance of the visual effect on the visual receptor is considered **major to moderate**
 - Close views on the Strand and Telegraph Road (VP15/16), where there will be high level of change but the receptors will be generally going about their daily business so the importance of the visual effect is considered to be **moderate** and in;
 - Medium distance views at the heritage site of Harry's Wall Battery (VP21), where people will be walking within the

island and visiting the historic site to appreciate the view. They will see the change within a more natural context of a panoramic view, but one with already detracting elements of the brownfield site and buildings within Porth Mellon . Long views to the Garrison will be retained. The visual effect is considered to be **moderate**

- The long distance views to the north of the site, gained whilst walking the coast path from Porthloo to Carn Morval Point (VP23-24) are panoramic views of good landscape quality. The change from the development is small, but will be seen as an increase in the amount of buildings around Porth Mellon and Carn Thomas. The importance of the visual effect on the visual receptor is considered **moderate to minor**
- Medium distance views in from the eastern side of Porth Mellon along Telegraph Road (VP 17 and 18) are rural in nature but include the built up areas of Porth Mellon. A medium amount of change will be seen within views that already include detracting elements. The visual receptors at these locations will be going about general business and the visual effect is considered of **minor**.
- Views of the site from the west in Hugh Town, where the site is not obscured by foreground buildings, occur in long-distance elevated views on the Garrison (VP7 and 9) and medium distance views from the Quay (VP1-3). In these views the site is seen in the context of the town and Town Beach and is often part of a wider panorama of the town, surrounding sea and distant islands. The magnitude of change is considered medium to low and low. The importance of the visual effect near Garrison Gate (VP7, VP9) is considered of **moderate importance** as these are good views from historic assets which are focused in the direction of the site. Whilst the visual impact on people using the Quay (VP1-3) is **moderate to minor** given that the people on the Quay will be engaged in activities less likely to be specifically focused on site, though a change will arise with in general backdrop.
- Elsewhere from the fortified headland long views to the site from the Southwest Benham Battery (VP10) and Garrison Playing fields (VP12) have detracting elements in the view and /or are seen at an angle where only a small part of the site is seen e.g. Morning Point (VP11). The level of importance of the visual effect on these views is considered **minor**

- Views in from the sea will generally have a low or very low magnitude of change as a result of the development. The views are from long and far distance seen with in wider panoramas of the islands and varying character of the coast line. The site is low lying and seen in the context of the Hugh Town. It will not break any skylines and other prominent buildings are seen on the skyline. The views will be seen by people on journeys and engaged in activities less likely to be specifically focused on the site. Changes will arise within the general backdrop. (VP 4-5, VP 6 and VP 28-29). Close to the site, Carn Thomas has the effect of obscuring parts of the site in certain directions when viewed from the sea (VP 25-26). The importance of the visual impact on visual receptors on the water is judged as **minor or minimal**.
- In far views in from the airport (VP27) the development will create a medium to low magnitude of change in the view. The elevated view provides scenic panoramic views to the Quay and out to the other islands, but contains detracting elements in Porth Mellon, including the industrial estate near the site. The visual receptors will be visitors arriving at the Islands. The development will become part of the view once constructed. The visual effect on visual receptors is considered to be of **minor**.
- Near views from the panoramic viewpoint depicted on OS maps at Buzza Tower to the south of the site are obscured by a high evergreen hedge (VP13). Views in from this direction (VP14) will generally not see much of the site except glimpse of the new roof ridge lines, as the site is screened by vegetation on the slope. It is important to retain the sites boundary hedge to minimise any effects. The visual effect on visual receptors is judged as **minor or minimal**.

6.4 The Landscape Effects

Landscape impacts are physical changes caused by a development which affect the features and character of the landscape and how it is perceived. The effects are for the in operation stage. Where effects are likely to change over time after the site is constructed, for example as planting establishing, these will be noted.

The landscape effects are identified by establishing and describing the changes resulting from the development and the resulting effects on landscape baseline condition. It will consider the magnitude of the effect and sensitivity of the landscape receptor in order to judge the importance of the effect.

Within the landscape assessment changes to the landscape by introducing building structures and hard surfacing are considered as adverse effects.

The landscape receptors to be assessed are as follows. The landscape sensitivity of these was assessed at 4.5:

- Landscape elements of the site – Topography, vegetation, boundaries, land use, tranquillity (6.4.1)**
- Landscape Character –Settlement LCT and built up area of Hugh Town, Seascape and landscape character around Porth Mellon (6.4.2)**
- AONB – natural beauty and special qualities.(6.4.3)**

Landscape receptor	Susceptibility to change	Value	Sensitivity
Isles of Scilly Area of Outstanding Beauty	High	High	High
Seascape Character	High	High	High
Landscape Character	High	High-Medium	High-Medium
Hugh Town	Medium	High-Medium	Medium
Site	Medium	Medium	Medium-Low
Landform	Medium	High-Medium	Medium
Stone Boundary Wall Drystone Wall	Medium	Medium	Medium-Low
Boundary vegetation	Medium	Medium	Medium-Low
Scrub	Medium	Medium	Medium-Low

Copy Table 1- Sensitivity of the Landscape Receptors in this assessment

6.4.1 Landscape Effect on the Landscape Elements of the site

The main landscape element of the site is its landform, being part of a granite ridge that run SE to NE across St Marys. The northern area of the site has been reshaped for the school buildings leaving flatter areas beside Telegraph Road before rising steeply behind to a flatter area along the top of the ridge to the south.

