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Capital Delivery Programme

Landscape and Visual Impact Appraisal

Bishop and Wolf Pumping Station and Screening Plant

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BISHOP & WOLF PUMPING STATION & SCREENING
PLANT, HUGH TOWN, ST MARY'S, ISLES OF SCILLY

LANDSCAPE & VISUAL APPRAISAL

January 2025
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01 Introduction

INTRODUCTION

- 1.1. IDP Landscape Ltd are appointed by South West Water Limited to provide a brief appraisal of the proposed expansion to the existing sewage pumping station (SPS) to the rear of the Bishop & Wolf public house. The development is supported by a full planning application which this appraisal forms part of and should be read alongside the Planning Statement and the Design & Access Statement.
- 1.2. The proposed development comprises the construction of an enlarged wastewater infrastructure building which will replace the existing Bishop & Wolf SPS building. The new footprint will be 6.2 x 11.9m and a height of 3.5m, and will be enclosed by a new stone wall.

Purpose of the report

- 1.3. This report provides evidence on the likely impacts there may be on the local character and visual environment as a result of the proposals, following guidance for LVIA.
- 1.4. The purpose of this report is to carry out a detailed appraisal of the Site and setting, assess the visibility of the site, the nature of the proposed change, and determine the extent of any potential effects against the baseline conditions.
- 1.5. It has been carried out by suitably qualified landscape professionals, providing impartial judgements that are based on training and experience, and through clear and transparent methods.

Scope and Extent of Study Area

- 1.6. The site is located at the existing SWWL Bishop and Wolf sewage pumping station (SPS) located off Little Porth Road, Hugh Town, St Mary's, Isles of Scilly, TR21 OJG at Grid Reference: SV90241 10502 (Easting 090241; Northing 010502). The existing SPS building is approximately 3.3 by 3.6m enclosed by low walls and gated within a hard surfaced compound.

- 1.7. The scope of the assessment is to provide an understanding of the townscape that may be affected, its constituent elements, character, condition and where it may be visible from, the people who may experience views, and the nature of those views. The redline boundary as shown on **Figure 01** includes an approximate 162m length of carriageway extending from 14 Silver Street, along Little Porth up to 10 Parsons Field. The redline boundary has been produced to incorporate all land necessary to carry out the proposed development this including the land required for access to the site from the public highway, visibility splays, car parking associated with construction site workers and those local areas it is expected will require temporary parking suspensions put in place during the construction sites operational hours.

METHODOLOGY

- 1.8. The methodology within this report is based on the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3 or "the Guidelines") published by the Landscape Institute and the Institute of Environmental Management and Assessment (IEMA)¹. The Guidelines state that Landscape and Visual Impact Assessment (LVIA) is a:

*"tool used to identify and assess the significance of effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"*²

- 1.9. Given the scope and scale of the project it is considered that a formal LVIA is not necessary, and that a brief appraisal of townscape and visual aspects is appropriate. This is supported by the Guidelines for projects where the approach is informal and lies outside of the requirements for assessing likely significant effects.

1. Guidelines for Landscape and Visual Impact Assessment 3rd Edition - Landscape Institute and the Institute of Environmental Management and Assessment (IEMA) (April 2013)

2. GLVIA3 paragraph 1.1

Figure. 01. Site Location Plan



02 Baseline Assessment

SITE DESCRIPTION

- 2.1. The development site is located to the rear of the Bishop and Wolf public house in a compound surrounded by existing buildings. The site is accessed from Porthcressa View to the south.
- 2.2. The existing SPS building is approximately 3.3 by 3.6m enclosed by low walls and gated within a hard surfaced compound. The existing building is of pitched roof and rendered with some fenestration. The site is surrounded by existing buildings to all sides and is therefore not particularly visible from the street and completely screened from The Parade to the north by the pub and other retail units.
- 2.3. It is proposed that Parson's Green will be used as a construction storage compound and lay-down area. Parsons Green comprises a 250m² triangular piece of amenity grassland located along Little Port Road, approximately 50m to the west of the Bishop and Wolf SPS.

