

LANDSCAPE AND VISUAL APPRAISAL

LANDSCAPE AND VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT OF BOROUGH FARM ON TRESCO IN THE ISLES OF SCILLY

for
The Tresco Estate

Revision A

July 2025

REF: I281-LVA Rev A 2025-07-29

RECEIVED
By Tom.Anderton at 10:48 am, Aug 01, 2025

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PROJECT NO.	I281	REVISION - A			
DOCUMENT REFERENCE	I281-LVA Rev A 2025-07-29	Rev	Date	Chk	Description
AUTHOR(S)	Mark Gibbins	-	2025-06-23	MG	First draft issue
STATUS	PLANNING	A	2025-07-29	MG	Issued for Planning

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FIG. 1 - THE SITE

KEY:



I INTRODUCTION

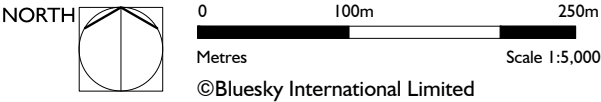
I.1. Reason for assessment

- I.1.1. This document addresses the likely landscape and visual effects of the proposed development of a group of properties within the settlement of Borough on Tresco in the Isles of Scilly to provide additional tourism accommodation on the island.
- I.1.2. It forms part of the documentation associated with a Detailed Planning Application and has been prepared by Indigo Landscape Architects Ltd.

I.2. Site location (refer to Figure 1)

- I.2.1. The Site is located on the eastern side of the island of Tresco, one of the five main islands of the Isles of Scilly archipelago which is located off the southwestern tip of Cornwall in England, and which falls within the Isles of Scilly National Landscape (formerly Area of Outstanding Natural Beauty (AONB))¹ and within an area designated as Heritage Coast.

¹ It should be noted that 'National Landscape' is a newly adopted term for Areas of Outstanding Natural Beauty (AONB), and that the term AONB remains present in planning documents including the NPPG, Local Development Documents and AONB publications. Both 'National Landscape' and 'AONB' have therefore been used in this Appraisal.



1.3. Aim and approach

- 1.3.1. The purpose of this assessment is to outline the aims and methods of Landscape and Visual Impact Assessment (LVIA); to detail the process of assessment according to accepted guidance in the field;² and to apply this approach to the proposals on the Application Site.
- 1.3.2. The assessment therefore has the following objectives:
 - i. To identify the existing significant landscape features and the landscape quality of both the Application Site and the surrounding Study Area.
 - ii. To assess the likely landscape and visual effects of the proposals taking account of any mitigation proposed.
- 1.3.3. The approach to the assessment has therefore involved:
 - i. Recording and analysis of the key components of the landscape which contribute to overall landscape character, and of the visual baseline associated with the Site and surrounding area through desk-based study and field appraisal;
 - ii. An evaluation of the sensitivity of the existing landscape, and of visual receptors likely to be affected by the proposed development;
 - iii. Appreciation of the nature, form, scale and materials associated with the development, including mitigation measures proposed; and,
 - iv. An assessment of the magnitude of effect and subsequent level of effect, and its potential for significance as a result of the implementation of the proposed development.

1.4. Basis of assessment

- 1.4.1. This planning application is not the subject of an Environmental Impact Assessment (EIA).
- 1.4.2. It is instead, a detailed application for the redevelopment of seven existing buildings (centred around Borough Farmhouse) to create four new dwellings for use as visitor accommodation (with associated ancillary buildings), and four new houses for staff accommodation (in two buildings), and where overall effects are likely to be restricted to a limited area of the surrounding landscape. The report therefore recognizes the need for proportionality,³ and this has guided the scope of the Appraisal.
- 1.4.3. The above said, however, it is important to acknowledge that the assessments made have been based on a detailed set of drawings and reports which form the planning application, and whilst a description of the proposals is included within Section 6 of this document, a full description of the scheme is also contained within the Design and Access Statement.
- 1.4.4. It is also important to understand that both the landscape and visual impact assessments undertaken have been prepared using a methodology which deliberately avoids forming an opinion on the merits of the architecture proposed. The assessment methodology is designed to make the assessment process as objective as possible. The impacts of built form (size, shape, materials etc.) are considered, but a judgement of design quality does not form part of this assessment.
- 1.4.5. It is also essential to understand that in landscape character terms, the consideration of effects does not focus on the Site alone. Instead it focuses on the effects of the proposed development on the character of the landscape surrounding the Site. Whilst the Site itself forms part of the baseline and the effects on the Site form part of the consideration of effects, the question that is asked is not simply “*would the landscape character of the Site itself change as a result of the proposals*”, but “*would the character of the landscape resource as a whole change as a result of*

the proposals and do the changes affect the integrity of the wider setting or are they largely in keeping with the existing landscape despite the changes that occur”.

- 1.4.6. Finally, it is important to bear in mind that some landscape and visual effects are an almost inevitable consequence of development. It is up to the decision makers (in this case the Isles of Scilly Council’s Planning Department) to consider any adverse effects identified in the context of beneficial effects that may also exist in other areas (such as the provision of tourism accommodation and much needed staff housing) and to strike a balance in making a decision on the application.

1.5. Identification of the preliminary Study Area

- 1.5.1. The preliminary (desk top) study area for this assessment was centred on the Site and included all areas within a 5km radius where the proposed development could potentially have an effect on landscape character and visual amenity, taking into account topography and significant areas of built form and vegetation.

1.6. Site survey work

- 1.6.1. The identification of the preliminary study area was followed up with detailed field survey work undertaken by a Chartered Member of the Landscape Institute on the 11th and 12th April 2025 when deciduous trees were largely without leaves. Weather conditions were dry with good visibility on the 11th when the majority of the more distant site work was undertaken; but more varied on the 12th.
- 1.6.2. Representative photographs were taken at viewpoints chosen to demonstrate the visibility of the Site in the surrounding landscape. Where many similar viewpoints were available, photographs were taken at the location where the Site is most visible.
- 1.6.3. Photographs were taken with a Nikon D3500 digital SLR camera with a fixed 35mm focal length lens and presented using a 1.5x multiplication factor to give the equivalent of 52.5mm. They are intended to be viewed **digitally** and replicate a normal eye level view at 1.6 metres above ground level.⁴
- 1.6.4. The fieldwork undertaken has enabled the estimated Zone of Visual Influence (ZVI) to be established (refer to Section 4.2 and Figure 3 on page 15); and this in turn has guided the detailed Study Area for the landscape baseline study.

1.7. Scope of the Appraisal

- 1.7.1. As set out above, the scope of this Appraisal has been guided by the nature of the proposals and the landscape in which it is located. In this case, given the nature of the proposals, the Site, and the surrounding landscape context, the assessments undertaken within this document have been limited to the following:
 - i. The visual assessment has been undertaken during daylight hours, and in order to take account of the effect of time, has been considered in both the short (year 1) and medium to longer term (year 10).
 - ii. Assessments have not been carried out at night; during an enabling works demolition phase; during construction; or during a decommissioning stage.
 - iii. 22 viewpoints have been chosen to represent the visibility of the proposals from the public domain surrounding the Site. Viewpoints are representative, and therefore illustrate the nature of views experienced around each location.
 - iv. The photographs presented in Section 8 have been taken in winter (early spring when deciduous trees were still largely out of leaf), however, the assessments consider the likely effects in both summer and winter seasons, and where necessary separate assessments have been made.
 - v. Effects on receptors in private properties have also been considered, however, as planning is principally concerned with views from the public domain these have been grouped (where possible) to minimise the extent of this work.

2 The assessments have been based on the guidance contained within the “Guidelines for Landscape and Visual Impact Assessment” - 3rd edition, 17th April 2013 (GLVIA3), however, as the scheme is not the subject of an Environmental Statement (as required by EIA Regulations) this document takes the form of a Landscape and Visual Impact “Appraisal”.

3 GLVIA 3 - Paragraphs 3.16 and 6.2.

4 Note: Refer to Appendix C for technical details.

- vi. In undertaking the landscape assessment an overall assessment of the effects of the development on landscape character has been made. Detailed assessments of the effects on individual elements that contribute to landscape character have not been made individually - Instead 20 individual elements that contribute to landscape character have been considered within the environmental baseline under three broad headings 'Physical Influences', 'Influences of Human Activity' and 'Aesthetic and Perceptual Factors' and the effects on them considered collectively in coming to a conclusion on the effects on overall landscape character.

2 METHODOLOGY, ASSUMPTIONS AND LIMITATIONS OF THE ASSESSMENT

2.1. Introduction

- 2.1.1. This section sets out the methodology used in the preparation of this document. It sets out guidance referenced, terminology used, the concept behind the process of Landscape and Visual Impact Assessment, and the methodology which has been applied.
- 2.1.2. It also sets out both assumptions made and limitations acknowledged, and is supported by a glossary which defines terms used throughout.

2.2. Guidance and terminology

- 2.2.1. The methodology, guidelines and terminology used in the preparation of this Appraisal have been developed from the following:
 - i. ‘Guidelines for Landscape and Visual Impact Assessment, Third Edition’ (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment and which came into force on the 17th April 2013;
 - ii. ‘An Approach to Landscape Character Assessment’, Natural England, 2014; and
 - iii. ‘The Setting of Heritage Assets’, Historic England, 2017.
- 2.2.2. Consideration has also been made to the Landscape Institute’s Technical Guidance Note LITGN-2024-01 (published in August 2024) which provides a compilation of clarifications on GLVIA3; to the Landscape Institute Technical Guidance Note 02/21, ‘Assessing Landscape Value Outside National Designations’ (TGN 02/21) published in May 2021; to the Landscape Institute’s Technical Information Note 01/2017 on Tranquillity (published in March 2017); and to the Landscape Institute’s Technical Guidance Note 2/19 (published in March 2019) which provides guidance on Residential Visual Amenity Assessment (RVAA).
- 2.2.3. All photographs have been taken and presented in accordance with the Landscape Institute Technical Guidance Note (TGN) 06/19 “Visual Representation of Development Proposals”.
- 2.2.4. The generic title of the process followed is Landscape and Visual Impact Assessment. The term ‘impact’ in this context is often seen as interchangeable with the term ‘effect’ (and there may be circumstances in which the terms ‘impact and effect’ are interchangeable), however, GLVIA 3 defines impact as the ‘action being taken’, and effect as ‘the change resulting from that action’, and these definitions have been followed throughout this assessment. Put simply, ‘impacts’ have an ‘effect’.
- 2.2.5. For the avoidance of doubt:
 - i. ‘Km’ means kilometre/s; ‘m’ means metre/s.
 - ii. All distances are approximate.
 - iii. All references to points of the compass are generalised and are used for descriptive purposes only.
 - iv. ‘Site’ refers to the main Development Site within the red line shown on Figure 1.