Following the demolition of the buildings the scrubby nature of the site has increased through natural regeneration of vegetation and the spread of Australian Ivy in upper parts of the site. Scrubby vegetation occurs along the boundaries of the site and within adjoining properties. Generally this scrub is low quality.

EFFECT: The development proposals on the site will result in:-

- Permanent change from a brownfield site to one with 55% of the area built on to provide housing; with 7% of the area set aside for solar array and the remaining land managed as open space.
- Development will concentrate the buildings to the north of the site along Telegraph Road with 4 pairs of semi detached properties with sloping gardens higher up the slope. Some remodeling of the land and construction of retaining wall will be needed to achieve this.
- Loss of scrubby vegetation on the slopes and the loss of the area of amenity shrub planting beside the road to the north east of the site.
- The top of the site will have solar panels (unnatural features) introduced into the landscape with the remaining area restored to natural grassland.
- Boundary hedging/vegetation to the west and eastern boundaries to be enhanced. And the retention of some areas of scrub on the slope
- Modified access from Telegraph Road to allow for onsite parking.

The Assessment of effect on individual landscape elements of the site are as follows:

6.4.1.1 Landscape Effects - Site landform

The proposals concentrate the new buildings on the already disturbed areas in the lower parts of the site, with the semi-detached houses with gardens, extending part way up the slope. Retaining structures will need to be constructed.

The magnitude of the change to the landform will be localised and medium scale. The landform of the site is sensitive; however the siting of the proposals avoids the prominent top of the site. The level of the effect of the development on the landform is considered **moderate adverse**

The solar panels are located at the top of the site on the old tarmac courts which are near to the brow of the hill. The panels will be relatively low in height and not alter the ground levels. The magnitude of change to the site's landscape as a result will be low. The initial landscape effect is considered to **moderate adverse** by virtue of introducing a new alien element into the landscape of the site, however mitigation planting will screen the panel within 5-7 years and so modify the effect to be **minor beneficial** providing natural vegetation to the slopes.

6.4.1.2 Landscape Effects – Site vegetation and boundaries

The proposals result in the loss of areas of relative low quality scrub on the slopes and amenity planting beside Telegraph Road. Vegetation close to the boundaries and along boundaries will be retained managed and enhanced.

Additional planting is proposed along with the enhancement of the natural habitat on the ridge. The initial loss of vegetation will be of medium magnitude. The level of the effect of the development on the vegetation of the site in the short term is considered to be **moderate adverse**, however after 5 to 10 years as enhancement planting and new hedging matures the level of the effect will be **moderately beneficial**.

6.4.1.3 Landscape Effects – Site land use

The brown field site is virtually unused and will change to have a concentration of 27 residential units, predominantly flats with a few houses with gardens, open space and parking. This will increase the activity on the site to levels that are typical for this density of domestic use. These activities will be concentrated to the northern part of the site. The solar panels will have minimal operation activities.

The magnitude of the effect on the overall site is medium. The change in land use will affect the tranquillity of the site. The level of the effect of the development on the land use of the overall site is considered **moderate adverse**.

Landscape receptor	Sensitivity	Magnitude	Importance of the Effect Years 0-3
Landform	Medium	Medium	Moderate Adverse /mitigation planting lessens effect in 5-10 years to Minor beneficial
Land use	Medium	Medium	Moderate Adverse
Vegetation	Medium-Low	Medium	Moderate Adverse /mitigation planting lessens effect in 5-10 years to Moderate beneficial
Enhanced Boundary hedges	Medium-Low	Medium	Moderate Beneficial
Site (overall effect)	Medium-Low	High	Moderate Adverse /mitigation planting lessens effect in 5-10 years to Minor adverse

Table 4 – summary of importance of landscape effect on site elements

6.4.1.5 Overall Landscape Effect for the Site

The new buildings are concentrates on the lower slopes and will require some engineering works and resulting in the loss of vegetation; introduction of new structures and lead to an increase in use. On the upper slopes and to the south of the site the solar panels will introduce an alien structure on the hill and in the early stages of vegetation

management to improve habitats will result in significant vegetation loss. Combined these activities will result in a high magnitude of change to the site.

However the site being developed is a brownfield site with elements of medium to low landscape value lost and site enhancements will be made to the vegetation and habitats in the undeveloped areas of the site and on boundaries. For the site, as a landscape receptor, the level of the landscape effect is judged as **moderate adverse**, the effects will be moderated in 5 to 10 years as the vegetation establishes and the overall landscape effect on the site is considered **minor adverse**.