TOWNSCAPE CHARACTER

- 2.4. The Isles of Scilly Design Code sets out the character of Hugh Town as the main urban settlement on the islands. The historic (mainly 18th and 19th Century) core extends from the ramparts and batteries of the Garrison to the west, along Town Beach on the north side and along Porthcressa Beach to Buzza Hill and Peninnis Head to the south.

- 2.5. The design guide sets out townscape character areas defined by the Cornwall & Scilly Urban Survey, with the site at the backland of areas 5 and 6. The historic core (Area 6)³ is described as *'the historic core of the settlement and still Hugh Town's commercial focus. A narrow main street and several small irregular 'squares' are for the most part strongly enclosed by stone-fronted or plain rendered buildings, creating a tight grained, strongly urban streetscape.*
- 2.6. The site is not characteristic of the area being at the rear of the urban form and not contributing to the historic core. Area 5 'Porthcressa post-war housing' relates to the area immediately to the west on the eastern slopes of the Garrison. There is a traditional form and quality of design and materials in some of the earlier public housing, and the sloping topography has created some interesting combinations of massing and roofscapes. Similarly, the site forms only a minor part of the 20th Century housing character and does not contribute to the street scenes to any great degree.

Designations

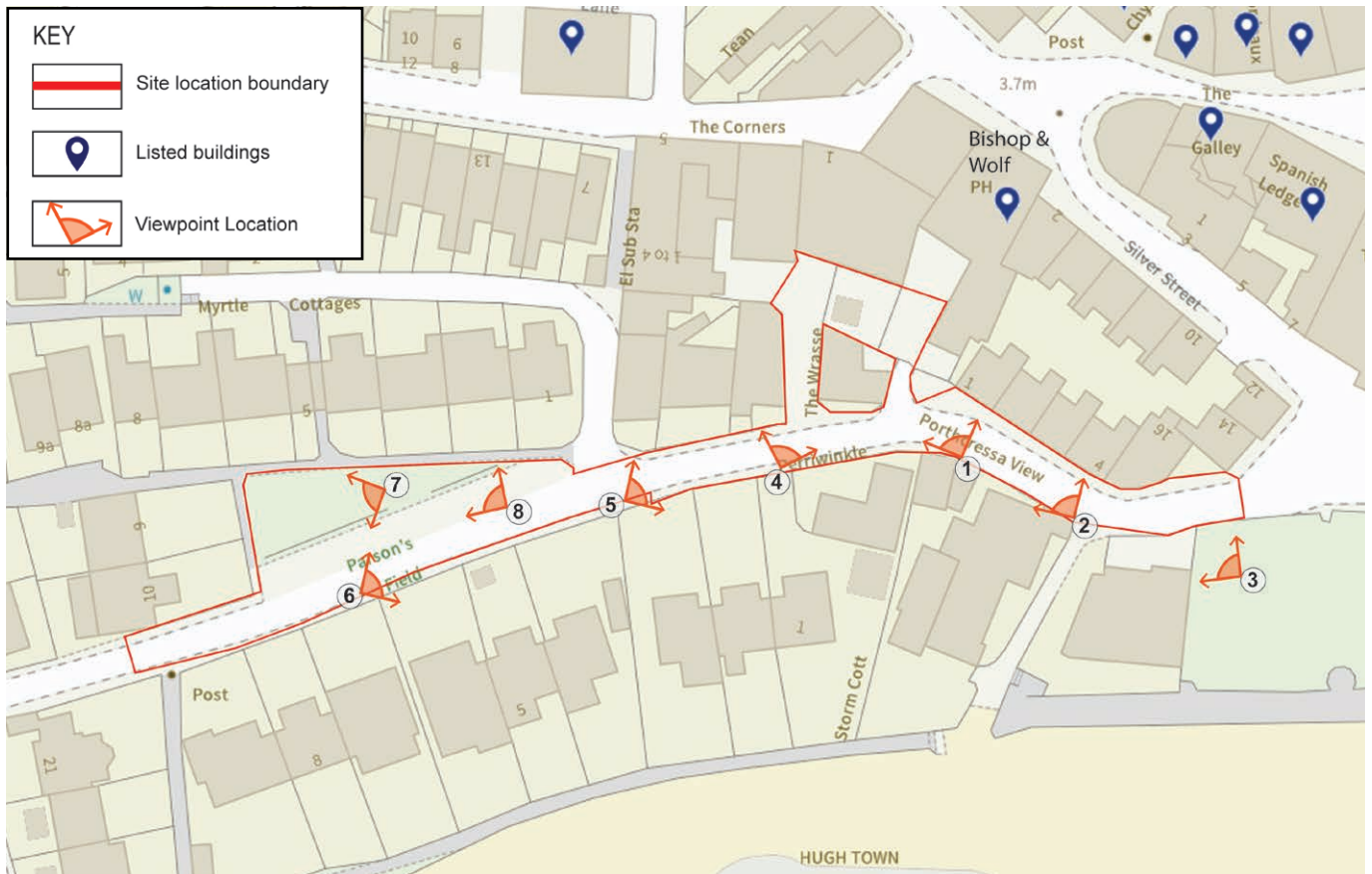
- 2.7. There are some listed buildings in the vicinity of the site, the closest being the Bishop & Wolf public house adjacent to the site. This is Grade II listed as one of the earliest surviving houses on the islands (c1700) and of historical interest as the house of the first land agent Thomas Ekins. Other listed buildings lie on the Parade to the northeast. The settlement