2.3. Process of assessment

- 2.3.1. Landscape and Visual Impact Assessment is a process where the features and qualities of views and of the Application Site and surrounding landscape are examined, the proposed development is set out, and assessments are undertaken in accordance with the approach set out in GLVIA3.
- 2.3.2. The process considers the **susceptibility** to change of the “receptor” and the **value** attached to the view / landscape element to determine **sensitivity**; and weighs this against the **magnitude of effect** to determine the **level of effect**.

Sensitivity x magnitude = Level of effect

- 2.3.3. Although interrelated, landscape assessment is distinctly separate from the process of visual assessment:
 - **Landscape** effects are concerned with changes to the landscape, including the effect on its character as a whole and on the individual elements contributing to this character. “Receptors” can therefore include physical influences (for example vegetation or water bodies); influences of human activity (for example land use or the character of buildings / built form); or aesthetic and perceptual factors (for example tranquillity or wildness); all of which contribute to overall landscape character.
 - **Visual** effects are the effects on “receptors” of changes (resulting from development) in the character of available views. In this case the “receptors” are people experiencing the view such as users of Public Rights of Way (PRoW) or occupants of residential properties.

- 2.3.4. Detailed Methodologies are set out within Appendices A (Landscape) and B (Visual).

2.4. Assumptions made

- 2.4.1. In undertaking both the landscape and visual assessments, certain assumptions have been made regarding plant growth and maintenance heights for new planting. These are set out below:
 - a) Cornish (Tresco) hedges⁵ will be:
 - i. Built to heights specified on the architects drawings and planted with Aeoniums, giant Herb Robert (Geranium maderense) and other indigenous species.
 - ii. Fully established in year 10 – with the hedgerow plants maintained at heights appropriate to the species.
 - b) The Native hedgerow planting between the ‘Staff Accommodation’ buildings will be:
 - i. Planted with 10L containers using native evergreen species tolerant of salt such as Quercus Ilex, guide height 0.5m at year 1.
 - ii. Fully established as a solid hedge in year 10 – with the hedgerow maintained at c.1.5m in height.
 - c) Tree planting around the Site boundaries (Advanced Nursery Stock specimens) will be:
 - i. 4 – 5m tall in year 1.
 - ii. 6 - 7m tall in year 10.
- 2.4.2. It should be noted, however, that tree heights will vary with species and are made on the assumption that planting and maintenance (watering etc.) is to a high specification and that shocks to plant physiology (drought etc.) are avoided.
- 2.4.3. Finally, it should also be noted that for the assessments made in the medium to longer term (year 10) it has been assumed that there would be no significant change (growth or loss) in offsite / foreground vegetation.

2.5. Limitations of assessment

- 2.5.1. The assessments undertaken are based on certain assumptions and therefore have certain limitations. Whilst the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) calls for assessments to be appropriate and proportionate to the nature of the development proposed, these limitations should be recorded. For this study these have been identified as follows:
 - i. The assessment only assesses effects on visual receptors on publicly accessible land and from private residences (estimated) – Whilst this is entirely normal it should be noted that visual effects from locations on surrounding fields are not covered.
 - ii. No photomontages or other forms of visualisation have been used in the assessments undertaken.
 - iii. Assessments from private land / residences have been undertaken, however, the visibility of the Site from private viewpoints has been estimated both by looking towards the Site from public areas, and by standing

5 A version of a Cornish hedge consisting of a drystone wall with earth binding central core which supports characteristic succulents and other species.

on Site and looking outwards. No attempt has been made to access private property for more detailed assessment.

- iv. Night time; enabling works / demolition; detailed construction; and decommissioning phase assessments have not been undertaken. Effects of lighting have been considered, however, and where particularly relevant to the overall assessment of effects this report does make reference to the construction phase.
- v. As set out above, for the visual assessments made in the medium to longer term (year 10) it has been assumed that there will be no significant change (growth or loss) in offsite / foreground vegetation.
- vi. Finally, whilst the estimated Zone of Visual Influence (ZVI) is mapped to a good degree of accuracy and takes into consideration the screening effects of topography, built form and significant areas of vegetation as noted from site work, it should be understood that there will still be locations within the mapped ZVI where the complexity of landscape (such as intervening vegetation / buildings) or lack of public access makes it impossible to reasonably determine the exact visibility of the proposed development. In reality there will be some areas within the mapped ZVI where the proposed development will not be visible, and there may also be some un-mapped areas where glimpses of the proposed development would exist.

3 BASELINE STUDY - PLANNING POLICY CONTEXT AND DESIGNATIONS

3.1. Introduction

- 3.1.1. This section sets out the planning policy background applicable to the Site at the local and national level, in particular policies relating to landscape and visual amenity contained in the current Development Plan. It also sets out landscape, heritage, tree and habitat designations that fall within the Study Area. A summary of the policy context is also set out in the Design and Access Statement which accompanies the application.
- 3.1.2. In planning terms the Site lies within the Council of the Isles of Scilly planning area, and within the Isles of Scilly National Landscape (formerly AONB).
- 3.1.3. The planning policy context applicable to this Site therefore includes the NPPF (supported by the NPPG) at a national level; and at a local level documents prepared by the Council of the Isles of Scilly and supported by The Isles of Scilly National Landscape Partnership.

3.2. National Landscape context

- 3.2.1. The Isles of Scilly Area of Outstanding Natural Beauty (now National Landscape) was designated in 1975 under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of England’s only archipelago. It covers only 6.2 square miles (c.16km²) making it the smallest National Landscape in the UK, and includes the entire Study Area associated with this assessment.
- 3.2.2. National Landscapes are nationally important assets, recognised for their landscape characteristics and quality, and form an important part of the nations heritage assets and environmental capital.
- 3.2.3. The 1949 Act, along with the Countryside and Rights of Way Act 2000 (the CRoW Act) and the AONB’s Management Plan⁶ makes it clear that as well as their landscape characteristics, natural beauty includes wildlife, scientific and cultural heritage.

3.3. The National Planning Policy Framework (NPPF)

- 3.3.1. National planning policy contains guidance on planning and related issues on a national basis. From the 12th December 2024 this has primarily been set out within the National Planning Policy Framework (NPPF), superseding the previous versions of this document. Other national planning policy that remains current is identified in the introduction to the NPPF (associated with nationally significant infrastructure projects / traveller sites and waste policies); however, these have no relevance to these proposals.
- 3.3.2. The NPPF is a wide-ranging document comprising of 17 chapters which sets out the Government’s planning policies for England and how these should be applied.
- 3.3.3. It provides a framework within which locally prepared plans for housing and other development can be produced; it must be taken into account in preparing the Development Plan; and is a material consideration in planning decisions.
- 3.3.4. The framework proposes that development that accords with an up-to-date Local Plan should be approved and any proposed development that conflicts should be refused unless other material considerations indicate otherwise;⁷ however, it should be recognised that the ‘*presumption in favour of sustainable development*’ does not automatically apply within National Landscapes or areas defined as Heritage Coasts, as confirmed by NPPF paragraph 11 (both 11b) i and 11d)i) and footnote 7 (page 6), due to other policies relating to National Landscapes elsewhere within the Framework.
 - For **plan-making** being in a National Landscape ‘*provides a strong reason for restricting the overall scale, type or*

distribution of development in the plan area’ (paragraph 11b)i); and

- For **decision-taking** the contravention of policies that protect a National Landscape ‘*provides a clear reason for refusing the development proposed*’ (paragraph 11d)i).

- 3.3.5. There is no direct reference in the NPPF to Landscape and Visual Impact Assessments, although their need is an intrinsic requirement of assessing the effects of development on the surrounding landscape; and ‘cumulative landscape and visual impacts’ are mentioned in paragraph 165a under planning for climate change.
- 3.3.6. The key paragraphs relating to landscape and visual assessment are contained within Section 15 of the NPPF, but Section 6 is also relevant:

NPPF Section 6 – Building a strong, competitive economy

- 3.3.7. This section of the NPPF deals with building a strong, competitive economy, and includes a section entitled “*supporting a prosperous rural economy*”.
- 3.3.8. It sets out the need for planning policies and decisions to “*create the conditions in which businesses can invest, expand and adapt*” and makes it clear that “*significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*” (paragraph 85); and Paragraph 88 (inter-alia) sets out that planning policies and decisions should enable:
 - “a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
 - b) *the development and diversification of agricultural and other land-based rural businesses*”and
 - “c) *sustainable rural tourism and leisure developments which respect the character of the countryside.*”
- 3.3.9. Paragraph 98 then sets out that “*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements*”, and that “*In these circumstances it will be important to ensure that development is sensitive to its surroundings*”, and that “*The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.*”

NPPF Section 15 - Conserving and enhancing the natural environment

- 3.3.10. This section of the NPPF sets out the requirement that the planning system should contribute to and enhance the natural and local environment by (amongst other criteria) protecting and enhancing valued landscapes, and by protecting and enhancing biodiversity and geodiversity.
- 3.3.11. It sets out that “*planning policies and decisions should contribute to and enhance the natural and local environment by:*” (inter alia)
 - “a) *protecting and enhancing valued landscapes [which include National Landscapes] (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) *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;*
 - c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*and by
 - d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs*” (paragraph 187).

