

To be viewed **digitally at 150% enlargement** - see notes below.

**View looking northwest from a bench above Pendrathen Quarry on the northern edge of St. Mary's, approximately 2.7km from the Site.**

Given the location within the Isles of Scilly National Landscape, and on a Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Expansive view looking northwest from a bench above Pendrathen Quarry on the northern edge of St. Mary's, approximately 2.7km from the Site. The Site is located directly ahead of the bench which looks northwest towards Tresco. Receptors will be on foot and both stationary (at the bench) and transient (using the adjacent track), and the number of receptors experiencing the view is likely to be low.

The view looks across the sea towards Tresco and Bryher (to the northwest) and St Martin's (to the north-northeast) with a small contractors building and a couple of storage containers seen in the Pendrathen Quarry below the viewpoint. Tresco Abbey is clearly visible on Tresco, with the valley containing the Great Pool visible beyond. The Site is located in the centre of the view presented (towards the eastern end of the island), beyond the evergreen woodland seen on the north side of the Great Pool, and is not visible from this location.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have no effect on the scene.

In both summer and winter (and at night) the Site is entirely screened from view.

The Magnitude of Visual Effects would be **NEUTRAL** in all periods.

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year I	Year 10
Summer	<b>NEUTRAL EFFECT</b>	<b>NEUTRAL EFFECT</b>
Winter	<b>NEUTRAL EFFECT</b>	<b>NEUTRAL EFFECT</b>

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

**View looking southwest from the Lower Town Quay on St Martin's, approximately 2km from the Site.**



Given the location within the Isles of Scilly National Landscape, and at a location used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Expansive view looking northwest from Lower Town Quay on St. Martin's, approximately 2km from the Site. The Site is located at approximately 60 degrees to the left of the line of the Quay. Receptors will be on foot and both stationary (when taking in the view) and transient (when getting a boat), and the number of receptors experiencing the view is likely to be moderate.

The view looks directly across 'Tean Sound' towards the island of Tean (in relatively close proximity), with Tresco seen in the middle distance to the southwest, and St Mary's seen to the south. The settlement of Borough (and the Site) is located on the northeast facing hillside in the centre of Tresco and although distant, is clearly visible from this location, seen over the rocks at the southern tip of Tean, with the white painted gable ends of 'Penolva' and 'Northern Watch' particularly visible in the photograph presented.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have little or no effect on the scene.

Although the buildings seen on the Site would be replaced with new built-form, from this distance the overall effect would remain one of a cluster of buildings creating the settlement of Borough.

If anything by day the buildings would be slightly less noticeable from this location as the prominent white painted elevations on 'Northern Watch' and 'Penolva' would be replaced with a timber clad building; but by night due to the large format picture windows proposed on both the Farm House kitchen wing and the replacement 'Penolva', slightly more lighting is likely be evident on the Site.

On balance, however, seen from this distance in both summer and winter the proposals would have little effect on the scene. Whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

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To be viewed **digitally at 125% enlargement** - see notes below.

**View looking west-southwest from a bench by the road between Middle Town and Higher Town on St Martin's, approximately 2.6km from the Site.**



Given the location within the Isles of Scilly National Landscape, and on a road / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Fairly open, expansive view looking west-southwest from a bench by the road between Middle Town and Higher Town on St Martin's, approximately 2.6km from the Site. The Site is located at approximately 50 degrees to the left of the direction of travel when heading west-northwest along the adjacent road towards Middle Town. Receptors will generally be on foot and will be both transient (on the road) and stationary (at the bench), and the number of receptors experiencing the view is likely to be moderate.

The space adjacent to the bench includes a plaque with a compass showing the direction of the various islands (erected by the Isles of Scilly Tourism Association to mark the Millennium 2000), and a small historic cannon. The view shows the immediate roadside and foreshore vegetation in the foreground, with Tresco seen in the middle distance to the west-southwest, and St Mary's seen to the south. The settlement of Borough (and the Site) is located on the northeast facing hillside in the centre of Tresco and although distant, is clearly visible from this location, seen over the foreground vegetation and intervening sea, with the white painted gable ends of 'Penolva' and 'Northern Watch' particularly visible in the photograph presented. The settlement of Old Grimsby is also visible on Tresco to the north (right) of the Site.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have little or no effect on the scene.

Although the buildings seen on the Site would be replaced with new built-form, from this distance the overall effect would remain one of a cluster of buildings creating the settlement of Borough.

If anything by day the buildings would be slightly less noticeable from this location as the prominent white painted elevations on 'Northern Watch' and 'Penolva' would be replaced with a timber clad building; but by night due to the large format picture windows proposed on both the Farm House kitchen wing and the replacement 'Penolva', slightly more lighting is likely be evident on the Site.

On balance, however, seen from this distance in both summer and winter the proposals would have little effect on the scene. Whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

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To be viewed **digitally at 125% enlargement** - see notes below.

**View looking west-southwest from 'Cruther's Neck' on St. Martin's, at a point above the Higher Town 'Old Quay', approximately 3km from the Site.**

Given the location within the Isles of Scilly National Landscape, and on a lane used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Expansive view looking west-southwest from 'Cruther's Neck' on St. Martin's, at a point above the Higher Town 'Old Quay', approximately 3km from the Site. The Site is located at approximately 40 degrees to the left of the direction of travel when heading uphill (northwest) from Higher Town Bay, or 70 degrees to the right of the direction of travel when heading downhill. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the immediate roadside and foreshore vegetation in the foreground, with Tresco seen in the middle distance to the west, and St Mary's seen to the south-southwest. The settlement of Borough (and the Site) is located on the northeast facing hillside in the centre of Tresco and although distant, is clearly visible from this location, seen over the foreground vegetation and intervening sea, with the white painted gable ends of 'Penolva' and 'Northern Watch' particularly visible in the photograph presented. The settlement of Old Grimsby is also visible on Tresco to the north (right) of the Site.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have little or no effect on the scene.

Although the buildings seen on the Site would be replaced with new built-form, from this distance the overall effect would remain one of a cluster of buildings creating the settlement of Borough.

If anything by day the buildings would be slightly less noticeable from this location as the prominent white painted elevations on 'Northern Watch' and 'Penolva' would be replaced with a timber clad building; but by night due to the large format picture windows proposed on the 'Artists Chalet', slightly more lighting is likely to be evident on the Site (from this location the kitchen wings on both the replacement Farm House and the replacement 'Penolva' would be largely screened by their adjacent built form).

On balance, however, seen from this distance in both summer and winter the proposals would have little effect on the scene. Whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	<b>NEUTRAL EFFECT</b>	<b>NEUTRAL EFFECT</b>
Winter	<b>NEUTRAL EFFECT</b>	<b>NEUTRAL EFFECT</b>

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To be viewed **digitally at 125% enlargement** - see notes below.

**View looking east from Bryher from the road above Church Quay (some 60m south of the Bryher Fire Station), approximately 1.86km from the westernmost corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a road used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Fairly open view, restricted by vegetation in the foreground, looking east from Bryher from the road above Church Quay (some 60m south of the Bryher Fire Station), approximately 1.86km from the westernmost corner of the Site. The Site is located at approximately 90 degrees to the right of the direction of travel when travelling north along the road. Receptors will generally be on foot and will generally be transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the immediate roadside vegetation in the foreground, with Tresco seen in the middle distance to the east, and St Mary's seen to the southeast. In the centre of the view development within New Grimsby can be seen, with the Great Pool seen to the south of the cluster of buildings around the New Grimsby Stores and the hill in the centre of Tresco (east of New Grimsby) seen beyond.

The Site is located in the centre of the view presented (on the eastern side of the island), beyond the evergreen woodland seen on the top of the hill, and is not visible from this location.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have no effect on the scene.

In both summer and winter (and at night) the Site is entirely screened from view.

The Magnitude of Visual Effects would be **NEUTRAL** in all periods.

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	<b>NEUTRAL EFFECT</b>	<b>NEUTRAL EFFECT</b>
Winter	<b>NEUTRAL EFFECT</b>	<b>NEUTRAL EFFECT</b>

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To be viewed **digitally at 125% enlargement** - see notes below.

**View looking northwest from a stone 'gateway' along Borough Road, approximately 195m from the easternmost corner of the Site.**



Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Contained view looking northwest from a stone 'gateway' along Borough Road, approximately 195m from the easternmost corner of the Site. The Site is located directly ahead of the viewpoint when travelling north-northwest along Borough Road. Receptors will generally be on foot and will be transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the stone walls and vegetation alongside Borough Road, with a (winter) glimpse of 'Borough Farm House' just seen through the trees in the centre of the view presented. The majority of the Site is screened from this location.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have little or no effect on the scene.