3. Cornwall & Scilly Urban Survey - Cornwall County Council (2002)

Slide. 1. Photo of the Bishop & Wolf pub from Hugh Street



Figure. 02. Photograph locations



is covered by a Conservation Area, and the 'National Landscapes' designation (formerly AONB) covering all the islands.

VISUAL AMENITY

- 2.8. Fieldwork has been undertaken to identify the extent of visibility and thereby the people (receptors) that will be affected by the changes in views and visual amenity.
- 2.9. The viewpoint locations are illustrated on **Figure 02** and set out on the following page. Likely visual receptors who would be affected by the changes in views and visual amenity are users of the public highway, public footpaths and open spaces, and local residents.
- 2.10. People using the local roads as residents or visitors are of high sensitivity due to their appreciation of the townscape and surrounding coastline in this National Landscapes setting around them. Residents within their homes and grounds would have a high sensitivity notably from habitable rooms depending on their outlook and situation.
- 2.11. The series of viewpoints recorded demonstrate that the site is usually glimpsed behind the buildings fronting the street, obliquely and in the context of the massing and roofscape beyond. The beer garden space is currently disused and contains a number of beer kegs and other paraphernalia associated with the pub. Other than a short stretch of road, the pumping station is not visible and is obscured by existing buildings.
- 2.12. Parson's Green comprises a 250m² triangular piece of amenity grassland approximately 50m to the west of the Bishop and Wolf SPS. A line of parking is located along Little Port Road. Viewpoints 7 and 8 illustrate the existing character of this space.

①



The view immediately outside the Site on Porthcressa View with the existing sewage pumping station (SPS) visible from the street scene. The view is glimpsed and observes a cluster of buildings with various roof-lines beyond the frontage buildings.

②



The photo is taken from the southwest outside No.4 Porthcressa View which illustrates the glimpsed nature of the view. The existing pumping station is visible but only forms a small element within the street scene.

③



The photo illustrates the view towards the Site from the green adjacent to the beach promenade. The yellow and white building (No.1 The Wrasse) is notable next to the Site but the pumping station can be barely made out and does not contribute to the view.

4



The view opposite The Wrasse access point to the western edge of the Site. The existing sewage pumping station is not visible from the street scene being screened by existing buildings.

5



The photo is taken from Little Porth approximately 30m up the road from the Site and illustrates the lack of visibility to the Site.

6



This photo illustrates the view at 70m from the Site at Parson's Field and the pumping station is not visible due to the scale of the buildings around it.

7



The photo is taken from the eastern end of Parson's Green space looking across the triangular grass amenity area. Evergreen hedging on the southern side separates the parked cars from the green, and houses back onto it to the north.

8



The photo is taken from Little Porth Road alongside the parking strip to the southern edge of Parson's Green. Again the evergreen hedge provides some screening from the road.