6 The Isles of Scilly Area of Outstanding Beauty Management Plan 2021-2025
7 NPPF - paragraph 48, page 14.

- 3.3.12. It also sets out that 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; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*” (paragraph 188).
- 3.3.13. The NPPF specifically requires “*great weight*” to “*be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues*”; states that “*the conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads*”; and it states that 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*” (paragraph 189). It also provides guidance for development in National Parks, the Broads and National Landscapes (paragraph 190); and provides guidance for planning policies and decisions in areas defined as Heritage Coast (paragraph 191) where they do not fall within one of the areas mentioned in paragraph 198.⁸
- 3.3.14. Under a sub-heading of ‘habitats and biodiversity’ development plans are required to enhance biodiversity and geodiversity including the requirement to “*identify and pursue opportunities for securing measurable net gains for biodiversity*” (paragraph 192b), and a series of principles are listed which local planning authorities should apply when determining planning applications (paragraphs 193).
- 3.3.15. Furthermore, under a second sub-heading of ‘Ground conditions and pollution’, ground conditions and the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment are also considered. In doing so paragraph 198 refers to noise pollution, and paragraph 199 refers to air quality management (both outside the remit of this assessment), however, paragraph 198b refers to the need for planning policies and decisions to “*identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*”, and 198c refers to the need to “*limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*”.
- 3.3.16. Other policies of particular relevance to the nature of development proposed on the Application Site (but have less direct relevance to landscape character and visual matters) are set out in the following sections of the NPPF and detailed further (as required) in the Planning Statement which accompanies this application:
- NPPF Section 11 – Making effective use of land
 - NPPF Section 14 – Meeting the challenge of climate change, flooding and coastal change.
- 3.3.17. NPPF Section 16 – ‘Conserving and enhancing the historic environment’ is also relevant, and sets out the planning requirements to consider all heritage assets (both designated and non-designated), and how effects on these should be dealt with.

3.4. National Planning Practice Guidance (NPPG)

- 3.4.1. The National Planning Practice Guidance (NPPG) is a web-based resource, provided by the Ministry of Housing, Communities and Local Government, which brings together planning guidance on various topics into one place. It adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together.
- 3.4.2. The NPPG replaces over 7,000 pages of planning guidance that was previously published in separate documents. It is now available entirely in one place, online and not in hard copy.

- 3.4.3. Plan makers (mainly Local Authorities who are responsible for a Local Plan but also community groups who may be working on a Neighbourhood Plan) must have regard to national policies and advice contained in the guidance when developing their plans. The guidance is also a ‘material consideration’ when taking decisions on planning applications. This means that if a local policy is deemed out of date, local authorities may be directed by the requirements of the NPPG.
- 3.4.4. The Planning Practice Guidance helpfully includes landscapes, environmental gain, National Landscapes and their settings in the Natural Environment section (most recently updated on the 19th February 2025). Under a sub-heading of ‘Landscape’, paragraph 036 sets out that “*the cumulative impacts of development on the landscape need to be considered carefully*” and paragraph 037 states that “*to demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used*”.
- 3.4.5. Paragraph 039 (in relation to National Parks, The Broads and National Landscapes) sets out⁹ the statutory duty of “*relevant authorities*” (including local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office) to “*seek to further*” the purposes for which these areas are designated (conserving and enhancing natural beauty); and notes that this “*is relevant in considering development proposals that are situated outside National Park or National Landscape boundaries, but which might have an impact on their setting or protection*”.
- 3.4.6. Paragraph 041 also makes it clear that the scale and extent of development within National Parks, the Broads and Areas of Outstanding Natural Beauty (National Landscapes) “*should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty*”, and that any development in these areas “*will need to be located and designed in a way that reflects their status as landscapes of the highest quality*” [emphasis added]; and paragraph 042 then highlights the importance of the settings of National Parks, the Broads and Areas of Outstanding Natural Beauty (National Landscapes). It notes the harm that can be done by poorly located or designed development (“*especially where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary*”); and it notes that “*development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account*”.
- 3.4.7. Paragraph 043 then makes reference to Heritage Coasts which are defined as “*stretches of our most beautiful, undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve access for visitors*”, and notes that “*Planning policies and decisions should be assessed against paragraph 173 (and footnote 55) of the National Planning Policy Framework*”,¹⁰ but it also notes that “*most of the defined Heritage Coast is covered (on land) by either Area of Outstanding Natural Beauty or National Park designations*”.

3.5. Local planning context

- 3.5.1. The development plan for the area consists primarily of the Isles of Scilly Local plan (including Minerals and Waste) 2015 to 2030 which was formally adopted by the Council of the Isles of Scilly on the 25th March 2021. It is supported by a number of Supplementary Planning Guidance Documents including the Isles of Scilly Design Guide (2006), a Biodiversity and Geological Conservation SPD (2008), a Sustainable Energy Strategy (2007), and a Strategic Transport Framework (2011). There are no Neighbourhood Plans or Village Design Statements on the Council’s website.
- 3.5.2. A Farming Position Statement (dated October 2022) has also been published by the AONB Partnership to sit alongside the Management Plan.

8 In this case the Site already falls within a National Landscape.

9 With reference to Section 11A(2) of the National Parks and Access to the Countryside Act 1949, Section 17A of the Norfolk and Suffolk Broads Act 1988, and Section 85 of the Countryside and Rights of Way Act 2000.

10 These references are clearly out of date as NPPG paragraph 043 was last updated in July 2019 - Comparing the July 2018 NPPF against the latest December 2024 version, the correct paragraphs references are Paragraph 191 and Footnote 67.

Isles of Scilly Local Plan (2015 to 2030)

- 3.5.3. In general terms the key policies applicable to these proposals are Policy SS2, ‘Sustainable Quality Design and Place Making’; and Policy WC5, ‘Visitor Economy and Tourism Development’.
- 3.5.4. Policy SS2 sets out that “new development must be of a high-quality design and contribute to the islands’ distinctiveness and social, economic and environmental elements of sustainability by (inter-alia):
- 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;
 - ensuring that development does not dominate or interrupt important public views, key landmark buildings or significant cultural and heritage features;
- 3.5.5. Policy WC5 (Part 1) states that “Proposals for new or upgraded tourism development will be permitted where (inter-alia) they:
- make a positive contribution to creating a sustainable, diverse and modern tourism economy; and
 - are appropriate to the site and its surroundings in terms of activity, scale and design;”
- and
- “d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan.”
- 3.5.6. Part 2 of the policy then goes on to say that proposals for tourism developments will be particularly encouraged where (inter-alia) it is demonstrated that they would extend the tourism season and increase productivity and wages in tourism.
- 3.5.7. In landscape terms, the key policies applicable to these proposals are contained within Section 3 of the Local Plan entitled ‘Our Outstanding Environment’. The aims of this section are listed as:
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.
 5. Engendering and supporting a strong, vibrant and healthy island community with an improved quality of life for its residents.
 6. Adapting to the effects of climate change on people, wildlife and places by increasing resilience, matching the vulnerability of land uses to flood risk, and managing surface water in the most sustainable way.
 7. Minimising carbon dioxide and other greenhouse gases and supporting measures that contribute to carbon neutrality and mitigate against the effects of climate change.”
- 3.5.8. Within this section of the Local Plan the key policies relating to landscape character and visual amenity are Policy OE1, ‘Protecting and Enhancing the Landscape and Seascape’, Policy OE2, ‘Biodiversity and Geodiversity’, Policy OE4 ‘Protecting Scilly’s Dark Skies’ and Policy OE7 (5) - ‘Development affecting Heritage’.
- 3.5.9. Policy OE1 deals with the protection and conservation of landscape character and makes specific reference to the AONB. This Policy states that:
- “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:
 - the distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape;
 - the undeveloped and special character of the Heritage Coast;
 - 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 Study and any successor or associated documents.

2) Development will not be supported on the uninhabited islands.”

- 3.5.10. Policy OE2 ‘Biodiversity and Geodiversity’ is split into 5 sections which collectively make it clear that developments will only be permitted where they conserve and enhance biodiversity and geodiversity and ensure proportionate and appropriate biodiversity net-gain is secured.

- 3.5.11. OE2 (1) states that:

“1) Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation, and should:

- Protect the hierarchy of international, national and local designated sites in accordance with their status;
- Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;
- Contribute to the restoration and enhancement of existing habitats and the creation of wildlife habitats and linkages between sites to create and enhance local ecological networks;
- Seek to eradicate or control any invasive non-native species present on site; and
- Be required to contribute to the protection, management and enhancement of biodiversity and geodiversity.”

- 3.5.12. Policy OE4 deals with ‘Protecting Scilly’s Dark Skies’. This Policy states that:

“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, including:

- costs to the environment (including the unnecessary use of electricity);
- skyglow (visible glow caused by scattering and reflection from clouds and the atmosphere);
- light nuisance (creating amenity nuisance, highway hazards and restricted views of the night sky); and
- glare (over-bright and poorly directed lights that dazzle or discomfort those who need to see, by concealing rather than revealing).”

- 3.5.13. Policy OE7 (5) deals with ‘Development affecting Heritage’ and makes it clear that great weight will be given to the conservation of the islands irreplaceable heritage assets and their settings. The policy is split into 10 parts of which parts 1 to 3 deals with situations where harm would be caused to heritage assets; part 4 provides support for proposals that will help to secure a sustainable future for the islands’ heritage assets; and parts 5 to 9 deal specifically with development within the Isles of Scilly Conservation Area (which includes the Site), listed Buildings, Scheduled Monuments and Archaeology, Registered Parks and Gardens, and Non-designated Heritage Assets. Section 10 requires “proportionate historic environments assessments and evaluations” (which in this case have been undertaken by Charlie Johns).¹¹

- 3.5.14. Most relevant to these proposals is section 5 ‘Conservation Area’ which states that:

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

- it preserves or enhances the character or appearance of the area and its setting;
- the design and location of the proposal has taken account of:
 - 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
 - the form, scale, size and massing of nearby buildings, together with materials of construction.”