In winter the Site is almost entirely screened from view; and in summer the site is likely to be entirely screened. Even at night any glimpse of lighting from the proposals seen through the foreground trees would scarcely be appreciated in the scene.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

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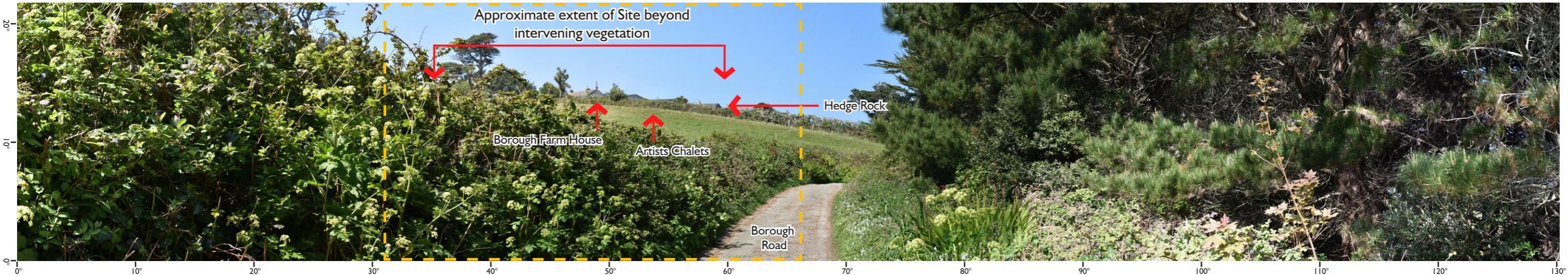
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To be viewed **digitally at 125% enlargement** - see notes below.

**View looking north-northwest from Borough Road at a point approximately 150m from the easternmost corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Restricted view looking north-northwest from Borough Road at a point approximately 150m from the easternmost corner of the Site. The Site is located approximately 20 degrees to the left of the direction of travel when heading north along Borough Road towards Old Grimsby. Receptors will generally be on foot and will be transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows Borough Road in the foreground, bordered by dense vegetation to the right (east) and a hedgerow and adjacent field to the left. From this location the majority of the Site is screened by the adjacent hillside and by the hedgerow along the northern edge of the adjacent field, but the ridge of the roof and the top of the eastern gable end of 'Borough Farm House' (with its distinctive tall chimney pot) and the roofs of the 'Artists Chalets' (and 'Hedge Rock' beyond) can just be seen.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident to the left of the track and beyond the vegetation seen along the north side of the adjacent field, but overall the proposals would have little effect on the scene.

The glimpse of the existing 'Artists Chalets' would be replaced with a slightly greater glimpse of the roof of their (single) replacement building, and the replacement 'Borough Farm House' would be relocated slightly to the north (right) and beyond the new 'Artists Chalet' (and would most likely be almost completely screened from view); but the elevations of the buildings (and associated glazing) would not be seen, and no other changes (such as those associated with the replacement 'Penolva' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall in both summer and winter the proposals would have little effect on the scene. Whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

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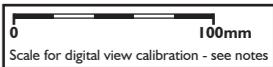
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To be viewed **digitally** at 125% enlargement - see notes below.

**View looking southwest from the junction of Borough Road and the track leading uphill into the settlement of Borough (and the Site), approximately 50m from the easternmost corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Partially contained view looking southwest from the junction of Borough Road and the track leading uphill into the settlement of Borough (and the Site), approximately 50m from the easternmost corner of the Site. The centre of the Site is located at approximately 50 degrees to the left of the direction of travel when heading northwest along Borough Road towards Old Grimsby. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows a small produce sales hut in the foreground, with the settlement of Borough on the hillside beyond. 'Boro', 'Hedge Rock' and 'Tean' are evident in the relative foreground, with the roof of 'Borough Farm House' and the adjacent 'Staff Bungalow' seen beyond 'Hedge Rock'. 'Penolva' is seen to the right, with 'Northern Watch' glimpsed beyond.

The view to the right of the scene presented is a fairly open, panoramic view which looks across the adjacent fields towards St Martin's and St Helen's.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident beyond 'Boro', 'Hedge Rock' and 'Tean' and beyond the vegetation seen along the south (left) side of the track.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and would be more clearly evident in the view (located just to the right of and slightly back from the building line created by 'Hedge Rock' and 'Tean' and screening the existing view of the roof of the 'Staff Bungalow'), and the existing 'Penolva' and 'Northern Watch' would be replaced in a similar location (but at a slightly lower level) with the new 'Penolva'. Slightly more of the skyline would be broken by the 'Farm House' roof and the elevation of the building would become visible, but the pine trees in the background would remain on the skyline beyond.

The granite and slate materials and detailing proposed on the buildings would be in keeping with the local vernacular; any timber cladding seen on 'Penolva' would sit recessively in the scene; and from this location the large format picture windows proposed on the kitchen wings of both 'Borough Farm House' and 'Penolva' would be largely screened by their foreground built form. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter whilst the view may have changed the overall effect would be no worse or better than the existing; but by night lighting associated with the proposals would be more prominent having very slightly detrimental effect on the overall scene in all periods.

**On balance the Magnitude of Visual Effects would be **VERY LOW ADVERSE** in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>
Winter	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>

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To be viewed **digitally at 125% enlargement** - see notes below.

**View looking south-southwest from Borough Road, approximately 60m from the northern edge of the Site.**



Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Relatively open view looking south-southwest from Borough Road, approximately 60m from the northern edge of the Site. The Site is located at approximately 90 degrees to the right of the direction of travel when heading southeast towards Pentle Bay. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows a gorse-vegetated hedgerow in the foreground, scrub (largely gorse) in the adjacent field, and the existing properties in the settlement of Borough on the hillside beyond. 'Boro', 'Hedge Rock', 'Tean', 'Penolva' and 'Northern Watch' are clearly visible beyond the foreground field and associated vegetation, but 'Borough Farm House' is not seen.

The view to the left of the scene presented is a fairly open, panoramic view which looks across the adjacent fields towards St Martin's.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident in the location of 'Penolva' and 'Northern Watch', and beyond the gorse seen on the rise in the foreground field.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and the roof of the building would become evident in the view (located between 'Hedge Rock' and the replacement 'Penolva', set slightly back from the building line created by 'Hedge Rock' and 'Tean'), and the existing 'Penolva' and 'Northern Watch' would be replaced in a similar location with the new 'Penolva'. The skyline would just be broken in places by the Farm House roof but the elevation of the building would be largely screened by the foreground hillside and associated vegetation. From this location the majority of the elevation of the replacement 'Penolva' (which is set back slightly from the existing building line and at a slightly lower level) would also be screened by foreground vegetation, and the pine trees beyond 'Penolva' would remain on the skyline in the background.

The granite and slate materials and detailing proposed on the buildings would be in keeping with the local vernacular; the timber cladding on 'Penolva' would sit recessively in the scene; and from this location the large format picture windows proposed on the kitchen wings of both the 'Farm House' and 'Penolva' would be largely screened by the foreground hillside and associated vegetation. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter whilst the view may have changed the overall effect would be no worse or better than the existing; and by night any lighting associated with the proposals would be largely screened by the foreground hillside and associated vegetation. On balance, from this location the proposals would have little effect on the scene.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

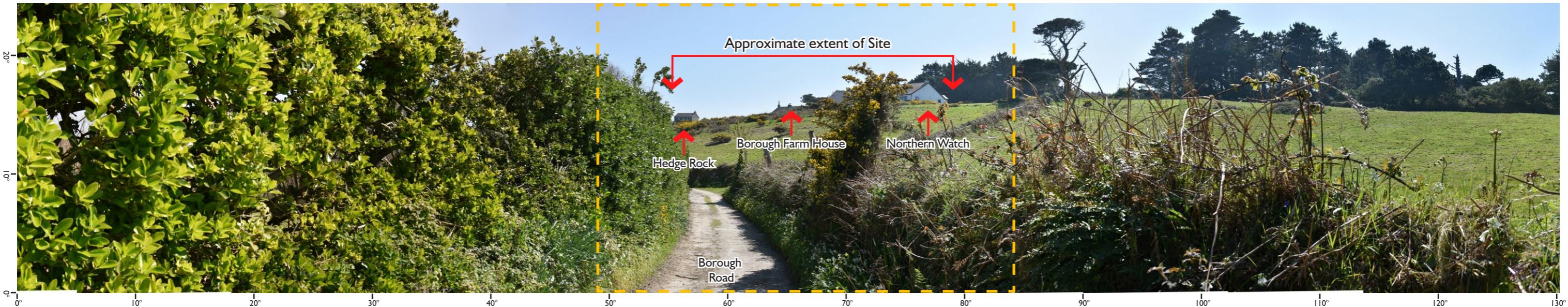
**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View looking south-southeast from Borough Road some 160m from the intersection with the Racket Town Road, approximately 135m from the northwestern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Partially open, partially contained view looking south-southeast from Borough Road some 160m from the intersection with the Racket Town Road, approximately 135m from the northwestern-most corner of the Site. The Site is located at approximately 10 degrees to the right of the direction of travel when heading southeast towards Pentle Bay. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows an evergreen hedge on the northeast (left) side of the track in the foreground, fields and a Cornish hedge on the southwest (right) side of the track, and the existing properties in the settlement of Borough on the hillside beyond. 'Hedge Rock' and 'Northern Watch' are clearly visible beyond the foreground field and associated vegetation, and the roofs of 'Borough Farm House' and 'Penolva' are also seen.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident in the location of 'Penolva' and 'Northern Watch', and beyond the gorse scrub seen on the rise in the field between 'Penolva' and 'Hedge Rock'.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and the roof and upper floor of the building would become evident in the view (located between 'Hedge Rock' and the replacement 'Penolva'), and the existing 'Penolva' and 'Northern Watch' would be replaced in a similar location with the new 'Penolva'. The skyline would be broken by the Farm House roof but the ground floor of the building would be screened by the foreground hillside and associated vegetation. From this location much of the northern elevation of the replacement 'Penolva' (which is set back slightly from the existing building line and at a slightly lower level) would also be screened by foreground hillside and vegetation, and the pine trees beyond 'Penolva' would remain on the skyline in the background.