These judgements are based on the current baseline condition.

Landscape Sensitivity of the Overall Site: **Medium-Low**

Overall Magnitude: - **High**.

Importance of Landscape Effect on the Site – **Moderate Adverse – reducing to Minor adverse within 5-10 years**

6.4.2 Landscape Effect on the Landscape Character Diversity of the Landscape Character, Seascape and Settlement

The site is located within the Settlement landscape character type^{8,9} of the Isles of Scilly. However it is located on the eastern side of the Hugh Town and juxtaposed with diverse variety of landscape types and landscape features; sandy beaches, rocky foreshores, dunes, granite outcrops, low lying valley and marshland and undulating agricultural land, as well as the town, houses, boat shed and an industrial estate, and close to the sea.

The site is at the gateway between Port Mellon and Hugh Town. The separation between the two areas is formed by a low granite ridge that run NW - SE across St Mary's to Peninnis Head. The ridge is important to the areas character; the granite outcrop of Carn Thomas, to the north west of the site, forms a prominent feature of the coastline within St Mary's Pool; the low ridge is a prominent natural ridge forming a backdrop in the landscape and is recognised as the back drop to the historic eastern extent of Hugh Town.

The ridge manifests itself on Telegraph Road so that when in Porth Mellon, the townscape of Hugh Town is barely visible and when in Hugh Town, Porth Mellon is not visible. The landscape character on either side of the ridge therefore changes, the landscape around Porth Mellon has a more rural character and connects to the coastline, beach and natural interior of St Mary's, whilst, to the west there are strong connection to the Hugh Town, its historic core, the Garrison and the Quay. The site is on the cusp of this change in landscape character.

The seascape of the study area comprises 2 main areas. St Mary's Pool to the north of the St Marys, between the Garrison headland near Star Castle and Carn Morval Point; and around the bay of Porth Cressa to the south of Hugh Town from Morning Point on the Garrison, to the exposed headland heaths of Peninnis Head. To the south the new building will manifest within the seascape to only a limited extent from Porth Cressa and the Sound. The main effect will be from the north in St Mary's Pool and the Road.

The assessment of the landscape effect of the development on the landscape character is considered in terms of i) the Settlement LCT / Hugh Town, ii) the seascape of St Mary's Pool and the Road and iii) diverse landscape types of Porth Mellon in order to assess the overall impact on landscape character.

Potential effect on landscape character from the development.

- Introduction of a relatively large scale development for the Isles of Scilly (27 units within 7 blocks) into the landscape. With quite a number of units of a similar style and character concentrated in one location.
- Introduction of a strong line of 2-3 storey buildings along Telegraph Road and less dense housing up the slope on the ridge. The housing along the road is located at the back of pavements with not much space in front and the side of the unit, giving it a more urban form. The semi-detached houses at the slope are more open on the hillside and more exposed
- Introduction of solar panels on top of the hill. –introducing an alien feature in a prominent location within the landscape
- Increase in operational activities, parking and people movements which will change the tranquillity of the area.
- Loss of natural vegetation on the slopes to accommodate the houses – reducing the scrubby nature of the prominent ridge/hillside
- Enhanced boundaries and scrub and neutral grassland to higher areas and additional planting to increase the naturalness of the slope and new garden boundaries.

6.4.2.1 Landscape effect on the Settlement LCT / Built up Environment of Hugh Town (illustrated in VP 1-3, 7, 9, 12)

The site lies within the Settlement LCT^{8,9}. The natural ridge is identified in the Hugh Town Study¹¹ as important to the town character and reinforces the small size and scale of the Isles of Scilly. It also provides a natural backdrop to the listed building of St Marys Church. To the north west end of the ridge at Carn Thomas granite outcrop is also an important landscape feature in the town forming the gateway to Hugh Town on Telegraph Road.

Effect: The new development will manifest within the townscape. With the buildings concentrated to the north of the site and located on the lower slopes of the ridge it will not be unduly prominent within the wider setting of Hugh Town. The naturalness of the ridge is in part derived from the existing vegetation along the site's boundary and the vegetation lying within neighbouring gardens. This vegetation will not be unduly affected and so the setting of St Marys Church will not be affected

The proposals will change the character of Telegraph Road, introducing 2-3 story buildings, of quite large scale and similar in form which will create a new character and gateway to the town.

There is a natural gap in the landscape between the granite outcrop of Carn Thomas and the ridge behind the church, where Telegraph Road cross the ridge and the lower part of the site. This gap in the landscape will be partially infilled by the new buildings when perceived from the west. As the buildings run parallel to the road this will manifest as two elements of buildings with smaller gaps between.

The overall magnitude of the development on Hugh Town is a small part of a larger settlement and localised to east of the town. The magnitude is low. The development is located away from the historic core of the town on a brownfield site so the sensitivity of the town (section 4.5) was assessed as Medium. The Importance of the effect on the overall town is **Minor**.