¹¹ Refer to the Heritage Impact Assessment accompanying this application (Report number 2025/8).

- 3.5.15. Other policies of relevance to the proposals (and discussed in the Design and Access Statement accompanying the application) include:
- Policy SS6 - Water and Wastewater Management
 - Policy SS7 - Flood Avoidance and Coastal Erosion
 - Policy OE3 - Managing Pollution
 - Policy OE5 - Managing Waste
 - Policy LC4 - Staff Accommodation
 - Policy LC8 - Replacement Dwellings and residential Extensions, Alterations and Ancillary Accommodation

Other documents

- 3.5.16. Other documents of relevance to landscape character and visual amenity associated with the proposals include the Isles of Scilly Design Guide and the Isles of Scilly Area of Outstanding Natural Beauty Management Plan.

Isles of Scilly Design Guide 2006

- 3.5.17. The Isles of Scilly Design Guide (published by the Council of the Isles of Scilly in 2006) provides guidance to ensure that the “*proposed development will not harm and will positively enhance the existing environment*” (Appendix I, p.113). It notes the character of Treco and surrounding islands (and has been referred to in preparing the environmental baseline in Section 5 below) and is a useful reference, advising on all matters including built form, layout, and materials.

Isles of Scilly Area of Outstanding Natural Beauty Management Plan 2021 - 2025

- 3.5.18. The above documents are supported by the Isles of Scilly Area of Outstanding Natural Beauty Management Plan 2021 - 2025. This is a strategic plan for the conservation and enhancement of the AONB drawn together on behalf of the various organisations that make up the AONB Partnership. It is a comprehensive document which identifies the AONB policy framework and sets out the environmental importance of the AONB; which identifies key threats and opportunities (Chapter 5); and which considers Natural Capital, Ecosystem Services and an Ecosystem Approach for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way (Chapter 6).
- 3.5.19. Key environmental issues are given in Section 5.3 and include the Climate Emergency; Water Quality and Quantity issues; and Continued Biodiversity Declines under which the most significant pressures linked to biodiversity decline are listed as:
- “Climate change
 - Intensification of agriculture
 - Hydrological change
 - Invasive Non-native species,
- and
- The historic environment”.
- 3.5.20. However, under Section 5.1 (‘Political’) with regards to National and Local Housing Policy the plan notes that the AONB Partnership should consider:
- “Negative visual impacts on the landscape from proposed developments particularly those which require new infrastructure such as access roads or are built above 2 storeys;
 - Potential negative impacts on key ecosystem services and ecological functioning of proposed development sites, chosen because of their proximity to existing infrastructure (such as mains drains/electricity supply);
 - Potential negative effect of increased nutrients entering local catchments and increased pressure on drinking water

resources needed by new developments;

- Potential negative impacts from increased recreation on biodiversity, peace and tranquillity and the historic environment as a result of a growing population;
- Missed opportunities to reach net zero if sustainable building solutions are not incorporated into the design of developments. For example, sustainable solutions to energy provision, rainwater harvesting and sustainable drainage systems;
- All new developments adhering to the principles of ‘Build Back Better.’

Other documents

- 3.5.21. As previously noted a number of other Supplementary Planning Documents, Position Statements and Good Practice Notes have also been published by the Council (including one on Biodiversity and Geological Conservation,¹² a transport Strategy,¹³ and a Sustainable Energy Strategy¹⁴), and the AONB Partnership has also published a Farming Position Statement which highlights importance of farming on the islands.¹⁵

3.6. Landscape, heritage and tree designations

- 3.6.1. There are no international landscape or heritage designations (e.g. World Heritage Sites), and no local landscape designations (such as ‘Special Landscape Areas’) covering the islands; however, as set out in various locations above at a national level the entire archipelago is designated as the Isles of Scilly National Landscape, and the entire area is also defined as Heritage Coast.
- 3.6.2. In terms of heritage assets,¹⁶ there are no heritage designations on Site, but the Site contains four non-designated heritage assets including the Borough Farm Medieval Settlement, a possible Bronze Age Cairn, and two prehistoric ‘findspots’ (one of a “stone tool” and one of the “top stone of a granite rotary quern”).¹⁷
- 3.6.3. The surrounding area also contains four scheduled monuments (the most obvious of which is the Mid-16th century blockhouse overlooking Old Grimsby Harbour, 500m north of the site);¹⁸ the entire Isles of Scilly are a Conservation Area; there are two Protected Wreck Sites in the islands;¹⁹ significant further areas of the Isles are Scheduled Monuments;²⁰ Treco Abbey and Gardens are a Registered Park and Garden; and there are numerous listed buildings including ‘The Stables’ immediately to the east of the Site (which are Grade II Listed Buildings recorded as ‘Borough Farm Outbuildings’²¹).²² Fifteen non-designated heritage assets also lie within the wider study area.²³
- 3.6.4. There are no Tree Preservation Orders (TPOs) on the islands, but as noted above the entire Isles of Scilly are a Conservation Area with trees being protected by this designation and forming an important part of the landscape.

12 ‘Biodiversity and Geological Conservation - Planning Good Practice Guidance for the Isles of Scilly’ - December 2008.

13 ‘The Isles of Scilly Strategic Transport Framework’ - August 2011.

14 ‘A Sustainable Energy Strategy for the Isles of Scilly’ - November 2007.

15 AONB Farming Position Statement - October 2022.

16 Heritage assets include World Heritage Sites, Designated Sites of Archaeological Importance, Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Battlefields, and Registered Parks and Gardens; as well as any non-designated assets identified.

17 Refer to the Heritage Impact Assessment, page 16, Paragraph 3.4 for details.

18 See: <https://historicengland.org.uk/listing/the-list/list-entry/1013662>

19 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=protwreckPIndex,protwreckIndex&basemapSet=OSGreyVector&box=84644:11444:95518:16523>

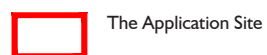
20 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=moncPIndex,moncIndex&basemapSet=OSGreyVector&box=86575:13462:93099:16510>

21 See: <https://historicengland.org.uk/listing/the-list/list-entry/1376771>

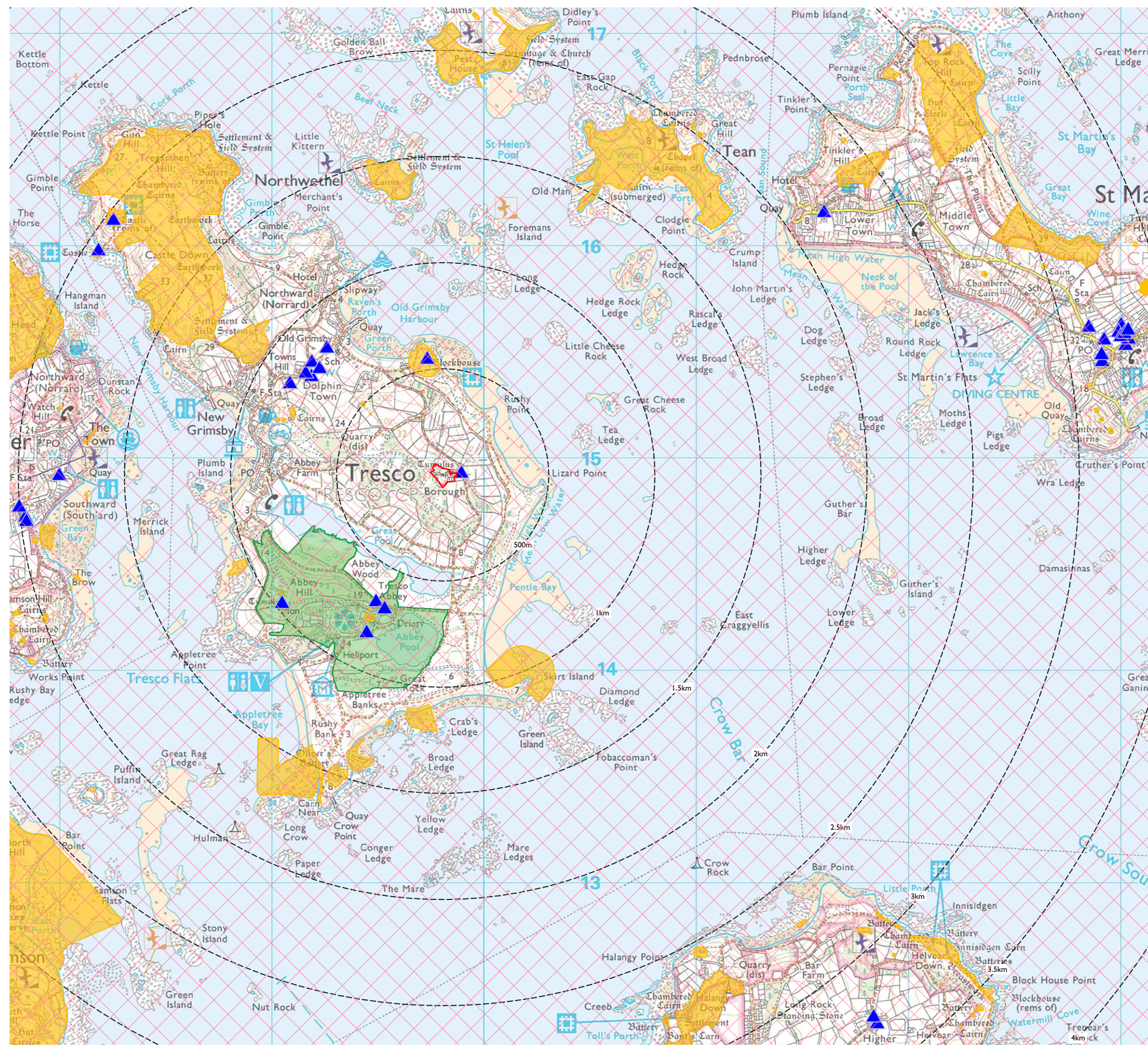
22 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=moncPIndex,moncIndex,whsPIndex,whsIndex,lbuildIndex,batPIndex,batIndex,pagPIndex,pagIndex&basemapSet=OSGreyVector&box=86283:13253:92806:16300>

23 Refer to heritage Impact Assessment, Page 16, Section 3.4

KEY:



Heritage



3.7. Habitat designations²⁴

- 3.7.1. In terms of habitats, a plethora of designations cover the Isles of Scilly.
- 3.7.2. Numerous areas across the islands are Ramsar Sites (including the coastline directly to the east of the Site);²⁵ and there are many Sites of Special Scientific Interest (SSSIs) including one along the same coastline and one covering the Great Pool to the south.²⁶ Large areas (including the same area along the coast of Tresco to the east of the Site) are also a Special Area of Conservation (SAC)²⁷ and a potential Special Protection Area;²⁸ and significant areas are also Marine Conservation Zones, Special Areas of Conservation (Marine Components) and Special Protection Areas (Marine Components).²⁹
- 3.7.3. There are no areas of Ancient Woodland on the Isles of Scilly, however, but there are numerous priority habitats including areas of Woodland and Woodpasture and Parkland around Tresco Abbey, and areas of Priority Habitat Coastal Sand Dunes along the coastline to the east of the Site.³⁰
- 3.7.4. Overall the islands are highly valued for their habitats and wildlife.