The granite and slate materials and detailing proposed on the buildings would be in keeping with the local vernacular, and the timber cladding on the kitchen wing of 'Penolva' (which would be clearly visible from this location) would sit more recessively in the scene than the white painted render on the existing 'Northern Watch' (a beneficial effect); however from this location the large format picture windows proposed on the kitchen wing of 'Penolva' would be seen. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter whilst the view may have changed the overall effect would be no worse or better than the existing; but by night lighting associated with the proposals (most notably the large format glazing on 'Penolva') would be more prominent having very slightly detrimental effect on the overall scene in all periods.

**On balance the Magnitude of Visual Effects would be VERY LOW ADVERSE in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>
Winter	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

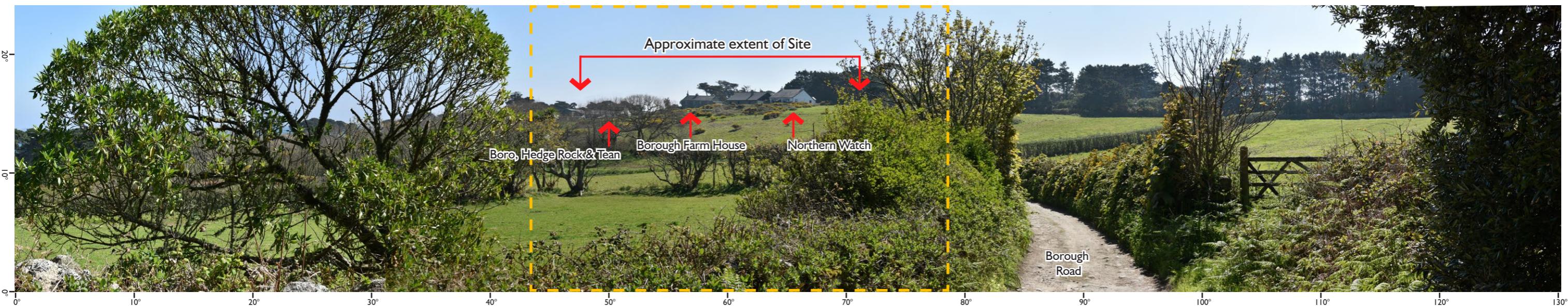
**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View looking south-southeast from Borough Road some 50m from the intersection with the Racket Town Road, approximately 200m from the northwestern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Fairly open view looking south-southeast from Borough Road some 50m from the intersection with the Racket Town Road, approximately 200m from the northwestern-most corner of the Site. The Site is located at approximately 20 degrees to the left of the direction of travel when heading south-southeast along Borough Road. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows Borough Road with hedges and fields on either side, and the existing properties in the settlement of Borough on the hillside seen further down the track. 'Borough Farm House', 'Penolva' and 'Northern Watch' are clearly visible beyond the foreground fields and associated vegetation, and in winter 'Boro', 'Hedge Rock' and 'Tean' are also seen through the canopy of an intervening tree.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident in the location of 'Borough Farm House', 'Penolva' and 'Northern Watch'.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and the roof, upper floor, and part of the ground floor of the building would become evident in the view (largely replacing the view of the existing building); and the existing 'Penolva' and 'Northern Watch' would be replaced in a similar location with the new 'Penolva'. The skyline would remain broken by the Farm House roof but the ground floor and kitchen wing of the building would be largely screened by the foreground hillside and associated vegetation. From this location most of the northern elevation of the replacement 'Penolva' would also be visible (albeit the building would be set back slightly from the existing building line and the ridgeline would be at a slightly lower level).

The granite and slate materials and detailing proposed on the buildings would be in keeping with the local vernacular, and the timber cladding on the kitchen wing of 'Penolva' (which would be clearly visible from this location) would sit more recessively in the scene than the white painted render on the existing 'Northern Watch' (a beneficial effect); however, from this location the large format picture windows proposed on the kitchen wing of 'Penolva' would be seen. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter whilst the view may have changed the overall effect would be no worse or better than the existing; but by night lighting associated with the proposals (most notably the large format glazing on 'Penolva') would be more prominent having very slightly detrimental effect on the overall scene in all periods.

**On balance the Magnitude of Visual Effects would be VERY LOW ADVERSE in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>
Winter	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View looking southeast from Racket Town Road some 85m from the intersection with Borough Road, approximately 230m from the northwestern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a road / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Fairly open view (albeit contained by trees when looking northeast) from Racket Town Road some 85m from the intersection with Borough Road, approximately 230m from the northwestern-most corner of the Site. The Site is located at approximately 90 degrees to the right of the direction of travel when heading northeast down Racket Town Road. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the Racket Town Road with hedges, trees and fields on either side, and the existing properties in the settlement of Borough on the hillside seen to the southeast (right) of the road. 'Penolva' and 'Northern Watch' are clearly visible with 'Borough Farm House' seen beyond; and with 'Boro', 'Hedge Rock' and 'Tean' seen slightly further to the east. Monterey pine trees characterise the skyline beyond and to the west (right) of the settlement, and the sea is seen in the distance to the east.

The view to the left of the scene presented is a fairly open view which looks towards Old Grimsby.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident in the location of 'Borough Farm House', 'Penolva' and 'Northern Watch'.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and the roof, upper floor, and part of the ground floor of the building would become evident in the view (more clearly replacing the view of the existing building); and the existing 'Penolva' and 'Northern Watch' would be replaced in a similar location with the new 'Penolva'. The skyline would be broken by the Farm House where there is a gap in the existing trees seen beyond the buildings, but the ground floor and kitchen wing of the building would be partially screened by the foreground hillside and associated vegetation. From this location most of the northern elevation of the replacement 'Penolva' would be visible (albeit the building would be set back slightly from the existing building line and the ridgeline would be at a slightly lower level).

The granite and slate materials and detailing proposed on the buildings would be in keeping with the local vernacular, and the timber cladding on the kitchen wing of 'Penolva' (which would be clearly visible from this location) would sit more recessively in the scene than the white painted render on the existing 'Northern Watch' (a beneficial effect); however, from this location the large format picture windows proposed on the kitchen wing of 'Penolva' would be seen obliquely. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter whilst the view may have changed the overall effect would be no worse or better than the existing; but by night lighting associated with the proposals (most notably the large format glazing on 'Penolva') would be more prominent having very slightly detrimental effect on the overall scene in all periods.

**On balance the Magnitude of Visual Effects would be **VERY LOW ADVERSE** in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>
Winter	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View looking south-southeast from the Old Blockhouse above Old Grimsby Harbour, approximately 490m from the northwestern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and at a Scheduled Monument where views of the surroundings are an important contributor to the experience, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Expansive, panoramic view looking south-southeast from the Old Blockhouse above Old Grimsby Harbour, approximately 490m from the northwestern-most corner of the Site. The Site is located at approximately 40 degrees to the right of the direction of the view when looking towards Crow Sound (between St Mary's and St Martin's) in the distance. Receptors will be on foot and stationary, and the number of receptors experiencing the view is likely to be moderate-high.

The view shows the scene looking southeast out to sea from the Old Blockhouse, with St Martin's seen to the east and St Mary's seen in the distance to the south-southeast, and with the bays and dunes along the eastern side of Tresco seen along the foreground coastline. A series of Permissive Footpaths which cross the grassland on the coastal band can be seen in the centre of the view with a small woodland and shelter belt of Monterey Pine trees separating the coastal band from the pastoral fields to the southwest. The Site is situated on the far side of the woodland and is not visible from this location.

The view to the left of the scene presented is panoramic, and looks across the sea towards St Martin's including views northwest towards Old Grimsby, and north towards St Helen's.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have no effect on the scene.

In both summer and winter (and at night) the Site is entirely screened from view.

The Magnitude of Visual Effects would be **NEUTRAL** in all periods.

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

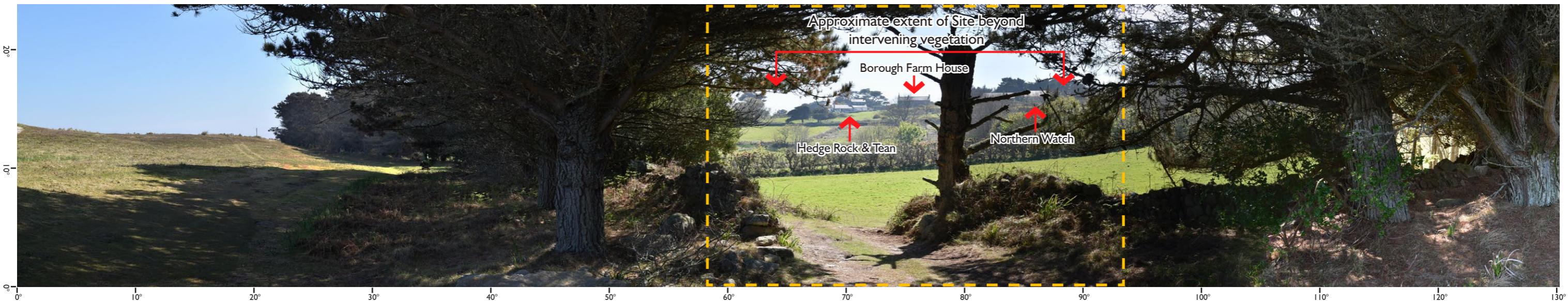
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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

**View looking south-southwest from the Permissive Footpath which follows the tree line on the edge of the coastal band, approximately 270m from the northwestern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Restricted view looking south-southwest from the Permissive Footpath which follows the tree line on the edge of the coastal band, approximately 270m from the northwestern-most corner of the Site. The Site is located at approximately 30 degrees to the right of the direction of travel when heading southeast along the Permissive Footpath. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate-low.

