

FIG. 4 - PROPOSED SITE PLAN  
(Extract of drawing 4171\_01\_010)



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



- 6.2.6. Some vegetation and existing Cornish (Tresco) hedges would be removed in order to rationalise the spaces around the Site (particularly in the location of the proposed ‘Staff Accommodation’ buildings);<sup>52</sup> but a greater length of new Cornish (Tresco) hedging would be constructed around the Farm House and to extend the existing wall to the north of ‘Penolva’; an additional native hedge would be planted between the two ‘Staff Accommodation’ buildings; and replacement tree planting and areas of ornamental shrubs would be planted between ‘Borough Farm House’ and ‘Hedge Rock’, between the Farm House and the replacement ‘Penolva’, and around the gardens of the various properties.
- 6.2.7. No external up-lighting is proposed within the gardens of the properties; and any external lighting on the buildings would be limited to lighting adjacent to entrances; and would be dark skies and wildlife friendly, shielded with appropriate cowls and deflectors, and controlled by PIR and daylight sensors to ensure that lights would only be on when triggered.
- 6.2.8. No car parking is proposed (in keeping with the car free nature of Tresco), and the existing gardens would be cleared of assorted clutter and domestic paraphernalia in order to improve the immediate setting of the buildings.
- 6.2.9. Hard landscape materials would include natural stone paving slabs on the paths / patios, and gravel paths on the paths and tracks surrounding the buildings.

52 Refer to the Tree Constraints Plan in the Arboricultural Impact Assessment prepared by Advanced Arboriculture Ltd for details of the vegetation to be removed.

7 LIKELY LANDSCAPE EFFECTS

7.1. Introduction

- 7.1.1. This section describes and evaluates the likely effects of the proposed scheme on the landscape resource on and around the Site.
- 7.1.2. It considers the likely effects on 20 key constituent elements of the landscape and concludes with an assessment of the likely effects on overall landscape character.

7.2. Elements assessed

- 7.2.1. Constituent elements which make up the landscape are set out in the attached glossary. They include Physical Influences (geology / geomorphology, soils / pedology, vegetation, landform / topography and drainage / water bodies); Influences of Human Activity (heritage assets, land use / management, landscape / settlement pattern, character of settlement, character of buildings / built form, dark skies, recreational access / movement, and cultural associations); and Aesthetic and Perceptual Factors (scale, complexity, degree of enclosure / openness, tranquillity, wildness, remoteness and sense of place). These are individually referred to as landscape receptors, and combined contribute to create overall landscape character.

7.3. Likely landscape effects

- 7.3.1. Considering the landscape surrounding the Site it is clear that some of the key landscape elements (receptors) will be affected by the proposed development, however, the majority of landscape receptors are either unaffected, or affected only to a minimal effect:
  - i. **In terms of physical influences**, there would be no effect on geological or geomorphological features of the landscape; soils would be retained on site for re-use;<sup>53</sup> effects on vegetation would be slightly adverse during construction but would become neutral in the short to medium term (with the planting of additional native trees and Cornish (Tresco) and other hedges which would support the surrounding landscape character); and there would be no effects on any drainage features or water bodies.

There would be a very minor effect on landform/ topography associated with the re-grading of the area surrounding the proposed buildings, but this change is unlikely to be perceived from anywhere other than on Site and on its immediate boundaries during the construction period, and would be imperceptible from within the wider landscape. Considered more broadly, there would be no perceived effect on the topographical characteristics of the landscape.
  - ii. **In terms of the influences of human activity**, the land use / management of the Site would remain one of tourism facilities (holiday lets) and associated staff accommodation (with associated garden areas); there would be no effects on the settlement pattern in the area or the settlement character of Borough (or the villages of Old and New Grimsby); there would be no effects on any known cultural associations with the Site or surrounding landscape; and there would be no meaningful effects on landscape pattern as most of the existing boundary Cornish (Tresco) hedges / walls and other vegetation would be retained and the proposed tree planting and pattern of Cornish (and other) hedges proposed would blend in with the existing vegetation around the Site (and would be entirely in character with the nature of the landscape).
  - iii. Similarly, in landscape terms nearby heritage assets would be largely unaffected. There are no designated heritage assets on the Site; no World Heritage Sites, Registered Parks and Gardens, or Registered Battlefields or Protected Wreck Sites fall within the Zone of Visual Influence of the proposals; and although there are four non-designated heritage assets on the Site and there would be some effects on their immediate surroundings, given that these assets are not evident in the landscape there would be no effect on how they are experienced in landscape character terms (or to the way the heritage assets affect the character of the

landscape),<sup>54</sup> and there would also be no appreciable effects on the scheduled monuments, listed buildings and other heritage assets present within the wider landscape.