24 The assessment of effects on habitats and species falls outside the scope of this assessment. Details of habitat designations are referred to here for consideration of landscape value and contextual purposes only.

25 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=ramPIIndex,ramIIndex,proposedRamsarP,proposedRamsar&basemapSet=OSGreyVector&box=86192:13625:92716:16673>

26 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=sssiPIIndex,sssiIIndex&basemapSet=OSGreyVector&box=86271:13446:92795:16493>

27 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=sacPIIndex,sacIIndex&basemapSet=OSGreyVector&box=86245:13499:92768:16546>

28 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=spaPotentialP,spaPotential&basemapSet=OSGreyVector&box=85463:13214:91987:16262>

29 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=mczIndex,marinesac,marinespa&basemapSet=OSGreyVector&box=86287:13295:92811:16343>

30 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=dunesIndex,cvsIndex,mcsIndex,lagoonIndex,goodgrassIndex,baplowheathIndex,bapdeceIndex,orchardIndex,bapwoodIndex,bapundertergrassIndex&basemapSet=OSGreyVector&box=87318:13672:91232:15500>

4 BASELINE STUDY - THE VISUAL BASELINE

4.1. Introduction

- 4.1.1. The visual baseline sets out all areas of the surrounding countryside from where the proposed development may be seen and establishes the types of receptor found in each location.
- 4.1.2. As set out in the Methodology in Appendix B, it is established through desk top study and extensive fieldwork and determines the estimated Zone of Visual Influence (ZVI) presented in Figure 3.³¹ Within the area identified it is estimated that views of the proposed development may be possible from ground level or within buildings.
- 4.1.3. Representative photographs and viewpoint commentaries are presented in Section 8 of this Appraisal. Higher quality photographs are also presented separately in Appendix D to allow easy digital scaling and viewing of the photography.

4.2. The estimated Zone of Visual Influence

- 4.2.1. In the case of this development, due largely to the nature of surrounding topography and vegetation, the Zone of Visual Influence of the development proposals is contained to an area on the northeast side of the island of Tresco, stretching across the sea to the east of the island as far as the highest ground on the islands of St Helen's, Tean and St Martin's; and with distant views possible between the various islands from the seascape to the north, northeast and southeast (refer to Figure 3 opposite).

Views from the north:

- From the north there are views from a small area of Tresco that lies between the Site and the 'Racket Town Road', and from Borough Road and the landscape along the coastline stretching towards the Old Blockhouse (also known as Dover Fort) overlooking Old Grimsby Harbour.
- There will also be views from the southern / southwestern sides of Northwethel, St Helen's and Tean islands, and (from further afield) from the sea where gaps between the islands allow views.

Views from the east:

- From the east there are views from the eastern edge of Tresco including from Borough Road and from the coastline between Rushy Point and just south of Lizard Point.
- There will also be more distant views from the west / southwest facing slopes of St Martin's (and from the sea between Tresco and St Martin's); and there will also be views from the sea to the southeast (south of St Martin's and approaching St Mary's) and from the western slopes of the Eastern Isles.

Views from the south:

- From the south there are views from the track which provides access to Borough Farm from New Grimsby (which runs almost immediately to the southwest of the Site), but woodland (including significant evergreen vegetation) on the high ground to the south of this track prevents views from further afield.
- There are no views of the Site from the southern end of Tresco or from St Mary's.

Views from the west:

- From the west the vegetation on the high ground in the centre of Tresco prevents all views towards the Site.

- 4.2.2. More distant views will be limited to the sea to the north, northeast and southeast where gaps between the islands allow views towards the Site; however, beyond the surrounding islands views would be seen at distances of over 3 km (and in many cases significantly more), and from many locations the Site would barely be discernible in the wider seascape.

4.3. Visual receptors

- 4.3.1. Bearing in mind the extent of the Zone of Visual Influence around the Site, potential visual receptors within the public domain are limited to people found in the following locations:
 - People using Racket Town Road to the north of the Site.
 - People using Borough Road to the east of the Site.
 - People using the various footpaths along the coastal margin to the east of the Site.
 - People using the track from new Grimsby to Borough (largely to access the Site itself).
 - People using the various footpaths and roads on the western / southwestern side of St Martin's.
 - People on boats between the islands of Tresco and St Martin's (and beyond where views allow).
- 4.3.2. Whilst it is understood that all properties on Tresco belong to the Tresco Estate and the majority of the dwellings in the settlement of Borough are holiday lets, within the settlement 'Boro' and 'The Stables' are used for permanent staff accommodation, and therefore for the purpose of this appraisal are considered to be within the 'private' domain.
- 4.3.3. From the 'private' domain, receptors therefore include:
 - People at 'Boro' immediately to the northeast of the Site.
 - People at 'The Stables' on Borough Road, downslope directly to the east of the Site.
 - People at a few properties (where foreground vegetation allows) on the southwestern side of St Martin's.

31 Which in turn determines the detailed Study Area upon which the rest of the Appraisal is based.

FIG. 3 - THE ESTIMATED ZONE OF VISUAL INFLUENCE



5 BASELINE STUDY - THE ENVIRONMENTAL BASELINE

5.1. Introduction

- 5.1.1. The environmental baseline is a record of the state of key constituent elements of the landscape within the Study Area. It includes a brief description of the Site and records the existing landscape condition within the Study Area, considering some 20 key characteristics under three broad headings; ‘Physical Influences’, ‘Influences of Human Activity’, and ‘Aesthetic and Perceptual Factors’.
- 5.1.2. The environmental baseline has been based on both desktop research and field survey work, and includes reference to the following published Landscape Character Assessments, from which key characteristics of the landscape relevant to the Study Area have been drawn out:
 - National Character Area Profile 158. Isles of Scilly (Natural England, 2015);
 - The Isles of Scilly - A Landscape Assessment of the Area of Outstanding Natural Beauty (The Countryside Agency 2002)
- 5.1.3. Reference has also been made to the Isles of Scilly design Guide which under Section 2 (entitled ‘*The Signature of Scilly*’) contains information on the Character of each island.
- 5.1.4. Extracts of these documents are contained within Appendix G.

5.2. Site description

- 5.2.1. The Site itself consists of a group of properties (currently used as holiday lets, seasonal and permanent staff accommodation)³² covering an area of some 0.68ha in size, located on a raised plateau on the eastern side of Tresco. It is located on one of the most elevated points on the island, and comprises much of the settlement known as ‘Borough’ which overlooks the Borough Road track and the Tresco coastline to the northeast and east.
- 5.2.2. It is surrounded by a woodland area containing significant numbers of Monterey Pines and other evergreen species to the west and southwest (south of which lies the valley containing the Great Pool); and consists of Borough Farm House (a late C19th two storey traditional stone built, gable ended, farm house under a slate roof); three single storey timber chalet buildings known as the ‘Artists Chalets’ and ‘Eastern Watch’ to the east of the Farm House (late C20th, two painted white and one stained a red-brown colour under felt roofs); two single storey cottages known as ‘Northern Watch’ (split into two dwellings) and ‘Penolva’ to the northwest of the Farm House (Late C20th, constructed of stone and white painted render under slate roofs);³³ and a single storey ‘Staff Bungalow’ to the west of the Farm House (Late C20th, constructed of pebble dash render under a slate roof). A series of timber sheds and other outbuildings are also scattered around the Site (particularly to around the ‘Staff Bungalow’ and to the rear of ‘Penolva’).³⁴
- 5.2.3. None of the properties are Listed by Historic England or feature within the Cornwall Historic Environment Record as an non-designated heritage asset; however, ‘Borough Farm House’ is an example of Scillonian vernacular architecture probably dating to the late 19th century (albeit partially derelict and fire damaged); and as noted in paragraph 3.6.2 above the site contains four non-designated heritage assets including the Borough Farm Medieval Settlement, a possible Bronze Age Cairn, and two prehistoric findspots (one of a “*stone tool*” and one of the “*top stone of a granite rotary quern*”).³⁵
- 5.2.4. ‘Borough Farm House’, ‘North Watch’ and ‘Penolva’ face northeast towards the island of Tean, overlooking a field of rough grass with scattered scrub (gorse and brambles) which lies on the falling slope between the properties and the Borough Road track; and ‘Eastern Watch’ and the ‘Artists Chalets’ face east looking past a hedgerow and across a similar area of pasture towards the south end of St Martin’s.