The view is taken at a field access point and shows the Permissive Footpath running along the eastern (left) edge of a Monterey Pine shelter belt which separates the coastal band from the pasture to the southwest; and the existing properties in the settlement of Borough on the hillside seen to the south. 'Borough Farm House' 'Hedge Rock' and 'Tean' are clearly visible with 'Penolva' and 'Northern Watch' seen against a band of pine trees to the west (right) of the Farm House.

In summer deciduous trees in the intervening hedgerows would screen much of 'Borough Farm House' and most of both 'Penolva' and 'Northern Watch'.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident in the location of 'Borough Farm House', 'Penolva' and 'Northern Watch'.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and in winter the roof, upper floor, and part of the ground floor of the building would be evident in the view (largely replacing the view of the existing building); and the existing 'Penolva' and 'Northern Watch' would be replaced in a similar location with the new 'Penolva'. The skyline would continue to be broken by the Farm House where there is a gap in the existing trees beyond, but the ground floor and kitchen wing of the building would be partially screened by the foreground hillside and associated vegetation (more-so in summer). From this location most of the northern elevation of the replacement 'Penolva' would also be visible, replacing the view of the existing 'Penolva' and 'Northern Watch' (albeit the building would be set back slightly from the existing building line and the ridgeline would be at a slightly lower level).

The granite and slate materials and detailing proposed on the buildings would be in keeping with the local vernacular, and the timber cladding on the kitchen wing of 'Penolva' (which would be visible from this location in winter) would sit recessively in the scene; however, from this location the large format picture windows proposed on the kitchen wing of 'Penolva' would be seen in winter and there may also be a winter glimpse of the large format windows on the kitchen wing of the main farm house. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter whilst the view may have changed the overall effect would be no worse or better than the existing; but by night in winter lighting associated with the proposals (most notably the large format glazing on 'Penolva') would be more prominent having very slightly detrimental effect on the overall scene in all periods.

**On balance the Magnitude of Visual Effects would be **VERY LOW ADVERSE** in winter in all periods, but **NEUTRAL** in summer.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

**View looking west from the Permissive Footpath which follows the tree line on the edge of the coastal band, approximately 205m from the eastern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Fairly open view looking west from the Permissive Footpath which follows the tree line on the edge of the coastal band, approximately 205m from the eastern-most corner of the Site. The Site is located at approximately 70 degrees to the left of the direction of travel when heading west-northwest along the Permissive Footpath towards Old Grimsby Harbour. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate-low.

The view shows the fields to the east of the Site between Borough Road and the coastal dunes, with the trunks of the Monterey Pine trees in the shelter belt which separates the coastal band from the pasture seen in the foreground; and the existing properties in the settlement of Borough on the hillside seen to the west. 'The Stables' (a Grade II Listed Building) is clearly visible, with a glimpse of the roof of 'Eastern Watch' and the eastern gable of 'Borough Farm House' and the roof of 'Boro' seen beyond, and the 'Artists Chalets' seen to the left of the Farm House.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident beyond 'The Stables', but overall the proposals would have little effect on the scene.

The glimpse of 'Eastern Watch' and the views of the existing 'Artists Chalets' and would be replaced with a glimpse of the roof of the replacement 'Eastern Watch' and of the upper part of the eastern elevation of the replacement 'Artists Chalet' (with associated large format picture windows). The replacement 'Borough Farm House' would be relocated slightly to the north (right) and in this view would be located beyond both 'Boro' and the large pine tree seen to the right of 'The Stables' (and would most likely be almost completely screened from view). No other changes (such as those associated with the replacement 'Penolva' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter the proposals would have little effect on the scene, and even at night the changes associated with the revised 'Artists Chalet' would have only a very limited effect on the scene. On balance, whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

**View looking northwest from a bench located adjacent to the Permissive Footpath above Lizard Point, approximately 350m from the eastern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Open view, fragmented by trees in the middle distance, looking northwest from a bench located adjacent to the Permissive Footpath above Lizard Point, approximately 350m from the eastern-most corner of the Site. The Site is located at approximately 90 degrees to the left of the direction of travel when travelling northeast along the Permissive Footpath towards Old Grimsby. Receptors will generally be on foot and both stationary (at the bench) and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the grassland along the coastal dunes in the foreground with a line of Monterey Pine trees which creates a shelter belt between the coastal band and the pasture beyond seen in the middle-distance, and fields seen on the hillside on the other side of the shelter belt. Further pine trees are seen beyond and to the south (left) of the fields, and on the skyline beyond the existing properties in the settlement of Borough. 'The Stables' (a Grade II Listed Building) is visible behind an intervening tree, with 'Eastern Watch', the 'Artists Chalets', and the eastern gable of 'Borough Farm House' seen further up the hill to the left; and the roofs of 'Penolva' and 'Northern Watch' are just seen beyond 'Eastern Watch'.

The view to the right of and behind the viewpoint is panoramic and looks across the sea towards St Martin's and St Mary's.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident on the hilltop beyond 'The Stables', but overall the proposals would have little effect on the scene.

The view of 'Eastern Watch' and of the existing 'Artists Chalets' and would be replaced with a view of the replacement 'Eastern Watch' and of the upper part of the eastern elevation of the replacement 'Artists Chalet' (with associated large format picture windows); and the replacement 'Borough Farm House' would be relocated slightly to the north (right) and in this view would screen the majority of the view towards the replacement 'Penolva'. The skyline would not be broken; and no other changes (such as those associated with the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter seen at this distance the proposals would have little effect on the scene; and even at night the changes associated with 'Eastern Watch' and the revised 'Artists Chalet' would have only a very limited effect on the scene. On balance, whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at **125% enlargement** - see notes below.

**View looking southwest from the Permissive Footpath which follows the coastline along the edge of the coastal dunes, approximately 235m from the eastern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Restricted view looking southwest from the Permissive Footpath which follows the coastline along the edge of the coastal dunes, approximately 235m from the eastern-most corner of the Site. The Site is located at approximately 60 degrees to the right of the direction of travel when heading southeast towards Pentle Bay. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the grassland along the coastal dunes in the immediate foreground with the line of Monterey Pine trees which creates a shelter belt between the coastal band and the pasture beyond seen in close proximity, and the fields on the hillside beyond glimpsed through the trees. The Site is situated on the far side of the foreground trees and is not visible from this location.

The view to the left of and behind the viewpoint is panoramic and looks across the sea towards St Martin's, Tean, and St Helen's (and the other islands between Tresco and St Martin's). The Blockhouse overlooking Old Grimsby harbour is also visible to the northeast (right), out of shot in the image presented above.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would have no effect on the scene.

In both summer and winter (and at night) the Site is entirely screened from view. Even at night any glimpse of lighting from the proposals (seen through the foreground trees) would scarcely be appreciated in the scene.

**The Magnitude of Visual Effects would be NEUTRAL in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View looking south-southwest from a bench located adjacent to the Permissive Footpath above Rushy Point, approximately 295m from the eastern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Open view, restricted by trees in the middle distance, looking south-southwest from a bench located adjacent to the Permissive Footpath above Rushy Point, approximately 295m from the eastern-most corner of the Site. The Site is located at approximately 90 degrees to the right of the direction of travel when heading southeast towards Lizard Point. Receptors will generally be on foot and both stationary (at the bench) and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the scene looking south-southwest from the bench, with Lizard Point and St Mary's seen to the southeast and with the bays and dunes along the eastern side of Tresco seen along the foreground coastline. A series of Permissive Footpaths which cross the grassland on the coastal band can be seen across the view, with the shelter belt of Monterey Pine trees separating the coastal band from the pastoral fields to the southwest seen in the middle-distance, and the fields on the hillside beyond seen through the trees. 'Borough Farm House' is visible through a gap in the trees, and 'Northern Watch' is glimpsed to the right through a further gap.

The view to the left of and behind the viewpoint is panoramic and looks across the sea towards St Martin's, Tean, and St Helen's (and the other islands between Tresco and St Martin's). The Blockhouse overlooking Old Grimsby harbour is also visible to the northeast (right), out of shot in the image presented above.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident on the hilltop beyond the intervening trees, but overall the proposals would have little effect on the scene.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and in winter the roof, upper floor, and part of the ground floor of the building would be evident in the view (largely replacing the view of the existing building); and the existing 'Penolva' and 'Northern Watch' would be replaced in a similar location with the new 'Penolva'. The skyline would continue to be broken in a small part by the Farm House where there is a gap in the existing trees beyond, but the ground floor and kitchen wing of the building would be largely screened by the foreground vegetation. From this location parts of the northern elevation of the replacement 'Penolva' would also be visible, replacing the view of the existing 'Penolva' and 'Northern Watch', but as with the main Farm House the kitchen wing with its associated large format picture windows would be largely screened by the foreground trees. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet' or the 'Staff Accommodation' buildings) would be evident in the view.

