Strategic Housing Land Availability Assessment (SHLAA) 2016

The Local Plan 2015 – 2030

2016 SHLAA | Publication Details

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1. Isles of Scilly SHLAA

1.1 The requirement on Local Planning Authorities to carry out a Strategic Housing Land Availability Assessment (SHLAA) was previously set out in Planning Policy Statement 3: Housing. The National Planning Policy Framework (NPPF), which effectively replaced PPS3 in 2012, states that Local Planning Authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in their housing market area, as far as is consistent with the policies set out in the NPPF (para 47), including identifying key sites which are critical to the delivery of the housing strategy over the plan period.

1.2 It also requires the Local Planning Authority (LPA) to identify and update annually a supply of specific deliverable sites sufficient to provide a five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. This is in addition to identifying a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible for years 11-15. For market and affordable housing, the LPA should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy.

1.3 Guidance on how to carry out SHLAA's has been issued by the Department for Communities and Local Government (DCLG)[1], and the Planning Advisory Service (PAS)[2].

1.4 Once completed, the SHLAA will form an important part of the Evidence Base used by the LPA to inform planning documents.

1.5 The primary purpose of the SHLAA is to identify a pool of potential sites from which the plan making process will select the best and most appropriate locations for development.

1.6 The production of a SHLAA is a technical exercise essentially asking 'Could this site be used for housing?' (Whether as a solely housing site or part of a mixed use development). The question of 'Should this site be allocated for housing' is considered in other documents in the Local Plan Process. These documents are subject to a full public consultation process.

1.7 It is intended that the Strategic Housing Land Availability Assessments will:

- assess land availability by identifying buildings or areas of land (including previously – developed land and greenfield land) that have development potential for housing, including mixed use developments,
- assess the potential level of housing that can be provided on identified land,

[1] DCLG Strategic Housing Land Availability Assessments: Practical Guidance 2007
[2] http://www.pas.gov.uk/local-planning/-/journal_content/56/332612/3757749/ARTICLE

- where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate,
- Identify constraints that might make a particular site unavailable &/or unviable for development.

1.8 Is should be stressed that the SHLAA does not make decisions about which sites should be developed for housing, but rather it provides evidence to support decision-making within the plan process.

Assumptions

1.9 There is no maximum or minimum size of site to be considered within the SHLAA. Any site can be considered providing it is located on anyone of the 5 inhabited islands. The site maps are not scalable within this document and any measurements for calculation purposes have been done through scalable maps on Geographical Information Systems (GIS). The housing figures are conservative minimum estimates based on the density of existing development. Any future development that comes forward should seek to maximise and make best use of any sites considered suitable for development, where there is no adverse harm identified as a result.

Status of the SHLAA

1.10 The SHLAA is a technical report which helps to identify and assess sites with the potential to deliver housing. It forms an important part of the evidence base for the emerging Isles of Scilly Local Plan, which will replace the policies set out in the adopted Isles of Scilly Local Plan 2005: a 2020 Vision.

1.11 The SHLAA Report does not:

- Form part of the Development Plan and does not allocate sites for development nor preclude those sites not identified from coming forward for planning permission in the future.
- Indicate that planning permission will be granted for housing development if a site is included in the SHLAA. It is not intended to pre-empt any plan making or other planning related decisions and does not indicate that planning permission should be granted or not granted for housing or any other use on any identified site.

1.12 The SHLAA may form a material consideration in the determination of planning applications. It is the outcome of work carried out during 2015-2016. It therefore forms a snapshot in time and the status of individual sites may change over time. The SHLAA is an ongoing process and will be monitored as part of the Local Plan annual monitoring process (Isles of Scilly Authority Monitoring Report). The evaluation of the monitoring reviews will indicate when the SHLAA Report should be updated.

2. Methodology

Identification of sites and broad locations

2.1 Given the small geographic nature of the Isles of Scilly and restriction of development to the 5 inhabited islands it is not considered necessary to identify specific site areas for housing development. Whilst it is necessary to comply with the 'duty to cooperate' particularly in relation to housing provision, the Isles of Scilly is not part of a wider housing market area and it is not possible to consider housing provision from other local authority areas. In order to identify potential housing sites, however, the Local Planning Authority carried out a limited 'call for sites' with the major local landowners of the Council of the Isles of Scilly, the Duchy of Cornwall and Tresco Estates. This exercise produced 26 potential housing sites that amounted to 9.45 hectares of land. The sites comprised a mixture of both greenfield and brownfield land.

2.2 Each site is fully assessed individually in terms of deliverability[3], developability[4] and viability to ensure a sufficient supply of land is available for the first five years of the plan period and sufficient sites are identified for the 6-10 year period as well as general broad locations for growth beyond the life of the plan.

Carrying out the survey

2.3 The following site characteristics will be recorded or checked on site:

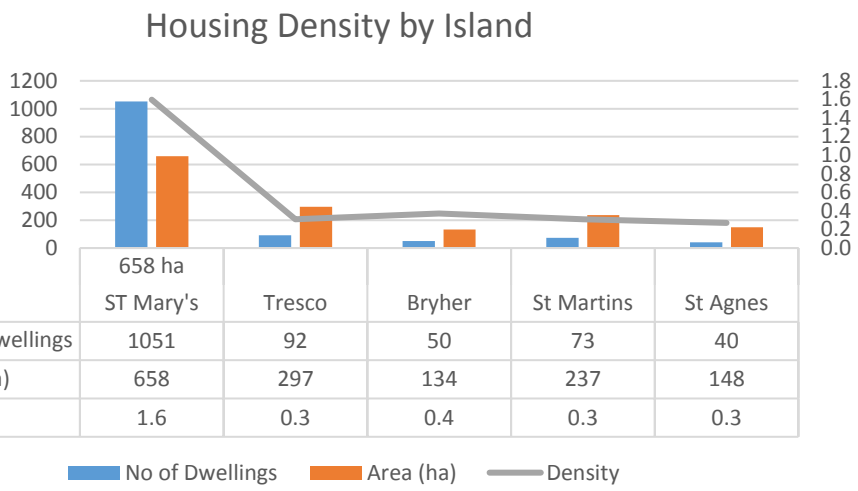
- Site size
- Site boundaries
- Current use(s)
- Surrounding use(s)
- Character of surrounding area
- Physical constraints, e.g. access, steep slopes, potential for flooring, natural feature of significance and location of pylons
- Where possible/appropriate an initial assessment of whether the site is suitable for housing or part of a mixed use scheme