03 Project Description

- 3.1. The Site of the existing sewage pumping station to the rear of the Bishop & Wolf public house will enlarge to accommodate an improved pumping station and larger footprint building.
- 3.2. The existing building is 3.3m by 3.6m enclosed by a low wall and gated within a hard surfaced compound. The proposed building will be enclosed by a new stone wall with the building footprint increasing to 6.2 by 11.93m (74m²). The façades of the building will be a combination of timber cladding and render with a slate roof in keeping with the surrounding building styles.
- 3.3. The architect has provided a number of visualisations of how the new building will look in its location from the east and west approaches, and from the north on the pub garden. The bulk and massing will increase, but the height is a minor increase from 3m to 3.5m.
- 3.4. The proposed development will reflect its setting with similar materials to the existing built form, and a new stone wall enclosure. The buildings to the north and south will observe a larger building as it extends to the east across the view. The view from the western approach will observe the façade doubling in size and a timber clad building enclosed by the stone wall (see Slide 2 below).
- 3.5. From Porthcressa View, there are glimpsed views of the existing building seen within the existing cluster of buildings and roofscape. The new building will be more prominent and obscure the view through to the rear of buildings fronting the Parade as shown in Slide 3 below.
- 3.6. The Design & Access Statement provides further detail on the design and evolution of the proposed scheme, and specific details on materials and finishes that are considered appropriate for the local character.

Slide. 2. Proposed view of western approach



Western Approach; Existing



Western Approach; Proposed

Slide. 3. Proposed view of eastern approach



Eastern Approach; Existing



Eastern Approach; Proposed

04 Townscape & Visual Effects

- 4.1. The development Site is located within the bounds of the existing courtyard consisting mainly of areas of hardstanding, buildings, and other ancillary features. The character of the Site itself is of limited value given the nature of its uses and utilitarian and developed nature of the rear of buildings to the Parade. The existing cluster of buildings provides shelter and enclosure and is likely to result in little physical interaction with the surrounding townscape.
- 4.2. The visual environment is one of an urban context within the built-up area of the town. There is some limited visual interaction with the Site from the street to the south but otherwise the development would be surrounded by existing buildings and is considered to have very little effect on passers by. Residents would be affected by the increase in footprint of the building and potentially their rights of light (assessment to be provided).

Impacts during construction (temporary)

- 4.3. The temporary construction works which may give rise to effects on townscape character and visual receptors would generally consist of the following elements:
 - Demolition of structures/buildings within the confines of the existing sewage pumping station.

- Use of plant equipment and machinery during erection of the steel frame building.
- Vehicle movements and construction staff coming to and from the Site.
- Erection of temporary Site compound at Parson's Green, stripped topsoil and temporary stone aggregate base, and reinstatement.
- Heras type fencing to the perimeter of the storage area to secure it.
- Task lighting within the SPS site and storage area to facilitate safe working during winter months.

Impacts at completion (permanent)

- 4.4. The permanent components of the proposed development which may give rise to effects on townscape character and visual receptors are as follows:
 - Operation of the new wastewater infrastructure building at 3.5m in height and footprint of 6.2 by 11.93m (74m²).
 - Repair to the existing stone wall.

EFFECTS ON TOWNSCAPE CHARACTER

- 4.5. The effects resulting from the development are likely to be very limited on the townscape

Slide. 4. Proposed view of eastern approach



View from Bishop and Wolf; Existing



View from Bishop and Wolf; Proposed

04 Townscape & Visual Effects

character. The backlands of the streets contain a variety of massing and roofscapes, as well as adhoc parking, bin stores and other urban clutter. The tight grained urban environment therefore does have some limited capacity for change as long as it is sensitive to the adjacent built form and does not interrupt the historic frontages on Hugh Street which are most sensitive.

- 4.6. At construction stage there will be notable effects to the site itself, and to the area of amenity grass at Parson's Green where the compound will be located. There will be a perceptible change to the townscape character that will be negative but temporary in nature. The security fencing, storage of materials and traffic is likely to have a slight but adverse effect on the townscape.
- 4.7. The main effects as a result of the completed development will occur to the small cluster of residential buildings immediately around the Site, and some direct but very small effects on the townscape character from Porthcressa View. On balance, given the limited townscape value of the site, there is unlikely to be any significant effects on the character of the area.
- 4.8. The townscape character areas identified in the Design Guide locate the site in the backlands of Historic Core (Area 6) and the 'Porthcressa post-war housing' (Area 5). The Site at the rear of the urban form does not contribute to either area to any notable

degree. The wider effects on the National Landscape designation would be neutral for the same reasons.