Overall, by day in both summer and winter the proposals would have little effect on the scene; and even at night the changes to lighting seen from the main Farm House and 'Penolva' would have only a very limited effect on the scene. On balance, whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**On balance the Magnitude of Visual Effects would be NEUTRAL in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

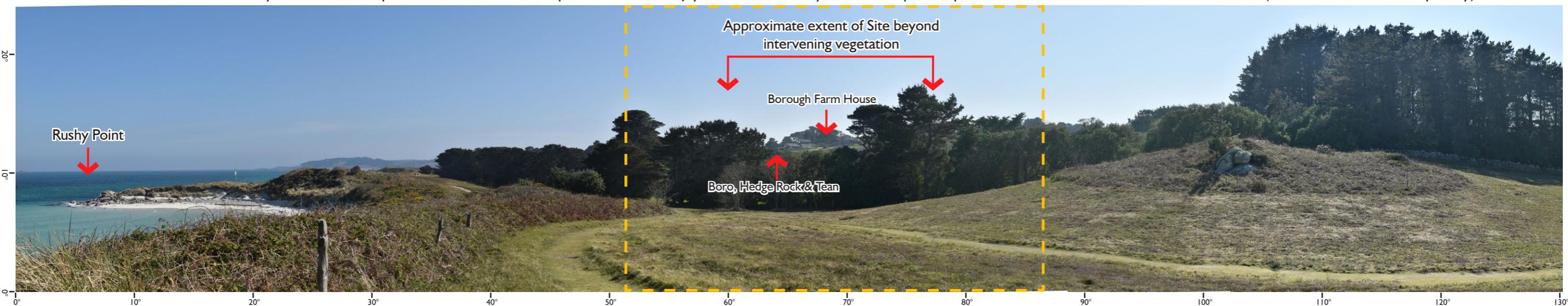
**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View looking south-southwest from a bench located adjacent to the Permissive Footpath which follows the coastline along the edge of the coastal dunes, approximately 400m from the northwestern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Open view looking south-southwest from a bench located adjacent to the Permissive Footpath which follows the coastline along the edge of the coastal dunes, approximately 400m from the northwestern-most corner of the Site. The Site is located at approximately 30 degrees to the right of the direction of travel when heading southeast towards Rushy Point. Receptors will generally be on foot and both stationary (at the bench) and transient, and the number of receptors experiencing the view is likely to be moderate.

The view shows the grassland along the coastal band in the foreground with the line of Monterey Pine trees which creates a shelter belt between the coastal band and the pasture beyond seen in the middle-distance. Pastoral fields are glimpsed beyond the pines and there is a view of the existing properties in the settlement of Borough through a point where the tree canopies are lower, with 'Boro', 'Hedge Rock', 'Tean' and 'Borough Farm House' visible on the hill top.

The view to the left of and behind the viewpoint is panoramic and looks across the sea towards St Martin's, Tean, and St Helen's (and the other islands between Tresco and St Martin's). The Blockhouse overlooking Old Grimsby harbour is also visible to the northeast (right) out of shot in the image presented above.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident on the hilltop beyond the intervening trees, but overall the proposals would have little effect on the scene.

The replacement 'Borough Farm House' would be brought forward (north) on the Site and the roof, upper floor, and part of the ground floor of the building would be evident in the view (largely replacing the view of the existing building). The skyline would continue to (just) be broken in a small part by the Farm House where there is a gap in the existing trees beyond, but the ground floor and kitchen wing of the building with its associated large format picture windows would be largely screened by the foreground vegetation. No other changes (such as those associated with 'Eastern Watch', the 'Artist Chalet', the 'Staff Accommodation' buildings or the replacement 'Penolva') would be evident in the view.

Overall, by day in both summer and winter the proposals would have little effect on the scene; and even at night the changes to lighting seen from the main Farm House would have on a very limited effect only the scene. On balance, whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**On balance the Magnitude of Visual Effects would be NEUTRAL in all periods.**

#### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

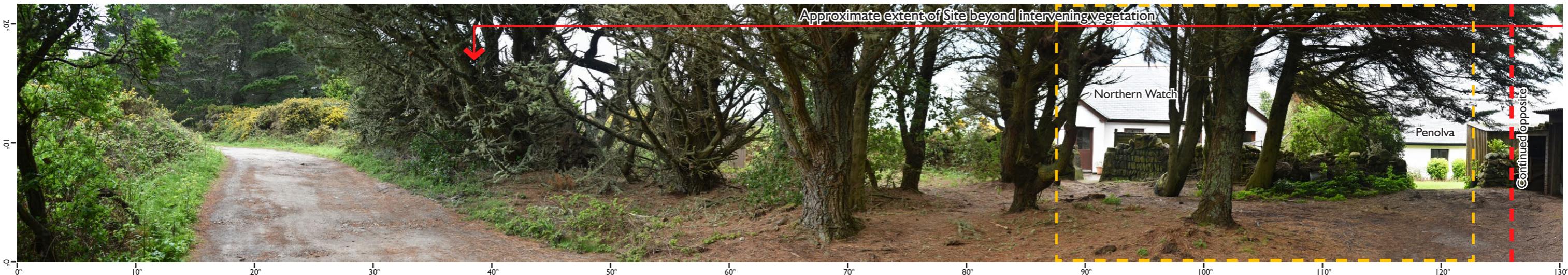
**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View looking north-northeast from the track that connects Borough to New Grimsby stores, at approximately the southwestern-most corner of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Fragmented view looking north-northeast from the track that connects Borough to New Grimsby stores, at approximately the southwestern-most corner of the Site. The Site is located at approximately 90 degrees to the left of the direction of travel when heading southeast along the track. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view shows the southwestern boundary of the Site which is enclosed by pine trees and other (largely evergreen) vegetation, with the rear of 'Northern Watch' and 'Penolva' seen beyond the stone wall and the wooden outbuildings which line their rear boundary.

The view behind the viewpoint (on the south side of the track) is truncated by woodland.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location some changes would be evident beyond the vegetation seen along the north side of the track and when looking southeast (right) along the track.

Looking north the foreground sheds would be removed and the gaps in the boundary wall would be closed up; the existing 'Northern Watch' and 'Penolva' would be replaced with the new 'Penolva'; and looking southeast (right) the realigned track through the Site would be seen with the western-most of the two 'Staff Accommodation' buildings seen along the track (with a glimpse of the eastern 'Staff Accommodation' building seen beyond). Only a small area of vegetation seen beyond the enclosed 'tunnel' of trees to the southeast (right) of the scene would be removed (all the vegetation seen in the immediate foreground would be retained).

Although the southern wing of the replacement 'Penolva' would project closer to the viewpoint than the existing buildings and the 'Staff Accommodation' buildings would be seen when looking right along the track, the granite and slate materials and detailing proposed on the buildings would be in keeping with the local vernacular; the timber cladding on the rear elevation of 'Penolva' would sit recessively in the scene; and from this location the windows proposed on the kitchen wing of 'Penolva' would be largely screened by the existing and proposed boundary walling (and in any event would emit little (if any) more lighting at night than the windows seen on the existing buildings). No other changes (such as those associated with 'Borough Farm House' the 'Gym and Sauna' building, 'Eastern Watch', or the 'Artist Chalet') would be evident in the view.

Overall, by day in both summer and winter whilst the view may have changed (and despite the presence of the new 'Staff Accommodation' buildings along the track to the east), the effect would be no worse or better than the existing; and even at night the lighting seen from the 'Staff Accommodation' buildings would only have a very limited effect on the scene. On balance, whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing.

**On balance the Magnitude of Visual Effects would be VERY LOW ADVERSE in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

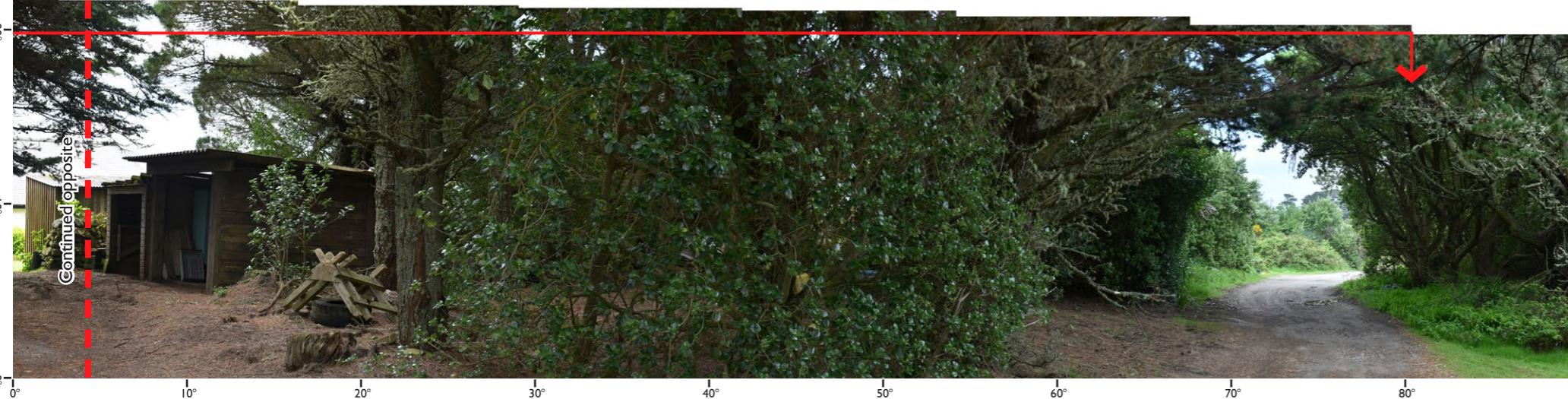
**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

## VIEWPOINT 20 - continued

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally** at 125% enlargement - see notes below.