- iv. Although the existing track through the Site would be relocated, beyond the construction period there would also be no meaningful change to the pattern of recreational access / movement through the landscape (a permissive route through the Site would remain); and in terms of the character of buildings / built form the proposed buildings would reflect buildings seen elsewhere on Tresco and would replace a series of existing buildings of varied quality and materials (some of a somewhat tired appearance) with a more coherent palette of materials and detailing designed to respect the Tresco vernacular. Whilst the built detailing would be different to the buildings currently seen on the Site and in places would be subtly contemporary in character, the buildings would be of high quality, and the form and materials would reflect the character of the buildings already present both on Site and found elsewhere in this landscape.
- v. In terms of lighting although some light emissions would inevitably be seen from within the buildings (refer to the visual assessment in Section 8 below), in terms of dark skies there would be limited upward light pollution as limited roof lights are included; where large format picture windows are proposed the buildings feature notably oversailing eaves (which limits upward light loss); all external light fittings would be specified in accordance with dark sky guidance and be controlled by daylight and PIR sensors to ensure that lights would only be on when triggered; and lighting from the existing properties (as well as those adjacent that make up the remainder of the settlement of Borough) is already present on Site (and already forms part of the character of this landscape).
- vi. Finally, **in terms of aesthetic and perceptual factors**, whilst there would be some changes on the Site itself the proposed dwelling would have no effect on the complexity of the landscape (holiday lets and staff accommodation dwellings are already present both on the Site); the scale of the building would be similar to (and therefore compatible with) the scale of the existing buildings found both on Site elsewhere within the surrounding landscape; the Site is not truly wild or truly remote (see paragraph 5.3.22 above) and there would be no changes to these characteristics of the wider landscape; and given the existing buildings on Site the proposals would have no effect on the sense of relative remoteness or on the overall sense of place experienced within this landscape.
- vii. Furthermore, whilst the proposed buildings (with associated lighting) would be seen from the landscape and seascape to the north, east and southeast (see Section 4 above) from where some additional lighting would be perceived (see point v above and the visual appraisal in Section 8 below), given the presence of the existing buildings on and immediately adjacent to the Site (and the extent of both existing and proposed surrounding vegetation), any effects on visual tranquillity would be very limited; and even when stood on the track running through the Site there would be minimal effects on aural tranquillity (and no effects on aural tranquillity experienced in the wider landscape).
- viii. Finally, in terms of openness / enclosure experienced within the landscape, there would be no material change in the degree of openness and enclosure experienced. Even from the track running through the Site the degree of openness and enclosure would be much as existing, and the significant sense of openness felt within the wider landscape would not be affected.

7.4. Type of effects

- 7.4.1. Effects would be direct (i.e. resulting from the development itself), and for the majority of the key components of the receiving landscape effects would be either negligible or neutral.
- 7.4.2. Whilst there would be some inevitable effects on the Site itself associated with replacement of the existing buildings (and associated minor changes in levels) and there would also be some changes to recreational access during construction (associated with the revised track location); the changes to the track and levels across the Site

53 Meaning there would be no change (as a result of soils) to characteristics of the landscape such as drainage or vegetation.

54 Effects on the significance of the heritage assets themselves (including how their setting (defined in the NPPF as “The surroundings in which a heritage asset is experienced”) contributes to this significance) are considered in the Heritage Impact Assessment by Charlie Johns and fall outside the scope of this assessment.

would scarcely be appreciated from the surrounding landscape (and effects on wider landscape character would therefore be neutral); and the proposals would replace a series of existing buildings of varied quality and materials with buildings of a higher quality which would reflect the local vernacular and the character of the buildings already present both on Site and found elsewhere on Tresco.