EFFECTS ON VISUAL AMENITY

- 4.9. The site is overlooked by a number of residential dwellings, the beer garden of the disused public house, and a small side road called The Wrasse. There are direct views of the existing pumping station from very specific locations along Porthcressa View which are illustrated by the slides below, but generally the site would be screened by the built form around it and this limits the potential visual impacts to the general public.
- 4.10. The greatest level of effect would be experienced by the residential dwellings which directly overlook the site and may be adversely affected by the increase in footprint and height. Whilst this is a private amenity issue, it should be demonstrated that the new building would not affect the enjoyment of the property and the daylight / sunlight received. An assessment has been carried out by specialist consultant to deal with rights of light.
- 4.11. In terms of the likely visual impact, public vantage points are very limited and are largely restricted to the adjacent road passing to the south of the site. Viewpoints 1-8 illustrate these views from various locations, including those of Parson's Green to the west and the view from the green on the beach promenade



04 Townscape & Visual Effects

to the southeast. As is evident from these views, the site is only glimpsed and would occupy only a small proportion of the view, or is not visible in most cases. The height of the new building would not protrude over any of the surrounding buildings, and the increase in footprint would only be experienced from viewpoints 1 and 2 by those receptors passing by the site. Viewpoint 3 taken from the public green which is elevated above the road demonstrates that the development at all phases is not likely to be perceived.

- 4.12. From locations either side of the immediate site along Porthcressa View there will not be views of the development Site and receptors are not likely to experience the change of scale to the wastewater infrastructure building, or any direct construction effects. The wider construction activities would however be visible and cause a limited but adverse effect for visual receptors over the course of the operations.
- 4.13. Viewpoints 7 and 8 are located at Parson's Green where the greatest level of temporary construction effects will occur. The compound, fencing and lighting would affect the use of the amenity area, and some visual impacts to the immediate surrounding residents. However, due to the scale of the change and the enclosed nature of the space the effects would only be slight and not likely to extend beyond the triangle.

4.14. Therefore, the extent of the area over which the direct visual impact would be experienced is limited to a short stretch of the road, immediate residential dwellings, and visitors passing by. In summary there would not be any significant effects on the visual amenity of the area.



05 Conclusion

- 5.1. South West Water Limited are submitting an application for the proposed expansion to the existing sewage pumping station (SPS) to the rear of the Bishop & Wolf public house. The development is supported by a full planning application which this appraisal forms part of.
- 5.2. The proposed development comprises the construction of an enlarged wastewater infrastructure building which will replace the existing Bishop & Wolf SPS building. The new footprint will be 6.2 x 11.9m and a height of 3.5m, and will be enclosed by a new stone wall
- 5.3. In terms of townscape character, the main effects will be experienced to the Site, and some direct but very small effects on the townscape character from Porthcressa View. At construction stage there will be notable effects to the area of amenity grass at Parson's Green where the compound will be located. There will be a perceptible change to the townscape character that will be negative but temporary in nature.
- 5.4. From a visual impact perspective, the proposed development of a larger wastewater infrastructure building would have a very limited effect on the receptors passing by the Site and those experiencing the beach front and local amenities. There would be no effect on the users of The Parade or Hugh Street due to the intervening buildings. Residential

dwellings that surround the Site and the construction compound would experience a slight adverse effect to their visual amenity. The Right of Light Assessment and Daylight/Sunlight report is submitted to assess how their amenity is affected.

- 5.5. Therefore, the proposal can be accommodated without undue effects on townscape character or visual amenity.





BISHOP
AND
WOLF




THE
BISHOP
& WOLF
- Isle of Skilly -
FAMILY OWNED
• COFFEE •
• PIZZA •
• BEER •
• SALAD •
• CIDER •

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References

1. Guidelines for Landscape and Visual Impact Assessment 3rd Edition - Landscape Institute and the Institute of Environmental Management and Assessment (IEMA) (April 2013).4
2. GLVIA3 paragraph 1.14
3. Cornwall & Scilly Urban Survey - Cornwall County Council (2002)6



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