0° 10° 20° 30° 40° 50° 60° 70° 80° 90° 100° 110° 120° 130°

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

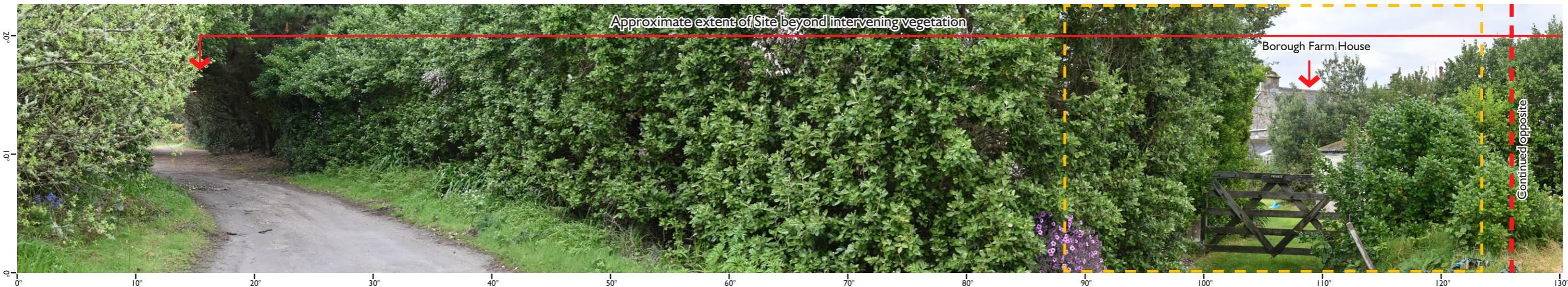
**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally** at 125% enlargement - see notes below.

**View taken on-Site looking north-northeast from the track that connects Borough to New Grimsby stores, approximately half way along the southwestern boundary of the Site.**

Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Contained view taken on-Site looking north-northeast from the track that connects Borough to New Grimsby stores, approximately half way along the southwestern boundary of the Site (at approximately the point that the track would be diverted to the north of the proposed 'Staff Accommodation' buildings). The main part of the Site is located at approximately 90 degrees to the left of the direction of travel when heading southeast along the track. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view shows the southwestern edge of the Site which is enclosed by largely evergreen vegetation, with the western gable of 'Borough Farm House' seen beyond the gate which allows access to the gardens surrounding the existing 'Staff Bungalow' (where a rendered shed is also glimpsed beyond the gate). A set of timber bin stores and an old (orange) water tank is also seen on the north side of the track.

The view behind the viewpoint (on the south side of the track) is contained by woodland and scrub vegetation.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location changes would be evident to the northeast, east and southeast (right) of the viewpoint.

Looking northeast the foreground gate, shed and bin stores would be removed and the boundary wall extended across the resultant gap and along the northern side of the relocated track. Beyond the wall the existing 'Borough Farm House' would be replaced with the new Farm House set further to the north (left) with a cream rendered rear elevation (the kitchen wing to the west would not be seen); and looking southeast (right) the realigned track through the Site would be seen with the western-most of the two 'Staff Accommodation' buildings seen directly in front of the viewpoint (and with a glimpse of the eastern 'Staff Accommodation' building seen beyond). To the southeast (right) of the scene, only the area of scrub vegetation seen beyond the bin store on the northern side of the track would be removed (all other vegetation seen in the view would be retained).

Although the rebuilt 'Borough Farm House' would be more visible beyond the garden boundary wall (due to the vegetation clearance on the north side of the track), and the 'Staff Accommodation' buildings would be seen directly in front of the viewpoint when looking right along the track, the granite and slate materials (and to a lesser extent the rendered rear elevation of the Farm House) and the detailing proposed on the buildings would be in keeping with the local vernacular and the timber cladding on the 'Staff Accommodation' buildings would sit recessively in the scene. No other changes (such as those associated with 'Penolva' the 'Gym and Sauna' building, 'Eastern Watch', or the 'Artist Chalet') would be evident in the view.

Overall, both by day and at night and in both summer and winter, more built form and associated lighting would be present immediately around the viewpoint. Whilst the proposals would be entirely in keeping with the Tresco vernacular, on balance in all periods they would have a very slightly detrimental effect on the scene.

**The Magnitude of Visual Effects would be LOW ADVERSE in all periods.**

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>
Winter	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

## VIEWPOINT 21 - continued

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally** at 125% enlargement - see notes below.



**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed digitally at 125% enlargement - see notes below.

View taken on-Site looking northwest from the track that connects Borough to New Grimsby stores just north of the point that it turns north through the Site, approximately 30m from the eastern gable of 'Borough Farm House'.

Given the location within the Isles of Scilly National Landscape, and on a track / Permissive Footpath used for the enjoyment of the countryside / landscape, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



#### VIEWPOINT COMMENTARY

##### Existing view

Contained view taken on-Site looking northwest from the track that connects Borough to New Grimsby stores just north of the point that it turns north through the Site, approximately 30m from the eastern gable of 'Borough Farm House' (at approximately the point that the track would be diverted to the north of the proposed 'Staff Accommodation' buildings). The Site surrounds the viewpoint clockwise from south-southwest around to east. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view shows the western two thirds of the Site, from its southern-most corner (on the left of the view) around to the point that the track turns east between the 'Artists Chalets' and 'Hedge Rock' and 'Tean'. The 'Artists chalets' are located behind the viewpoint - behind the hedgerow seen at the extreme right of the view presented. The rear (south) and eastern elevations of 'Borough Farm House' are seen beyond hedgerows around its gardens, with 'Hedge Rock' and 'Tean' seen to the north (right), and the roofs of both the existing 'Staff Bungalow' and 'Northern Watch' seen to the left of the Farm House.

##### Anticipated changes to the view resulting from the proposals (magnitude)

From this location changes would be evident surrounding the viewpoint from southwest around to east-northeast.

Looking west the foreground hedge would be removed and the relocated track would turn west directly in front of the viewpoint. To the northwest (right of the scene presented) the existing 'Borough Farm House' would be replaced with the new Farm House set further to the north (right) with a cream rendered rear elevation (only the roof of the kitchen wing to the west would be seen); and looking southwest (left) the eastern-most of the two 'Staff Accommodation' buildings would be seen directly in front of the viewpoint (with the western 'Staff Accommodation' building seen beyond - to the right). Only the immediately foreground hedgerow and the area of scrub vegetation seen to the left of the scene would be removed (all other vegetation seen in the view would be retained). In this view the existing 'Staff Bungalow' would remain as existing (albeit converted into the 'Gym and Sauna' associated with the Farm House, and re-roofed with clay pan-tiles), but more the roof of the new 'Penolva' would be seen in the background.

Although the rendered rear elevation of the rebuilt 'Borough Farm House' would be visible beyond the retained garden vegetation, and the 'Staff Accommodation' buildings would be seen directly in front of the viewpoint when looking left along the track, the granite and slate materials (and to a lesser extent the rendered rear elevation of the Farm House) and the detailing proposed on the buildings would be in keeping with the local vernacular and the timber cladding on the 'Staff Accommodation' buildings would sit recessively in the scene. No other changes (such as those associated with 'Eastern Watch', or the 'Artist Chalet') would be evident in this view, although the new 'Artist Chalet' would be seen behind the viewpoint.

Overall, both by day and at night and in both summer and winter, more built form and associated lighting would be present immediately around the viewpoint. Whilst the proposals would be entirely in keeping with the Tresco vernacular, on balance in all periods they would have a very slightly detrimental effect on the scene.

##### The Magnitude of Visual Effects would be **LOW ADVERSE** in all periods.

##### LEVEL OF VISUAL EFFECTS (sensitivity x magnitude of effect)

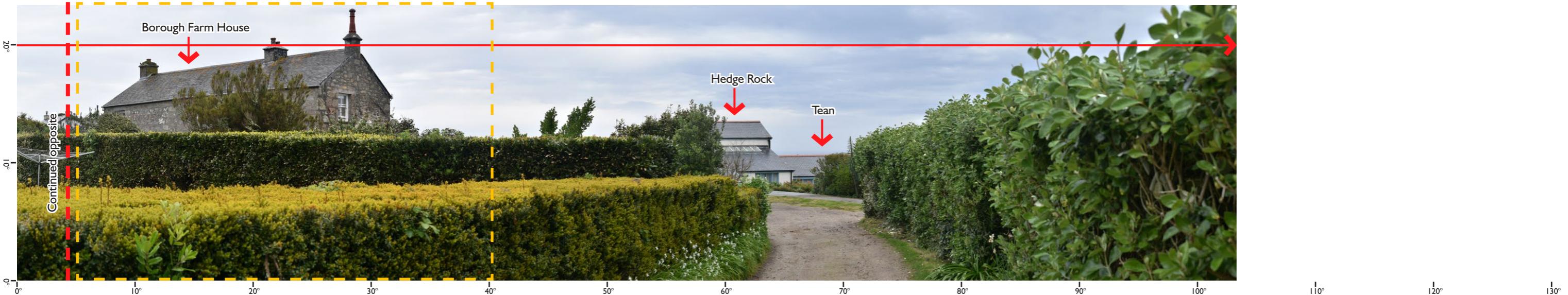
	Year 1	Year 10
Summer	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>
Winter	<b>SLIGHT ADVERSE EFFECT</b>	<b>SLIGHT ADVERSE EFFECT</b>

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.



**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A Reference Image of the indicated insert is provided in Appendix F.