- 5.2.5. With the exception of ‘Eastern Watch’ and a small area to the east of the ‘Artists Chalets’ the majority of the private gardens of the properties are located to their rear, and consist of grass areas surrounded by Cornish (Tresco) hedgerows, hedgerows, or dry stone walls (and the woodlands to the rear of ‘Borough Farm House’, ‘Northern Watch’ and ‘Penolva’). The gardens of ‘Borough Farm House’ are also divided into three distinct hedged spaces, and there is a fourth space which is largely overgrown, separated from the adjacent garden by a close boarded timber fence.
- 5.2.6. Access to the Site is provided primarily from the west via a track that connects to the ‘Racket Town Road’ (which in turn connects to the southern part of New Grimsby around the central stores), and which passes through the Site to the rear of ‘Borough Farm House’ and the ‘Staff Bungalow’. At the southernmost corner of the Site this track turns northeast to pass between ‘Borough Farm House’ and the ‘Artists Chalets’ and then bends east between the ‘Artists Chalets’ and ‘Eastern Watch’ before falling down the hillside where it connects to Borough Road.
- 5.2.7. Three further properties (‘Hedge Rock’, ‘Tean’ (both holiday lets) and ‘Boro’ (currently used for permanent staff accommodation) lie immediately to the northeast of the Site (north of ‘Eastern Watch’), and a further property known as ‘The Stables’³⁶ (also used for permanent staff accommodation) completes the settlement, lying adjacent to the Borough Road track down the hill to the east.

5.3. Existing landscape condition

- 5.3.1. In terms of **Physical Influences**, the Isles of Scilly are an island landscape of granite geology, shallow inter-island waters and white sands (with associated azure blue waters), which is heavily influenced by the surrounding sea and by the North Atlantic Drift of the Gulf Stream which creates a mild (albeit exposed) climate.
- 5.3.2. Bedrock geology across the islands consists of the Isles of Scilly Intrusion, overlain with superficial geology consisting of areas of ‘Head’, ‘Blown Sands’, ‘Tidal Flat Deposits’, and ‘Alluvium’, although none are recorded in the area off the Site.³⁷
- 5.3.3. Soils also vary across the islands, with those beneath the Site consisting of low fertility ‘Freely draining acid loamy soils over rock’; those to the east of the Site along the Tresco Coastline consisting of lime rich freely draining sandy ‘Sand Dune soils’; and those on the north end of the island consisting of very low fertility, poorly draining ‘Very acid loamy upland soils with a wet peaty surface’.³⁸
- 5.3.4. Although of similar geology, the topography of each of the islands is unique, with Bryer being characterised by a series of five hills; St Martin’s being characterised by a long ridge forming a central, gently curving west-northwest to east running spine; and the topography of Tresco being dominated by three rounded granite hills, separated by two broadly lateral east to west valleys.³⁹
- 5.3.5. The Site sits just to the northeast of the central, elongated, ridge of ‘Middle Down’ which runs broadly northwest to southeast and reaches a height of 33m Above Ordnance Datum just to the west of the Site. To the southwest of the Site the top of the hill is fairly flat before it drops towards the valley of the Great Pool, and to the northwest a sub-ridge of the hill screens the Site from Old Grimsby, but to the northeast the topography falls away to the coastline of Tresco and there are panoramic views to the north and east as set out in Section 4.2 above.
- 5.3.6. Drainage in the area is defined by the soils and underlying granite geology, with few streams visible on the surface, but with the Great Pool and Abbey Pool characterising the southern end of the island.

32 Refer to Appendix I of the Design and Access Statement for details.

33 Penolva has a granite northeast facing elevation.

34 A more detailed description of these properties is contained within the Design and Access Statement accompanying the application.

35 Refer to the Heritage Impact Assessment, page 16, Paragraph 3.4 for details.

36 Grade II Listed and recorded as ‘Borough Farm Outbuildings’. See <https://historicengland.org.uk/listing/the-list/list-entry/1376771>

37 See: <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

38 See: <http://www.landis.org.uk/soilscapes/>

39 One hill lies to the north of the island (including Castle Down, Tregarthen Hill and Gun Hill), ‘Middle Down’ lies across its centre (including Vane Hill above New Grimsby and the hill on which Borough (and the Site) is situated on the north side of the Great Pool; and Abbey Hill (south of the Great Pool) towards the southwestern end of the island.

- 5.3.7. In terms of vegetation Tresco is a landscape characterised by a mosaic of woodland (much of it evergreen), pasture, heathland and coastal dunes. It is known worldwide for the sub-tropical gardens found around Tresco Abbey (and the Isles of Scilly generally are renowned for their unusual plant species, protected by the moderating climatic effects of the gulf stream), but a wild heathy headland characterises the north end of the island, giving way to a managed agricultural landscape in its centre which in turn gives way to a flat sandy dune system to the south.
- 5.3.8. Around the Site evergreen woodland dominates the hilltop to the southwest, pasture (with some gorse scrub) characterises the fields either side of the Borough Road track, and a mix of grass and bracken dominates the coastal band (before falling via sandy dunes to the white sand beaches found along this part of the eastern coastline).
- 5.3.9. Hedgerows, Cornish (Tresco) hedgerows, and stone walls divide the fields, and a distinctive band of evergreen Monterey Pines separates the fields from the coastal band (which is vegetated by grass and bracken).
- 5.3.10. In terms of **influences of human activity** this is an island now driven by tourism, but where the former agricultural landscape which characterised the centre of the island endures.
- 5.3.11. Land use across the centre of the island is one of a pastoral, agricultural landscape, largely grazed by beef cattle who utilise a patchwork of small to moderate fields;⁴⁰ with the resultant landscape pattern created by the field boundaries, woodland and shelter belts; but to the north and south of the island the pattern changes, with open heathland and an exposed rocky coastline characterising the north end of the island, and an area of open heathland on sandy dunes found to the south.
- 5.3.12. Within this context settlement pattern across the board is sparse, with buildings (many used for visitor accommodation) concentrated around the villages of Old and New Grimsby and along the sheltered valley that links the two via Dolphin Town and Towns Hill; Borough being an isolated hamlet on the hilltop on the east side of the island (east of New Grimsby); and with the Abbey and its associated gardens being a destination towards the south of the island; but both the very north and south ends of the island are entirely un-settled.
- 5.3.13. Access / movement across the island is characterised by a network of narrow (largely concrete) roads, loose stone tracks and informal grass paths. There are no Public Rights of Way on the island (in the form of registered Footpaths, Bridleways, or Byways), but a series of permissive footpaths are shown on Ordnance Survey Maps and there appears to be open access across the island using the established tracks and paths (including one which runs through the Site).
- 5.3.14. There are no designated heritage assets on Site, however, as noted in paragraph 3.6.2 and 3.6.3 above the Site contains four non-undesignated heritage assets and the surrounding area also contains four scheduled monuments and fifteen non-designated heritage assets;⁴¹ the entire Isles of Scilly are a Conservation Area; there are two Protected Wreck Sites in the islands;⁴² significant further areas of the Isles are Scheduled Monuments;⁴³ Tresco Abbey and Gardens are a Registered Park and Garden; and there are numerous listed buildings including ‘The Stables’ immediately to the east of the Site⁴⁴).⁴⁵
- 5.3.15. Built form on Tresco is fairly homogenous, consisting of largely one and two storey buildings of granite, painted render and occasional timber boarding under slate or clay pan-tiled roofs, and this is reflected in the buildings found on Site (described in section 5.2 above). Buildings generally have full height gable ends (although the principle house in the settlements may have a hipped roof),⁴⁶ and chimneys are a feature of their ridgelines.

40 The fields on Tresco tend to be larger and more regular than those found on the adjacent islands due to rationalisation undertaken by the Dorrien-Smith Family in the nineteenth century.

41 Refer to heritage Impact Assessment, Page 16, Section 3.4 for details.

42 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=protwreckPIndex,protwreckIndex&basemapSet=OSGreyVector&box=84644:11444:95518:16523>

43 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=moncPIndex,moncIndex&basemapSet=OSGreyVector&box=86575:13462:93099:16510>

44 See: <https://historicensland.org.uk/listing/the-list/list-entry/1376771>

45 See: <https://magic.defra.gov.uk/MagicMap.html?chosenLayers=moncPIndex,moncIndex,whsPIndex,whsIndex,lbuildIndex,batPIndex,batIndex,pagPIndex,pagIndex&basemapSet=OSGreyVector&box=86283:13253:92806:16300>

46 For example ‘Dolphin House’ in Dolphin Town.

- 5.3.16. Lighting across the island is limited to lights mounted on (and in) buildings. There are no street lights, few vehicles, and there is little (if any) skyglow. The area is not an International Dark Sky Park or Reserve,⁴⁷ however it falls within the darkest skies as recorded on the CPRE nightblight website.⁴⁸
- 5.3.17. In terms of cultural associations (in art, literature, music, film etc), there are many associations with the Isles of Scilly in both art and literature and the islands have featured in several films and TV documentaries, although there do not appear to be any cultural associations directly with the settlement of Borough or the Site.⁴⁹
- 5.3.18. In terms of **aesthetic and perceptual factors**, landscape scale across Tresco (and the wider islands) is mixed, with small scale pastoral fields and relatively small scale woodlands across the centre of Tresco contrasting with the large scale of the surrounding seascape.
- 5.3.19. Enclosure/ openness also varies, with the woodland areas on Tresco and the valley of the Great Pool creating an enclosed, intimate landscape with a localised sense of enclosure; but with the wider island having a sense of great openness, with extensive panoramic views across the surrounding sea. The dune based heathland at the south end of the island in particular is a distinctly open landscape (with few bushes above eye level to interrupt the sense of openness); and the headland at the north end of the island has a distinct sense of exposure.
- 5.3.20. Complexity within the Tresco landscape is moderate (consisting of a mix of pastoral fields, heathlands, woodlands, lakes, the hamlets of Old and New Grimsby, occasional other properties, and the surrounding sea).
- 5.3.21. Although this is a settled landscape which has formed as a result of centuries of human intervention (it is not a truly wild landscape, uninhabited, uncultivated, unaffected by human intervention), Tresco is an exposed island open to the full force of southwesterly gales rolling in from the Atlantic and the landscape is one of a remote archipelago, and there is a sense of relative wildness associated with both the sense exposure and attendant isolation.⁵⁰
- 5.3.22. In addition tranquillity (both aural and visual) is high, and the landscape has a peaceful quality, albeit weather is a significant factor and the contrast between storm events and periods of settled weather is significant.
- 5.3.23. Overall, this is a island landscape with a strong sense of place, heavily influenced by the remote location and associated sense of isolation and by the surrounding sea, which is such a defining feature.