Landscape Sensitivity of the Hugh Town: **-Medium**

Overall Magnitude: **- Low**.

Importance of the Landscape Effect on Hugh Town: **- Minor**

However the landscape effect on the townscapes character will manifest itself locally within the town and be mainly perceived in its landscape fit when perceived from certain directions and distance from the site. The magnitude of the change will vary along with its context. In general the development will not be seen from many parts of the town, and the greatest landscape effect will be felt close to the site. (as shown in table 3).

Within the town, the landscape assessment of individual viewpoints found that

- in the areas closest to the site (VP15 and 16) on the Strand and Telegraph Road, a **major-moderate adverse** landscape effect, would occur as a result of significant change to a brownfield site and introduction of tall buildings;
- a **moderate adverse** landscape effect to the landscape character when perceived around the Quay and in the Harbour (VP1-3, and VP6) and the elevated areas of the Garrison (VP7, 9), where the development partially infills the natural gap within the landscape,

between Carn Thomas and the ridge behind the Church, but the buildings still relate well to the context of the town.

- a **moderate-minor** landscape effects from the elevated areas from the Garrison Playing fields which includes more detractors within the landscape context (VP12) and where the development will fit with the town and wider landscape will not be screen; and
- finally **minor adverse** landscape effects from areas to the south and south west of the town, where the magnitude of the change is reduced as a result of the angle and extent seen (VP 13 and VP14) and at further distances where the new buildings will become a smaller part of the landscape due to distance (VP8 Star Castle, or VP11 Morning Point).

6.4.2.2 Landscape Effect on Seascape character (St Marys Pool)

(illustrated in VP4-6, VP 23-26)

The coastline around St Marys Pool to the north of the site between the Garrison headland near Star Castle and Carn Morval Point is a concave coast creating a shelter bay for the harbor of St Mary's. The coastline is diverse with the Quay and town frontage of Hugh Town and areas of sandy beaches, rocky foreshores and rock outcrops. The diversity of landscape within a small area is a key character of the Isles of Scilly. The coastline looks outward to the Road and the neighbouring islands of Samson, Bryher and Treco.

Effect: The new buildings will link the built development of Hugh Town and Porth Mellon, behind the granite outcrop Carn Thomas. The outcrop and scrubby surround acts to screen elements of the site, limiting the extent seen from any one direction. The buildings rising up the ridge will be more apparent behind the rock when viewed at distance. However with increased distance theses new elements will be a smaller part of the overall landscape. Given the site is close to the built up areas of this coastline and that Carn Thomas and the shrub around it partially screen the site, the overall magnitude of the development is considered low. However the sensitivity of the landscape is High. The overall landscape effect on the seascape of St Mary's Pool is judged as Moderate adverse

Landscape Sensitivity of the Seascape: **-High**

Overall Magnitude: **- Low**.

Importance of the Landscape Effect on Seascape: **- Moderate Adverse**

6.4.2.3 Landscape Effect on the landscape character around Porth Mellon to the east of the site (illustrated in VP 17-21 VP23-24 and VP 27)

As discuss previously the site lies on the ridge that is at the change in landscape character between Porth Mellon to the east and Hugh Town to the west. To the east of the site the more rural landscape has a rich

diversity of landscape types and close connections to the sea at Porth Mellon Beach.

Effect: The new development will be on a brownfield site and set back slightly from the coast. The site being on a slope commands a strong position over the area to the north east. The vegetation on the site and slopes currently contributes to the natural and more rural character of the east of the ridge. The site does not directly affect other landscape types, being within the settlement LCT and associate with the neighbouring detached houses on the slopes in Porth Mellon.

However the buildings will become the backdrop to this area. The increase in building forms on the slopes, their perceived density and design will affect the way they sit within the more rural and natural landscape character perceived from the eastern side of the ridge.

The buildings avoid the highest parts of the site, and solar panels on the top will be screened by a proposed hedge in the medium term. Vegetation along the site boundaries and new planting in area to the east and south of the new houses is proposed to retain a vegetated feel to the ridge and set the building into the landscape.

The variation in roof heights in the block to the NE of the development introduces a more diverse building form, which fits with the varied character of the properties on the slopes in Porth Mellon. (VP 20) Other buildings will rise up the side of the ridge. Being semi detached or terraces in nature the mass of the new blocks will appear greater than the adjoining one. Tall scrub planting around the buildings would mitigate some of the effect.

The buildings will be most apparent when looking from the north east where the greatest bulk of housing is perceived with no foreground obstructions, this corresponds to the views from the coast path, around Porth Mellon Beach. (VP 19, VP22). The alignment of the properties close to back of pavement with Telegraph Road will also create a more urban street scene perceived close by (VP16). Otherwise within the more built up area of Porth Mellon the site will less apparent.