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### 8.3. Likely visual effects from 'private' viewpoints

8.3.1. Planning is primarily concerned with effects on the public domain. The assessments made above are therefore for representative viewpoints within the public domain. They are taken at standing eye level (approximately 1.6m) in areas accessible to the public.

8.3.2. However, in this case whilst it is understood that all properties on Tresco belong to the Tresco Estate, views will also be possible from viewpoints within the 'private' domain including potential views from the properties detailed in paragraph 4.3.2 above.

8.3.3. These include people within 'Boro' (immediately adjacent to the northeast corner of the Site) and people within 'The Stables' some 30m east of the Site (set down the hill and facing onto Borough Road), both of which are used for permanent staff accommodation; and people within a few west facing dwellings (where foreground vegetation allows) on the southwestern side of St Martin's (some 2-3km to the east of the Site):

- 'Boro' is a two storey granite and rendered cottage built in the typical Tresco vernacular style that is located just to the north of 'Eastern Watch' at the northeast corner of the site. It is cut almost one storey into the adjacent slope, with the front door, primary elevation, and gardens facing east towards St Martins. Only one window (partly screened by adjacent vegetation) faces towards the Site (looking south towards 'Eastern Watch'). All other windows and their gardens face east, away from the Site. Effects on receptors would not be 'significant'.<sup>56</sup>
- 'The Stables' is a Grade II Listed two storey granite property under a clay pantile roof that is located just to east of the site, facing onto Borough Road. It is located some 7+m below the buildings on Site,<sup>57</sup> down the hill to the east, with the front door and primary elevation facing east towards St Martins, but with the gardens and windows on the rear elevation facing towards the Site (looking west towards an electrical substation in located its grounds, and towards 'Eastern Watch' and the 'Artists Chalets'). Only the replacement 'Eastern Watch and Artists Chalet' are likely to be seen from this property, seen up the hill and through / beyond intervening vegetation. Effects on receptors would not be 'significant'.
- For people at private properties on St Martin's any views of the proposals would be seen at some distance and would have little or no effect on the scene (refer to viewpoints 2 - 4 above for similar views). Although the existing buildings currently seen on the Site would be replaced with new built-form, from these distances the overall effect would remain one of a cluster of buildings creating the settlement of Borough. If anything by day the buildings would be slightly less noticeable from this location as the prominent white painted elevations on 'Northern Watch' and 'Penolva' would be replaced with a timber clad building; but by night due to the large format picture windows proposed on both the Farm House kitchen wing and the replacement 'Penolva', slightly more lighting is likely be evident on the Site. On balance, however, Whilst the view may have changed (very slightly), the overall effect would be no worse or better than the existing. Effects on receptors at private properties on St Martin's would not be 'significant'.

<sup>56</sup> For definition of 'significant' refer to the Visual Impact Assessment Methodology (Appendix B), paragraphs 10.19 to 10.22.

<sup>57</sup> The topographical survey accompanying the application shows the floor level at 20.23m AOD and the ridge level at 25.58m AOD, which compares to the floor level of 'Eastern Watch' which is at 27.51m AOD.

## 9 ASSESSMENT CONCLUSIONS

### 9.1. Introduction

- 9.1.1. This report considers the landscape and visual effects resulting from the development proposed on the Application Site.
- 9.1.2. It sets out the methodology of the assessment, a detailed baseline study of the Site and surrounding area; a description of the proposals; and then evaluates the likely landscape and visual effects of the proposals.
- 9.1.3. The conclusions of these assessments are set out below, with detailed assessments contained in Sections 7 and 8 above.

### 9.2. Likely landscape effects - summary and conclusion

- 9.2.1. The assessment of the likely effects of the development on the landscape resource has been undertaken in two phases. Firstly, following a baseline study (Section 5), the assessment has considered the effects on 20 key constituent elements of the landscape,<sup>58</sup> and then the effect on overall landscape character has been considered. This is the effect on the landscape resource as a whole, and is based on the assessments of effects on the individual elements contributing to its character.
- 9.2.2. In this case the majority of the key components of the receiving landscape would experience either negligible or neutral effects. Of the 20 key components considered effects on geology / geomorphology, soils / pedology, drainage, landscape and settlement pattern, settlement character, cultural associations, scale, complexity, openness / enclosure, wildness, remoteness and sense of place would all be neutral; effects associated with noise (aural tranquillity) would negligible; there would be only very limited adverse effects associated with lighting / dark skies (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.
- 9.2.3. Although 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 associated with the revised track location; the changes to the track and levels across the Site 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.
- 9.2.4. Overall, it is judged that the **magnitude** of effect of the proposals on **overall landscape character** would 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
- 9.2.5. The **LEVEL OF EFFECT** on **overall landscape character** has therefore been judged to be **very slight adverse** in the short term, falling to a **neutral** in the medium to longer term.

### 9.3. Likely visual effects - summary and conclusion

- 9.3.1. The estimated 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.

### Likely effects on receptors within the public domain

- 9.3.2. For the majority of viewpoints in the public domain within the surrounding landscape, the Site is either screened by intervening landform or vegetation (or a combination of the two), or is some distance away (where the proposals would scarcely be appreciated in the scene).
- 9.3.3. Effects would be **neutral** for:
  - Receptors at viewpoints on St Mary's (represented by viewpoint 1) and Bryher (represented by viewpoint 5) from where the proposals would be some distance away and would be completely screened by the woodland on the hilltop to the north of the Great Pool (south and west of the Site).
  - Receptors at viewpoints on St Martin's (represented by viewpoints 2 to 4) where although visible the effect of distance means that the proposals would have little effect on the scene.
  - Receptors at viewpoints on Borough Road to the south and east of the Site from where the proposals would either be heavily filtered / screened (represented by viewpoint 6) or only glimpsed over the intervening topography and vegetation (represented by viewpoint 7).
  - Receptors at the majority of the viewpoints on the coastal dunes on the east side of Tresco from where the intervening Monterery Pine trees either completely screen views towards the Site (represented by viewpoints 13 and 17); where the proposals would have a very limited effect on the scene (represented by viewpoints 15 and 16); or where the proposals would replace the existing buildings and on balance effects would be no worse or better than the existing (represented by viewpoint 14 in summer and viewpoint 18).
- 9.3.4. Adverse visual effects are limited to three locations within the immediately surrounding landscape:
  - **Slight adverse effects** would be experienced by receptors using the track passing through the Site itself (represented by viewpoints 21 and 22). Along this track whilst views of the existing properties would be replaced with views of the proposed buildings (and the granite, timber, slate and clay pantiles and detailing proposed on the buildings would be in keeping with the local vernacular and would sit recessively in the scene); additional built form in the form of the 'Staff Accommodation' buildings would be clearly visible in the scene, and additional lighting would also be present. Overall, whilst the proposals would be of a higher quality than the existing buildings and would be entirely in keeping with the Tresco vernacular, on balance in all periods they would have a very slightly detrimental effect on the scene.
  - **Slight adverse effects** would be experienced in relatively close proximity to the Site for receptors using Borough Road and the Racket Town Road to the north and northwest of the Site (represented by viewpoints 8, 10, 11 and 12). Although the entirety of the length of Borough Road passing the site would not experience these effects (for example effects on receptors at viewpoint 9 would be neutral), and although by day whilst the view may have changed the overall effect would be no worse or better than the existing, from parts of Borough Road and from a short stretch of the Racket Town Road to the northwest of the Site at night lighting associated with the proposals (in particular the large format glazing on 'Penolva') would be more prominent having very slightly detrimental effect on the overall scene.
  - **Slight adverse effects** would also be experienced by receptors at a single location on the inner edge of the coastal dunes to the north of the Site in winter (viewpoint 14). Again, whilst in this location by day the overall effect of the proposals would be no worse or better than the existing; and in summer intervening deciduous vegetation would largely screen proposals, by night in winter lighting associated with the proposals (in particular the large format glazing on 'Penolva') would be more prominent having very slightly detrimental effect on the overall scene. It is worth noting, however, that only very few receptors are likely to be in this location at night to experience this effect.
- 9.3.5. It should also be noted that these judgements deliberately avoid forming an opinion on the merits of the architecture proposed which in this case would certainly be of a higher quality than the existing 'Northern Watch', 'Penolva', 'Eastern Watch' and the 'Artists Chalets' (see paragraph 1.4.4 above); and also that none of the effects identified would be 'Significant'.<sup>59</sup>

<sup>58</sup> Under three headings: 'Physical Influences', 'Influences of Human Activity' and 'Aesthetic and Perceptual Factors'.

<sup>59</sup> For definition of 'significant' refer to the Visual Impact Assessment Methodology (Appendix B), paragraphs 10.19 to 10.22.

#### Likely effects on receptors at private viewpoints

- 9.3.6. With respect to receptors in the 'private' domain, effects would be very limited.
- 9.3.7. Whilst it should be noted that planning control is principally, if not exclusively concerned with effects on the public domain; views would only be possible from 'Boro' immediately to the northeast of the Site and from 'The Stables' on Borough Road, directly to the east of the Site (both of which are used for permanent state staff accommodation); and from a few properties (where foreground vegetation allows) on the southwestern side of St Martin's. Other than on St Martin's neither of these properties face directly towards the Site, however, and from St Martin's the proposals would be seen at some distance and would have little or no effect on the scene. None of the effects on receptors at these properties would be 'significant'.