- 7.4.3. Similarly, effects associated with noise (aural tranquillity) would negligible; there would be only very limited adverse effects associated with lighting (with the consequential effects on visual tranquillity); no perceptible effects on the topography of the wider landscape or to heritage assets (including on the setting of the identified non-designated heritage assets in landscape character terms); and slight adverse effects on vegetation during construction would become neutral in the short to medium term.
- 7.4.4. For the majority of the elements that contribute to landscape character (including geology / geomorphology, soils / pedology, drainage, land use / management, landscape and settlement pattern, settlement character, cultural associations, scale, complexity, openness / enclosure, wildness, remoteness and sense of place) effects would be neutral.

7.5. **Magnitude of effect on overall landscape character**

- 7.5.1. Overall, whilst there would be some changes on the Site itself, the proposals are judged to be compatible with the surrounding landscape character.
- 7.5.2. The majority of the key components of the receiving landscape would experience neutral effects, and whilst the there would be a small effect on access through the Site itself; a small (arguably positive) effect on the character of built form; and a small effect on lighting / dark skies (with a very slight consequential effect on visual tranquillity); the proposals would be compatible with the majority of key elements of the surrounding landscape.

7.6. **Level of effect on overall landscape character**

- 7.6.1. Overall, the **magnitude of effect on overall landscape character** is judged to be **very low adverse in the short term** (almost negligible), falling to **neutral in the medium to longer term** as the Cornish (Tresco) hedgerows and other vegetation proposed surrounding the Site becomes fully established.
- 7.6.2. Combined with the **medium-high sensitivity** (paragraph 5.7.1 on page 18 above), the **LEVEL OF EFFECT ON OVERALL LANDSCAPE CHARACTER** is therefore judged to be **VERY SLIGHT ADVERSE** in the short term, falling to **NEUTRAL** in the medium to longer term.

-----  
**SENSITIVITY OF RECEPTOR:** Medium-high

**MAGNITUDE OF EFFECT:**

**Short term magnitude:** Very low adverse                      **Medium to Long term magnitude:** Neutral

**OVERALL SIGNIFICANCE (LEVEL) OF EFFECT:**<sup>55</sup>

**SHORT TERM:** Very slight adverse effect                      **MEDIUM TO LONG TERM:** Neutral effect

55                      Refer to Table A.6 in Appendix A.



8 LIKELY VISUAL EFFECTS

8.1. Introduction

- 8.1.1. This section describes and evaluates the likely visual effects that would arise as a result of the proposed development.
- 8.1.2. It makes reference to the estimated Zone of Visual Influence of the proposals (described in Section 4.2 on page 14 above), and assesses the likely visual effects for 22 representative viewpoints taken at locations in the public domain around the Site.

8.2. Likely visual effects from the public domain

- 8.2.1. The viewpoint locations are shown on Figure 5 (opposite) and Figure 6 (overleaf), with photographs and viewpoint commentaries presented on the following pages (higher quality photographs are also presented separately in Appendix D to allow easy digital scaling and viewing of the images). The following viewpoint commentaries contain a description of the existing view and an assessment of the likely visual effects in the short and medium to longer term (years 1 and 10) following completion of the development.

FIG. 5 - THE ESTIMATED ZONE OF VISUAL INFLUENCE AND DISTANT VIEWPOINT LOCATIONS

KEY:

The Application Site

Estimated Zone of Visual Influence

Public Viewpoint Location

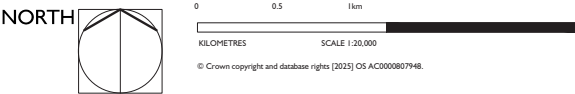




FIG.6 - THE ESTIMATED ZONE OF VISUAL INFLUENCE  
AND VIEWPOINT LOCATIONS NEAR TO SITE

KEY:

The Application Site

Estimated Zone of Visual Influence

Public Viewpoint Location

NORTH

0100m250m

Metres

Scale 1:5,000

Ordnance Survey © Crown Copyright 2025.

All rights reserved. Licence number AG000007040