Locally, there will be a **high-medium magnitude** of change to landscape character from the development by the introduction of 7 new building blocks into the more rural landscape character near Porth Mellon. (VP16, 19, 22) The landscape character, given the rich mix of landscape types and good quality of the coastline has a high sensitivity to development, but is slightly moderated by the despoiled nature of the site and presence of other buildings in the near vicinity. The landscape effect of the development on the more rural landscape character local to Porth Mellon, east of ridge is most pronounced on the coastal path around Porth Mellon Beach and here judged as major to moderate landscape effect.

Landscape Sensitivity: **-High Medium**

Overall Magnitude: - **High Medium.**

Importance of the Landscape Effect on of the Landscape Character Porth Mellon – **Major Moderate.**

Further along the coast to the north east of the site (VP 22-24) the settlements of Hugh Town and Porth Mellon become a smaller element of the landscape. The new development will be evident introducing more buildings around the ridge and Carn Thomas linking the wider town setting. The high quality and scenic landscape has high sensitivity to change, the development will be of low magnitude and so judged as a moderate effect. This effects reduces further with distance.

Landscape Sensitivity: **High**

Overall Magnitude: - **Low**

Importance of the Landscape Effect on of the Landscape Character Coastline Porthloo to Carn Morval –**Moderate.**

From the airport the landscape effect of the development on the landscape character is considered less as the brownfield site and industrial estates building within Porth Mellon are perceived within the landscape from this angle. The increase of building will have a moderate to minor as change and not uncharacteristic of the area

Landscape Sensitivity: **High**

Overall Magnitude: - **Medium - Low**

Importance of the Landscape Effect on of the Landscape Character perceived from the airport –**Moderate – Minor.**

6.4.3 Landscape effect on AONB (illustrated in VP

The effect of the development on the Isles of Scilly AONB considers how it will affect the natural beauty and special qualities of the AONB. The term natural beauty includes landscape and scenic quality; natural and heritage features and cultural heritage; and perceptual qualities such as relative wildness and tranquillity; that come together to make an area distinctive.

The small size of the Isles of Scilly, the rich diversity of landscape types that occur in close proximity and the islands connections to the sea are the basis of the Isles of Scilly AONB and heritage coast designations.

The development will bring a discernible change to a small area of the AONB. The new buildings are within an area defined as the Settlement LCT, and so built development is not wholly uncharacteristic to the area. The site is in a fairly prominent location on a sloping brownfield site, at a gateway to Hugh Town and facing the coast. However, it does not break the skyline of St Marys and the actual visibility of the development will be limited by the screening effect of landform, vegetation, the granite

form of Carn Thomas and existing buildings providing elements in the landscape that restrict view from different directions. As a consequence the impact of the development is restricted to a small area of the AONB.

Within this area consideration is given to how the development will affected the natural beauty and Special Qualities of the AONB.

The special qualities (at 4.4.1) include that the Islands “possess a diversity of scenery and designations that belies their small scale” and “a rich variety of landscapes” “The maritime context, character and history of the designated landscape is an essential component of the area’s natural beauty” along with the “distinctive coastline, islands and exceptional seascape” and “mild and virtually frost-free climate” and coastal climate that influences its plants

Change to the site, seascape and landscape character is explained in previous paragraphs. 6.4.2. In general the effects is considered is moderate, however it is recognized that the landscape effect will be greatest to the immediate North East to the site.

The rich variety of landscapes will remain and diversity of scenery and the brown field site will no longer be present. The site will become an element of Hugh Town and be perceived within the landscape around Porth Mellon and seascape of St Marys Pool. At further distance the effect of the development will become a smaller part of the scene and seen in context of Hugh Town, therefore meaning it will not appear uncharacteristic. There will be a discernible change, given the size of the development (much greater than experience on the Isles of Scilly for some time) and being associated with the natural ridge by Carn Thomas.

The site is away from the heritage sites although it is noted that it will become part of the scenery seen from the defensive battery’s at the north east of The Garrison and Harry’s Wall Battery. However the development does not screen other heritage assets or views out to sea from these areas. So have a moderate impact on these views

Within the Maritime context the development does not affect views of the coastline from on land, or screen views out to sea. The site will become part of seascape of St Marys Pool but not overly impact on natural scenic coast, as it is, in part, obscure by Carn Thomas. From the sea, people engaging in activities relating to the Quay, Harbour and Road will not see the whole of the site at any one time due to Carn Thomas. The solar panels, located on the ridge will be initially seen, but hedge planting will screen this in time.

The designations relating to ecology are not affected by the development. Enhancements to the sites condition would improve the ecology of the site in the longer term.

The special qualities of the AONB (at 4.4.1) also include its “distinctive quality of light”, “exceptionally high air quality”, “high level of

tranquility” and “Scilly’s dark night skies,” “ due to the relatively low levels of light pollution.” Aswell as the islands having “escaped some of the pressures for change that have occurred within other landscapes, reinforcing a certain quality of timelessness”

Given the location and size of the development there will be a localized change in tranquility and the sense of timelessness near to the site and in Porth Mellon, however the effect will be only felt in a small area of the AONB.