5.4. Key characteristics

- 5.4.1. The Key Characteristics of the Isles of Scilly are listed in the National Character Area Profile as follows:
- “The area is made up of low-lying granite islands with a strong maritime influence.
 - The uninhabited islands and offshore rocks form complex seascapes.
 - The area is isolated from the UK mainland, with a strong sense of remoteness and tranquillity.
 - The unique pattern of small fields enclosed by evergreen hedges, called fences locally, protects the bulb and vegetable fields from salt spray and strong winds.
 - Many of the islands are largely treeless and wind-swept, apart from the occasional pine shelterbelts on Tresco and English elm copses on St Mary’s.
 - Hugh Town and Old Town on St Mary’s form the principal settlement, with small hamlets and solitary farmhouses elsewhere on St Mary’s.

47 See: <https://www.darksky.org/our-work/conservation/idsfp/finder/>

48 See: <https://www.cpre.org.uk/light-pollution-dark-skies-map/>

49 Pages 49 - 57 of the Landscape Assessment of the Isles of Scilly AONB (copied in Appendix G) provides a list of famous writers, painters and historical figures, and details of a series of historical myths and legends and shipwrecks associated with the islands. Figures include kings and queens; prime ministers; poets the likes of Tennyson and John Betjeman; painters including Wilhelmina Barns-Graham, John Craxton, Denis Mitchell, Julian Trevelyan and John Wells; and writers such as Sir Walter Bessant and Nevil Shute. Michael Morpurgo also has a strong affiliation with the islands (particularly Bryher) and has based several of his books there, and films include ‘When the Whales Came’ (based on a Michael Morpurgo book and set on Bryher) and ‘Archipelago’ (set on Tresco).

50 Refer to glossary for definitions.

- *Settlement patterns of the off islands (Tresco, Bryher, St Martin’s, St Agnes and Gugh) vary, with small clusters of buildings around quays or in sheltered spots and solitary farmhouses located in the centre of smallholdings.*
- *White sandy beaches, embryonic sand dunes and unenclosed areas of maritime heath and grassland fringe the islands; some heathland is dominated by gorse and bracken.*
- *There are outstanding examples of long-term human occupation, including chambered barrows and standing stones with forts and castles prominent on areas of higher ground.*
- *The sea is a dominant influence that both unites and divides the islands; the crystal white sand and the turquoise sea of summer contrasts with a grey thundering sea that is typical of autumn and winter in the western rocks.*
- *A network of roads and tracks and about 200 km of permissive paths provide access to all parts of the islands.”*

5.4.2. Although not in list form, the description of Tresco on Pages 47-48 of the 2002 Landscape Assessment of the Area of Outstanding Natural Beauty also highlights the key characteristics of the island:

“Tresco essentially comprises three low, rounded granite hills separated by broad lateral east-west valleys. Castle Down forms an exposed headland heath extending to the north of the island. In the centre, Middle Down has a wooded summit, with shelter belts extending down and around the agricultural land on the slopes, and Abbey Hill shelters the subtropical gardens at Tresco Abbey. The southernmost part of the island between Appletree Bay and Pentle Bay comprises a flat, low-lying area of blown sand and an extensive dune system. The main settlements of Old Grimsby, Dolphin Town and New Grimsby lie within the sheltered valley between Castle Down and Middle Down, while the valley between Middle Down and Abbey Hill contains the Great Pool and its associated marshes.

On Tresco the underlying rocks, resulting topography and landcover are closely interwoven and create a very distinctive landscape. The wild, heathy headland in the north gives way, first to the managed agricultural landscape in the central part of the island, with its small fields, shelter belts and settlements, and then to the flat, sandy coastal dune systems to the south. Unlike the irregular fields on the other islands, here much of the field pattern was rationalised by Augustus Smith and his successors. This has left larger fields with straight boundaries generally constructed in the Tresco Estate ‘house style’. The extensive woodlands and shelter belts planted by Augustus Smith (and later by Thomas Algernon Dorrien-Smith) to reduce wind speeds and filter salt from the north-easterly winds, are a distinctive feature of Tresco. Despite the ravages of the 1990 storm, Tresco is still the most wooded island, its hilltops and crest clothed with dense plantations that extend down the slopes. These are predominantly Monterey pines and cypress, but also include sycamore, holm oak, willow, rhododendron, elm and eucalyptus. Following the storm an intensive planting programme, supported by the Countryside Agency and English Heritage, has been undertaken to retain and reinforce this characteristic. The subtropical gardens at Tresco Abbey are arguably one of the most well-known features of Scilly. Originally begun in the mid- 19th century by Augustus Smith, they have subsequently been tended by his descendants and now contain an impressive collection of plants from the five continents.

Today the whole island is leased under one tenancy to the Dorrien-Smith family. This gives the island a very distinctive character, with its well-managed farmland that is maintained largely through income from tourism.”

5.4.3. The description of Tresco on Pages 36-37 of the Design Guide is also worth reading (copy in Appendix G).

5.5. Identified strategies / guidelines / sensitivities

5.5.1. No specific lists of strategies, guidelines or sensitivities have been identified in the Isles of Scilly Landscape Character Assessment (instead these are discussed in general terms within the text of the document), but detailed design guidance is given in Sections 3 to 5 of the Isles of Scilly Design Guide, referring to:

- *“Site appraisal and layout”, which deals with principles of good location, landscape and seascape impact, shelter, respecting the privacy of neighbours, making the most of the sun’s natural warmth, and linking the site fully with the character of the islands’ lanes and countryside.*
- *“Appropriate design responses”, which addresses building form and layout, massing and the approach to extensions, alterations, gap and infill projects.*

- *“Design elements” which provides specific and tailored advice on the treatment of specific design elements such as roofs, dormers, porches, doors, windows and boundary treatments.*

5.5.2. Section 6 of the Design Guide then provides guidance on the design of the public realm including a series of ‘Overarching principles’, and guidance on ‘Gateways from the sea’, ‘Streets and public spaces in towns’ and ‘Coastal walks and country Lanes’.

5.6. Landscape function, condition and scenic quality

5.6.1. In terms of function this is an agricultural landscape which functions as part of the wider Isles of Scilly archipelago and has particular value in terms of its function as a tourism destination and as part of the Isles of Scilly National Landscape.

5.6.2. The Site is fairly unique, however, forming part of a distinctly separate cluster of dwellings located away from the villages of Old and New Grimsby and the valley linking the two (and away from Tresco Abbey to the south), but the surrounding fields and woodland are typical of the agricultural fields and woodland found within this context, and the Site also contributes to the setting of ‘The Stables’ heritage asset located downslope to the east of this cluster. The recreational function of the landscape is high, and the landscape surrounding the Site also has a function in contributing to views from St Martins (and the sea) to the north and east.

5.6.3. Overall the landscape is in good physical **condition** with few (almost no) detractors;⁵¹ and **scenic quality** around the Site is very high, with panoramic views to the northeast and east across the water towards St Martin’s.

5.7. Overall landscape sensitivity

5.7.1. Bearing in mind all of the above, in accordance with Tables A2 and A3 of the methodology in Appendix A, the Site and Study Area are judged to be in a landscape of **high value** with a **medium susceptibility to change** of the nature proposed, resulting in **MEDIUM-HIGH SENSITIVITY**. The landscape is one that is designated for the protection of the beauty of the countryside, however the proposal is for a residential tourism development based on a site containing existing residential tourism buildings, and the landscape has moderate ability to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation. The predicted levels of effect described later in this report are therefore based on this level of sensitivity.

Value: High Susceptibility to change: Medium = **SENSITIVITY OF RECEPTOR: MEDIUM-HIGH**

51 The exception being the island tip located within a disused quarry adjacent to the Racket Town Road (west of the Site); and arguably the invasive Rhododendron where it is established in large swathes amongst the island’s woodland.

6 PROPOSED DEVELOPMENT

6.1. Introduction

- 6.1.1. As set out in paragraph 1.1.2 above, this Appraisal forms part of the documentation associated with a Detailed Planning Application. Full details have therefore been submitted with the application, but have been summarised below for convenience.
- 6.1.2. It should be noted, however, that the design has evolved through an iterative process in which decisions on building location, size / form, materials and the surrounding planting proposals have all responded to the initial site analysis. “Mitigation” is an integral part of the design and is not identified separately below.

6.2. Description of the proposed development

- 6.2.1. The proposals for the Site are shown on Llewellyn Harker Lowe’s Proposed Site Plan, an extract of which is included overleaf. This drawing shows the proposed dwelling within its immediate landscape context, with the location of the existing buildings indicated by thin dashed brown lines. For the full drawing refer to drawing 4171_01_010, a copy of which is included within the submission documents.
- 6.2.2. The overall proposal is for the re-development of ‘Borough Farm House’, ‘Penolva’ and ‘Northern Watch’, the ‘Artists Chalets’ and ‘Eastern Watch’ to create a series of new holiday lets (with associated landscape alterations); and the construction of two new buildings providing ‘Staff Accommodation’ for four families to the rear of the Site (south of the Farm House).
- 6.2.3. The complete development would consist of:
 - i. The replacement of the existing Farm House with a new 5 bedroom two storey dwelling of a comparable scale, with refurbishment and alterations to the existing staff bungalow to the rear of the farm house form a spa and studio, and construction of a new associated energy shed and store.
 - ii. The replacement of ‘Penolva’ and ‘Northern Watch’ with a single new 4 bedroom, single storey house, and construction of a new associated energy shed and store.
 - iii. The replacement of the ‘Eastern Watch’ chalet with new 1 bedroom bothy.
 - iv. The replacement of the two ‘Artists Chalets’ with a single new 3 bedroom, single storey dwelling.
 - v. The construction of two new single storey terraces each consisting of two, 2 bedroom houses for ‘Staff Accommodation’.
- 6.2.4. Details of each dwelling are included within section five of the Design and Access Statement accompanying the application. In summary:

i - Borough Farm House

- ‘Borough Farm House’ would be demolished and replaced with a with a new 5 bedroom farm house of a vernacular Scillonian character and form, similar to that of the original building.
- The new building would be repositioned further to the north, on the brow of the hill, continuing the building line with the neighbouring properties (‘Hedge Rock’ to the east and ‘Penolva’ to the west).
- The main body of the proposed dwelling would be a central two storey volume with a hipped roof and two chimney stacks (with tapering granite caps) reflective of the farmhouse’s status as the principal building at Borough. A single storey lean-to (containing a toilet and utility room) is proposed on the eastern end of the building, and a projecting single storey kitchen wing (containing the dining room and kitchen) is located on the western end of the building (reflecting the now ruined outbuilding currently projecting from the existing east elevation), raised three steps above the floor level of the main building.