#### Effect on overall visual amenity

- 9.3.8. Overall, the effects of the proposed development on receptors in the public domain would be limited. Views of the Site are contained by the nature of the topography and vegetation to the south and west of the Site and by the Monterey Pines along the edge of the dunes to the north and east; and whilst some views (both in close proximity and at some distance) exist from a substantial area to the north and east, no 'significant' adverse effects have been identified within the public domain; and there would also be no 'significant' effects on receptors within 'private' dwellings.
- 9.3.9. Effects are limited to a few locations in the landscape immediately surrounding the Site where views of the proposals would be possible, and although some slight adverse effects have been identified, these are largely due to night time views of lighting from the large format glazing which would be seen from a few locations. By day with the exception of the track through the Site itself (from where the proposed 'Staff Accommodation' buildings would result in additional built form surrounding receptors with consequential slight adverse effects), effects would be neutral.
- 9.3.10. In conclusion, therefore, (whilst it should also be noted that planning control is principally, if not exclusively, concerned with effects on the public domain), in considering the development as a whole it is clear that the effects are limited, and are focussed primarily at night and to receptors at a small number of locations in the landscape surrounding the Site from where the large format glazing would be visible. Taken as a whole, and in the wider context, the effects on **overall visual amenity**<sup>60</sup> (taking into account the extent of the ZVI and effects across all potential viewpoints (not just those considered above)) are judged to be **neutral in all periods**. The development proposals would, on balance, have little effect on the overall scene.

<sup>60</sup> Meaning the overall pleasantness of the views that receptors enjoy of their surroundings (GLVIA Paragraph 2.20).

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## GLOSSARY OF TERMS

This glossary is intended to define terms and assist with understanding the approach taken within the above assessment. It sets out some general terms and then explains the approach taken to the consideration of effects on key components of the landscape which contribute to character, using the three headings of Physical Influences, Influences of Human Activity, and Aesthetic and Perceptual Factors.

### GENERAL TERMS

#### 1.1 Impact

1.1.1 Impact is defined in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) as “*the action being taken*”.<sup>1</sup>

#### 1.2 Effect

1.2.1 Effect is defined in the Guidelines for Landscape and Visual Impact Assessment as “*the change resulting from that action*”.<sup>2</sup> Put simply, ‘impacts’ have an ‘effect’.

#### 1.3 Setting of a heritage asset

1.3.1 Setting of a heritage asset is defined in the NPPF as “*the surroundings in which a heritage asset is experienced*”.<sup>3</sup>

Reference is sometimes made to the ‘immediate’, ‘wider’ and ‘extended’ setting of heritage assets, but Historic England’s Advice Note 3 makes it clear that “*the terms should not be regarded as having any particular formal meaning*.<sup>4</sup>”

Historic England’s Advice Note 3 provides further guidance on the setting of heritage assets and should be referred to for further detail. It also makes it clear that “*setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated .... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*.<sup>5</sup>”

#### 1.4 Scenic quality

1.4.1 Scenic quality is “*the term used to describe landscapes that appeal primarily to the senses (primarily, but not wholly the visual senses)*.<sup>6</sup>”

Scenic quality can be influenced by a variety of factors including elements such as a distinctive sense of place; striking landform; visual interest created by patterns of land cover; or elements which appeal to the senses (including strong aesthetic qualities reflecting factors such as scale and form, degree of openness or enclosure, colours and textures, simplicity or diversity, and ephemeral or seasonal interest; memorable or unusual views and eye-catching features or landmarks; and characteristic cognitive and sensory stimuli (e.g. sounds, quality of light, characteristic smells, characteristics of the weather)).<sup>7</sup>

#### 1.5 Visual amenity

1.5.1 Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as “*the overall pleasantness of the views that receptors enjoy of their surroundings*.<sup>8</sup>

#### 1.6 Landscape function

1.6.1 Landscape function refers to the natural purpose of the landscape, or the role it fulfils. A landscape may have several functions including as a consequence of land use (for example as part of an agricultural landscape); and the way in which it contributes to the functioning of elements such as natural hydrological systems (e.g. acting as part of a river catchment or flood plain), areas of undisturbed and healthy soils, areas that form carbon sinks (such as a peat bog, woodland or ocean), areas of diverse landcover, pollinator rich habitats (such as wildflower meadows), and Green Infrastructure networks; and may also include its function as part of a National Park or AONB or as part of the setting of such landscapes.

A landscape may also have a spatial function, although it should be noted that “*the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value*.<sup>9</sup>

## LANDSCAPE CHARACTER TERMS

#### Physical Influences

#### 1.7 Geology / geomorphology

1.7.1 In landscape character terms effects on geology / geomorphology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.<sup>10</sup>

#### 1.8 Soils / pedology

1.8.1 In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.<sup>11</sup>

#### 1.9 Vegetation

1.9.1 In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

#### 1.10 Landform / topography

1.10.1 In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment. (2013) *Guidelines for Landscape and Visual Impact Assessment, Third edition* (GLVIA3), Oxford: Routledge, Paragraph 1.15.

<sup>2</sup> Ibid.

<sup>3</sup> Ministry of Housing, Community and Local Government. (2024) *National Planning Policy Framework*, Annex 2: Glossary, Page 78.

<sup>4</sup> Historic England. (2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3*. 2nd edn. Page 5.

<sup>5</sup> Ibid., Page 4, Paragraph 9.

<sup>6</sup> GLVIA3, Page 84, Box 5.1.

<sup>7</sup> Natural England. (2011) *Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England*, Natural England, Appendix 1, Page 25.

<sup>8</sup> GLVIA3, Paragraph 2.20.

<sup>9</sup> Landscape Institute. (2021) *Technical Guidance Note 02/21, Assessing landscape value outside national designations*, Page 12.

<sup>10</sup> Such effects will not affect landscape character unless they impact so greatly as to affect other landscape elements such as vegetation.

<sup>11</sup> Effects on soil structure or quality caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects would be managed and minimised through a detailed construction method statement and would, therefore, have a negligible effect on landscape character.

**I.11 Drainage**

I.11.1 In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

**Influences of Human Activity****I.12 Heritage assets**

I.12.1 In landscape character terms effects on designated heritage assets (including World Heritage Sites / Conservation Areas / Listed Buildings / Scheduled Monuments / Registered Parks and Gardens / Registered Battlefields / Protected Wreck Sites) and non-designated assets (such as non-designated parkland or locally listed non-designated heritage assets)<sup>12</sup> are considered in terms of the way the heritage assets affect the character of the landscape, and whether any changes to these assets or the way they are experienced (as a consequence of the development) would change this established character. Effects are therefore considered both in terms of any effects to the physical heritage assets themselves, and in terms of any effects on how they are experienced in the landscape (i.e., its setting - for example if views are screened or opened up / or if a designed vista is blocked by the proposals). In short, in landscape character terms we assess the way the assets contribute to landscape character and whether this is changed as a consequence of the proposed development.<sup>13</sup>

**I.13 Land use / management**

I.13.1 In landscape character terms effects on land use are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are “what are the effects on the site itself”; and “what are the effects of this change on the wider setting”.

**I.14 Landscape / settlement pattern**

I.14.1 In landscape character terms effects on landscape / settlement pattern are considered in terms of effects on the pattern of the landscape created by elements such as built-up areas, fields, heathlands, woodlands, copse etc. and boundary features including water courses, roads, rail lines, Public Rights of Way, hedgerows, shelter belts etc.

**I.15 Character of settlement**

I.15.1 In landscape character terms effects on the character of settlement are considered in terms of their shape (e.g. linear, nucleated, dispersed, isolated etc.); and effects on their character (urban, suburban, rural etc.).

**I.16 Character of buildings / built form**

I.16.1 In landscape character terms effects on the character of buildings and built form are considered in terms of architectural style, heights, materials, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.

**I.17 Dark Skies**

I.17.1 In landscape character terms effects on dark skies are considered in terms of whether lighting is proposed, whether this will integrate with existing lighting in the landscape surrounding a site, and whether this would have an effect on the darkness of night skies in the area.

**I.18 Recreational access / movement**

I.18.1 In landscape character terms effects on recreational access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).

**I.19 Cultural associations**

I.19.1 In landscape character terms effects on cultural associations are considered in terms of whether there are any references to the landscape in well-known art, literature, poetry, TV / film and music; associated with science, other technical achievements or a notable historic event; or associated with a famous person or people (such as Constable's view of Salisbury Cathedral or references to the “Secret Low Weald” in Rudyard Kipling's Poem Puck's Song), and the effects development would have on these characteristics.

**Aesthetic and Perceptual Factors****I.20 Scale**

I.20.1 In landscape character terms effects on scale are considered in terms of effects on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.

**I.21 Complexity**

I.21.1 In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains few component elements).

**I.22 Degree of enclosure / openness**

I.22.1 In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure / openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

**I.23 Tranquillity**

I.23.1 Tranquillity is considered in terms of both noise (aural tranquillity) and visual intrusion (visual tranquillity). In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene; without detractors both aural and visual. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a site.

**I.24 Wildness**

I.24.1 A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

<sup>12</sup> Some Local Planning Authorities compile lists of non-designated heritage assets. These are “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets” as defined in paragraph 039 of the Historic Environment section of the Government's Planning Practice Guidance. The appearance of a non-designated asset on a local list does not give it statutory protection but it does identify that it is a valued asset and ensures that it is taken account of in the planning process.

<sup>13</sup> 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 by Heritage Consultants and fall outside the scope of this assessment.

**I.25 Remoteness**

I.25.1 A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

**I.26 Sense of place**

I.26.1 In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place distinctive. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.

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