Dark skies are an important aspect of the Isle of Scilly. The development is in an area that already has some light pollution. The concentration of dwellings and access has the potential to be harmful to light pollution. However considering the different orientation of the accesses into the buildings and provided the lighting design is considered thoroughly to keeps lighting and any light spill to a minimum this should be able to be overcome.

The overall magnitude of the effect on the AONB natural beauty, given the geographical extent over which it would be felt would be low. However it is recognized that in a few localized areas close to the development there will be changes to level of tranquility by virtue of the change in use, and change in landscape character but the introduction of large number of buildings. The heritage aspects and maritime context will not be unduly affected by the proposals. The site will have ecological enhancement to its remaining habitats. Provided a quality in the design and finishes of the development in keeping with the design guide and character of the Isles of Scilly is achieved the development whilst sizeable will have moderate-minor impact on the natural beauty of the AONB and its special character.

Landscape Sensitivity of the AONB - **High**

Overall Magnitude: - **Low.**

Importance of Effect on Overall AONB– **Moderate-Minor**

6.5 Residual Effect

There will be a permanent change to the land use and character of the site. The new buildings will permanently change the character of Telegraph Road and character of the north facing slope. The solar panels are a long term change and can be removed on completion of their operational life and land restored.

Changes to vegetation through management and new hedge and scrub planting will grow up to obscure element of the site, including the solar panels and reinforce the scrubby character of the hill, in the medium term (3-7 years).

6.6 Cumulative Effect

The Isles of Scilly Local Plan 2015 to 2030 (Policy LC6) include three sites allocated for housing located in the eastern end of Hugh Town.

1) The development site in question (H1);

2) The Former Primary School, immediately opposite the site (H2: 0.2h) - 7 homes of an appropriate scale and design, and

3) Land at Sandy Banks, Porth Mellon, a triangular parcel of land on the south side of Telegraph Road 280m further east (H8: 0.4ha) - 12 homes of an appropriate scale and design.

There are no detailed proposals in the public domain for the other two sites, at the date of writing this report, so a detailed assessment cannot be made. However the former primary school site immediately to the north will include “the retention and conversion of existing buildings”. Therefore it is envisaged that the general mass and structure of the buildings would remain as is and any cumulative effects would be generated through changes to the external environment and in the parking provision on the site. The cumulative effect from the other development is considered to be minor.

7.0 Mitigation

Mitigation Embedded within the design includes:

- Keeping the development on the lower area of the site along the road.
- Reducing the density of housing up the slope
- Avoiding development on the top of the site
- Locating the solar array on the tarmac courts to minimize loss of natural areas and screening with hedge
- Enhancing the vegetation to provide biodiversity net gain
- Managing the southern area on the top of the hill to the reduce dominance of Australian Ivy (Muehlenbeckia Complexa) taking over from native species.

Following from the landscape and visual assessment further mitigation measures have been proposed and most incorporated into the design, these:

- Ensure the natural character at the top of the ridge and along the site margins is retained and enhanced to maintain a strong vegetated character around the development when seen from the west
- Strengthen the scrub planting around and between the upper blocks to ground the building, draw them into the slope and as planting grows help absorb them into the landscape.
- Avoid using isolated tree planting in open areas which is uncharacteristic of the area, rather incorporating them into scrub.
- Ensure planting reflects the character of the Scilly Isles
- 27 units is large scale development by Isles of Scilly standards. In places use finishes that can help receded elevations into the landscape e.g. slate hangings, stone and render using natural hues

- Avoid or reduce the use of chimneys on the buildings as this increases height and make roof scape more fussy and dominant, and not characteristic of many of the building in the surrounding area
- On Telegraph Road vary the character of the buildings so they step down following the road on the Porth Mellon (East) side of the site and set back with walls and a buffer of planting. in order to relate to the more rural character of that area.
- Use local granite in wall and landscape.
- Ensure lighting is kept to a minimum to avoid light pollution, avoid lights in the upper part of the site, beyond the houses .
- Make the open grassland space at the top of the slope have a natural informal character, sympathetic the islands character and soften the appearance of the upper section of steps to the highest part of the site.
- Create parking area using sett style blocks or insitu concrete rather than tarmac.