- Materials would include dressed granite stone walls to the north, east and west elevations of the main element of the building; a through colour cream render on the south elevation (with granite quoins); timber cladding on the western kitchen wing; and traditional Scillonian detailing such as granite lintels and cills, timber windows and doors and a projecting, pitched roof storm porch on the south elevation. Solar PV panels would also be located on the southern roof pitch of the single storey kitchen wing.
- The ridge level on the main element of the house is proposed at 37m Above Ordnance Datum (AOD) with the ridge of the kitchen extension to the west at 34.27m AOD; and the Finished Floor Level of the main element is proposed at 29.70m AOD, with the western kitchen wing being three steps (500mm) higher at 30.20m AOD.
- The ridgeline of the existing farmhouse is at 36.85m AOD, and the floor is at 30.21m AOD, making the elevation of the proposed building some 66cm taller and the ridgeline some 15cm higher than the existing building.
- Window openings and doors are proposed on all elevations as indicated on the architects drawings, and a small timber balcony linking to the master bedroom is proposed on the northern elevation. The main element of the building and rear element of the kitchen extension would feature sash windows and french doors typically found across the island; and the north elevation of the kitchen wing would contain large format sliding glazed doors to maximise the views to the north, but the building eaves above these windows have been designed to oversail the glazing by 800mm in order to reduce upward light pollution.

ii - Borough Farm House Outbuildings

- To the rear of ‘Borough Farm House’ two outbuildings are purposed, the gym and sauna in the re-purposed existing staff bungalow; and a new outbuilding which would house bicycle storage, plant equipment and storage for surfing equipment.
- Of these the re-purposed bungalow would retain the external footprint and form as existing, but would be converted into a studio, with gym and sauna ancillary to the main house. The building would be re-clad in untreated timber boarding (which would be left to silver over time), and roofed in clay pan-tiles in keeping with the existing Tresco vernacular.
- The new outbuilding would be a low slung, pitched roof building, also timber clad under a clay pan-tiled roof.

iii - Penolva

- ‘Penolva’ would be a new building located on the site of the existing ‘Penolva’ and ‘Northern Watch’ (both of which would be demolished).
- It would be largely positioned on the location of the existing buildings in order to maximise views out whilst remaining low slung, and would take the form of a 4 bedroom single storey dwelling in a form similar to other dwellings found on Tresco.
- The main body of the proposed dwelling would be gable ended, orientated north-northeast to south-southwest, with a westerly projecting wing with hipped roof (and granite chimney stack) containing the kitchen and dining area, and a small easterly protection containing the entrance and a bathroom. The northerly gable would also feature an overhanging roof, forming a covered terrace with oak framed gable facing north.
- Materials would include dressed granite stone walls to the east elevation and around the small eastern entrance extension, and timber cladding on the remainder of the building (which would be left to silver over time), all under a slate roof. Detailing would include timber windows and doors, and solar PV panels would also be located on the southern roof pitch of the kitchen wing.
- The ridge level on the main north-northeast to south-southwest element of the house is proposed at 36.35m AOD with the ridge of the kitchen extension to the west at 35.95m AOD; and the Finished Floor Level of the main element is proposed at 31.25m AOD, with the western kitchen wing being 250mm higher at 31.50m AOD.

- The ridgeline of the existing buildings are at 37.63m AOD (Northern Watch) and 36.82m AOD (Penolva), and the floor is at 32.09m AOD ('Northern Watch'), and 31.30m AOD ('Penolva'), making the elevation of the main element of the proposed building some 40cm lower than the existing elevations; the ridgeline of the main element some 47cm lower than the existing 'Penolva'; and the ridgeline of kitchen wing 1.68m lower than the ridgeline of 'Northern Watch'.
- Window openings and doors are proposed on all elevations as indicated on the architects drawings. The building would feature both sash and casement windows and french doors with some glazed side panels; and the north elevation of the kitchen wing would contain two sets of large format sliding glazed doors to maximise the views to the north, but as with the Farm House the building eaves above these windows have been designed to oversail the glazing by 750mm in order to reduce upward light pollution.
- To the southeast of the proposed dwelling, a new outbuilding to house bicycle storage and plant equipment would be connected to the adjacent Borough Farm House gym and sauna, forming a courtyard garden with the main Farm House. As with the gym and sauna building, the new outbuilding would be a low slung, pitched roof building, also timber clad under a clay pan-tiled roof.

iv - Eastern Watch

- The 'Eastern Watch' bothy would be a new build structure on the site of the existing 'Eastern Watch' chalet (which would be demolished).
- It would be largely positioned on the location of the existing chalet in order to maximise views to the east, whilst remaining low slung, and would take the form of a one bedroom single storey dwelling.
- The building would gable ended with the ridgeline orientated north to south, with the entrance to the west and main rooms facing east.
- Materials would include granite plinth walls on the north and south elevations, and timber cladding on the remainder of the building (which as elsewhere on the Site would be left to silver over time), all under a slate roof. Detailing would include timber windows and doors, and solar PV panels would also be located on the western roof pitch.
- The ridge level is proposed at 31.49m AOD; and the Finished Floor Level of the main element is proposed at 27.50m AOD. The ridgeline of the existing chalet is at 30.58m AOD, and the floor is at 27.51m AOD, making the elevation of the proposed building some 92cm taller and the ridgeline some 91cm higher than the existing building.
- Window openings and doors are proposed on all elevations as indicated on the architects drawings. The building would feature casement windows and french doors with some glazed side panels on the eastern elevation. One small roof light is also included on the east facing roof.

v - The Artists Chalet

- The 'Artist Chalet' would be a new building located on the site of the existing pair of chalet buildings (which would be demolished).
- It would be largely positioned on the location of the existing buildings, oriented in order to maximise views out to the east, whilst remaining low slung, and would take the form of a 3 bedroom single storey dwelling similar in style to the 'Eastern Watch' and other buildings on the island.
- The main body of the proposed dwelling would be orientated just off north to south, with a westerly projecting wing with hipped roof containing the entrance hall and a snug.
- Materials would include some low granite walling on the southern elevation (a continuation of the boundary

wall), and timber cladding on the remainder of the building (which as with the other buildings would be left to silver over time), all under a slate roof. Detailing would include timber windows and doors, and solar PV panels would also be located on the eastern roof pitch.

- The ridge level on the main north to south element of the house is proposed at 33.08m AOD, and the Finished Floor Level is proposed at 28.75m AOD.
- The ridgeline of the existing buildings are at 31.98m AOD (northern chalet) and 32.01m AOD (southern chalet), and the floor is at 28.96m AOD (northern chalet) and 28.94m AOD (southern chalet), making the elevation of the proposed building some 1.3m taller and the ridgeline some 1.1cm higher than the existing buildings.
- Window openings and doors are proposed on all elevations as indicated on the architects drawings. The building would feature casement windows and one pair of french doors on the eastern elevation, and the east elevation would also contain a set of large format sliding glazed doors to maximise the views to the east.
- One small roof light is also included on the west facing roof; and the building eaves have also been designed to oversail the glazing by 500mm in order to reduce upward light pollution from the large format (and other) windows.

vi - The staff accommodation

- The 'Staff Accommodation' would consist of two new buildings located to the south of 'Borough Farm House' to the south side of the access track leading up from New Grimsby (which is proposed to be relocated to the north of the staff housing)
- The buildings would be located against the edge of the existing woodland, and each would take the form of two 2 bedroom single storey dwellings in a (semi-detached) terrace, constructed in a traditional vernacular Scillonian style, with gable ends and traditional storm porch entrances under low pitched roofs.
- The two buildings would be set at nearly 90 degrees to one-another, with the western terrace facing north onto the relocated access track and the easterly building facing east towards a (now dead-ended) stub of the existing track.
- Each dwelling would contain a woodburner (with resultant chimney stack above), and a housekeeping store would be attached to the northern end of the eastern terrace.
- Materials would include granite walls around the storm porches and on the northern elevation of the housekeeping store, and timber cladding on the remainder of the buildings; and with the exception of the housekeeping store (which is proposed to be roofed in clay pan-tiles) the buildings would have slate roofs. Detailing would include timber windows and doors, and solar PV panels would also be located on the southern roof pitch of the western terrace, and on the eastern pitch of the eastern terrace.
- The ridge level on the western terrace is proposed at 35.78m AOD with the ridge of the eastern terrace at 35.28m AOD; and the Finished Floor Levels are proposed at 30.83m and 30.33m AOD respectively.
- Window openings and doors are proposed on the primary elevations as indicated on the architects drawings. The building would feature casement windows and French doors leading onto small rear gardens. No roof lights are proposed.

vii - The surrounding setting

- 6.2.5. The landscape surrounding the buildings would be designed to integrate with the existing structure of vegetation and Cornish (Tresco) walling around the settlement, to reflect the Tresco vernacular found within the public realm, and to create both sheltered and shared open spaces across the settlement which would reflect the existing pattern of Cornish hedges and granite walling.