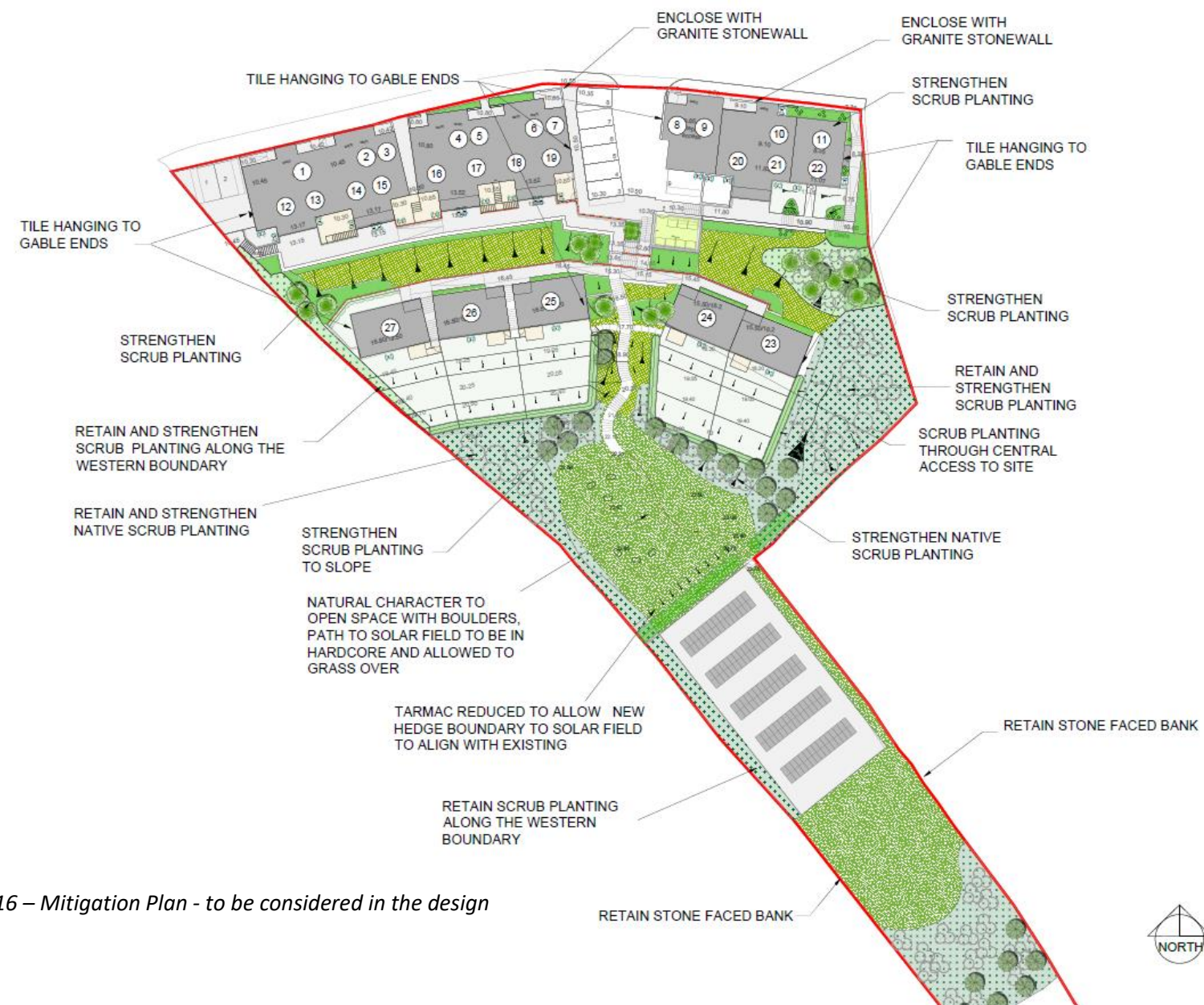


Figure 16 – Mitigation Plan - to be considered in the design

8.0 Conclusion

The proposed development for 27 housing units, lies at the eastern end of the settlement of Hugh Town, St Mary's in the Isles of Scilly Area of Outstanding Beauty. It is situated on a brown field site of the former secondary school on Telegraph Road. The site is associated with a low granite ridge that runs from Carn Thomas to Peninnis Head. This natural ridge forms a natural boundary to the east of Hugh Town and its historic settlement area. The ridge is well vegetated and brings a natural feel into the town which reinforces the small scale of the islands and their close association to the natural environment which is important to Isles of Scilly's character.

The Isles of Scilly has a rich, diverse and high quality landscape closely associated with the sea. It is a small scale landscape, rich in historical and natural features with extensive network of permissive paths and lanes and limited car use. It has high levels of tranquility, dark skies and exceptional light and air quality and so has a high landscape value.

The site lies within the Settlement Landscape Character Type¹¹ of the Isles of Scilly, but it juxtaposed with diverse variety of landscape types and landscape features; sandy beaches, rocky foreshores, dunes, granite outcrops, low lying valley and marshland and undulating agricultural land. Within the Settlement LCT, (that encompasses both Hugh Town and Porth Mellon), the buildings are of various sizes and eras, including the historic core of the town, prominent historic buildings, post war housing and industrial units.

The development lies on the low ridge at a gateway into Hugh Town. It is generally perceived in the context of the main settlement of Hugh Town from the west south west and northwest, and with Porth Mellon and its more rural surroundings from the north and east. Whilst Porth Mellon includes an industrial estate this is well hidden and the site is seen to a greater extent relating to the sea and Carn Thomas Outcrop.

The 27 new homes are provided in 2-3 storey high buildings and comprise a mix of flats and houses concentrated to the north of the plot, mostly along the Telegraph Road frontage. The semi-detached houses with gardens are located up the slope and an array of solar panels located on the top of the hill. The development is a large scale development for the Isles of Scilly

The site lies within the Isles of Scilly AONB, a nationally designated landscape where the primary purpose is to protect and enhance scenic quality and natural beauty. Natural Beauty is a broad term that covers everything that makes the area distinctive, including landscape quality, scenic quality, natural and cultural heritage features, and perceptual qualities such as relative tranquility and relative wilderness.

The landscape and visual assessment was carried out to establish which landscape and visual resources may be affected by the development and to what extent. The assessment is made from the existing baseline situation and does not give any comparison to any visual or landscape effects that may have occurred when the former large scale blocky 1960's school buildings dominated the site.

The visual assessment found that actual visibility of the site is less than shown on the ZTV, and relatively limited due to screening of buildings, hedges, vegetation and tree shelter belts within the landscape. Visual receptors will be the local community, people on boats, tourists, and people visiting the area, walking and appreciating the AONB's scenery, heritage features and natural assets.

The assessment of viewpoints showed that where views are gained, the scale and extent of the development, the context in which it is seen and the nature of activities of the visual receptors experiencing the views are such that for many views the visual effect from the development is judged as minor or minimal adverse. The views where visual effect on the visual receptors (people) were judged higher are in views :-

- a) At a medium distance at Porth Mellon Beach and coastal footpath north of the site (VP 19/20), where greatest degree of change to be seen within a more coastal context. The visual effects of the development on these visual receptors are judged as Major-Moderate adverse. However as planting matures this effect will lessen over time.
- b) Close to the site on the Strand and Telegraph Road (VP15, VP16) where change will be greatest but people are going about their ordinary business and at the heritage site of Harry's Wall Battery.(VP21) site where detracting built elements within Porth Mellon are already part of the view. The visual effects of the development on these visual receptors are judged as Moderate adverse.
- c) Further away north along the coast VP23-VP24, where people will be appreciating the panoramic scenic quality of the area, but the magnitude of change is smaller the visual effect is judged as Moderate to minor adverse.
- d) Long Distance views (650-700m) on the Garrison from the West VP7, and VP9, from heritage sites that provide direct views across the older part of the Town, Town Beach and the Harbour towards the site. The visual effects of the development on these visual receptors are judged as Moderate adverse as the site is seen in the context of the town.
- e) Medium Distance views from the Quay (VP1-3) and panoramic views looking over the harbour, where hub of activity occurs, but peoples' focus of attention is likely to be on other activities rather than specific to the site. The visual effect is judged as Moderate to minor adverse.

There is likely to be a visual effect on the immediate neighbours, who will have a high susceptibility to change, however this is not subject to this LVIA which only considers views from publicly accessible area.

The landscape assessment found that at an immediate site level the effect of the development on the brownfield site landscape effect would be moderate adverse as a consequence of a high magnitude of change from the loss of low quality vegetation and the introduction of buildings, and change in use and introduction of the solar panels. The landscape effect would reduce in time as the new habitats and planting matures. ...

The landscape effect on overall town character of Hugh Town is assessed as minor, and the development will be seen in the context of the town and not harm the historic setting of St Marys Church. However it is recognised that at a few isolated locations near the site the landscape effect is major -moderate due to high level of change in the character of the town close to the site on Telegraph Road.

The landscape effect on seascape of St Marys Pool is considered moderate, and whilst some change will be evident Carn Thomas, helps reduce the amount of the development perceived within the landscape at any one time. From the Quay and elevated areas on the Garrison the largest landscape effect will be the introduction of new buildings within the gap in the ridge between Carn Thomas and the Ridge. However the development will present as blocks of buildings with gaps between and will read with the context of the town and not obscure views of the landscape beyond. The effect is considered moderate.

The landscape effect on the more rural landscape character to the east of the site around Porth Mellon is generally considered moderate where the settlement element of that area has more influence. However in a limited area close to the site and around the coast path and beach of Porth Mellon where the greater mass of the development is seen introduced into the rural and scenic coastal setting the landscape effect is judged as major to moderate. With time the effect will be reduced as the proposed scrub planting on the slopes will wrap around and absorb the buildings lessening the landscape effect to moderate in time.

The overall effect on the Isles of Scilly AONB natural beauty, given the geographical extent over which the effect of the development would be felt is assessed as minor. However it is recognized that in a few localized areas close to the development there will be changes to level of tranquility by virtue of the change in use, and change in landscape character but the introduction of the new homes. The heritage aspects and maritime context will not be unduly affected by the proposals. The site will provide biodiversity net gain. Provided a quality in the design of the development is achieved, in keeping with the design guide and character of the Isles of Scilly and light pollution avoided the development whilst sizeable is judged to have a moderate-minor impact on the natural beauty of the AONB.

9.0 References

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