3 . To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

4. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Estimating the housing potential of each site

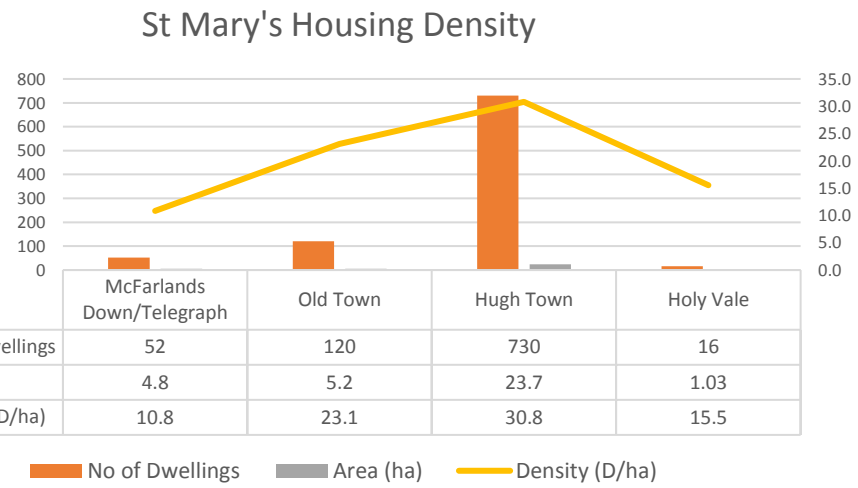
2.4 The DCLG guidance[5] advises that estimates of housing potential should be guided by existing or emerging plan policy. As the current 2005 Local Plan does not provide a minimum housing density, it has been necessary to consider the relative housing densities on each island as well as by each distinct settlements and apply these as a minimum for each site. This does not prevent a higher density being achieved for each site, as this will depend on the full assessment of each site as a planning applications are submitted for development.



	658 ha ST Mary's	Tresco	Bryher	St Martins	St Agnes
No of Dwellings	1051	92	50	73	40
Area (ha)	658	297	134	237	148
Density	1.6	0.3	0.4	0.3	0.3

Figure 1 General Island Density

2.5 Rather than apply the wider 'island' density to each site, which is illustrated in Figure 1 above, is low (1.6 dwellings per hectare for St Mary's and 0.4 or less, dwellings per hectare for each of the other off-islands), it is necessary to consider relative settlement densities.

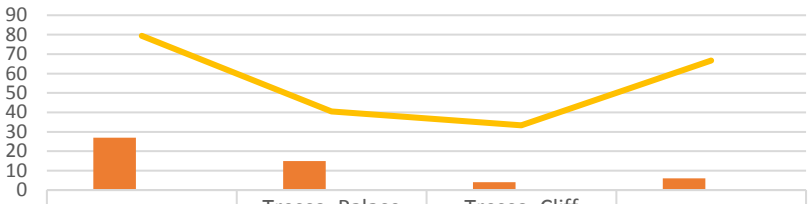


	McFarlands Down/Telegraph	Old Town	Hugh Town	Holy Vale
No of Dwellings	52	120	730	16
Area (ha)	4.8	5.2	23.7	1.03
Density (D/ha)	10.8	23.1	30.8	15.5

Figure 2 St Mary's Settlement Densities

[5] Source: DCLG Strategic Housing Land Availability Assessments, Practical Guidance 2007

2.6 As illustrated in Figure 2 above the existing density of Hugh Town is around 30 dwellings per hectare with the Telegraph/McFarlands Down area having a density of 11 dwellings per hectare and Old Town having a density of around 23 dwellings per hectare. These relative densities should be used to ascertain a minimum housing figure within each site assessment.



	Tresco, Back Lane	Tresco, Palace Row	Tresco, Cliff Cottages	Tresco, Vane Hill
No of Dwellings	27	15	4	6
Area (ha)	0.34	0.37	0.12	0.09
Density	79.4	40.5	33.3	66.7

No of Dwellings Area (ha) Density

Figure 3 Housing Density for Settlement Areas of Tresco

2.7 Whilst the housing density of Tresco island overall is low, as illustrated in Figure 1 above [0.3 dwellings per hectare] housing is concentrated in small settlement areas, which is built at a significantly higher density than the overall housing density of the island, as illustrated in Figure 3 above. It is therefore necessary to apply localised settlement density when considering any new housing on Tresco.

2.8 Historically new-build densities have tended to be low, due to the small-scale nature of housing proposed. A relatively recent example is the new dwelling on St Martins which equates to 3.7 dwellings per hectare. Generally it would appear that detached plots such as those at Telegraph (10 dph), illustrated above, have been built at relatively low densities resulting in properties sitting in large plots and taking up greater areas of Greenfield land. Other more recent examples include the self-build plots at Pilots Retreat (14 dph), where properties are again detached and whilst the plot sizes where mixed in terms of size, in all cases the houses constructed were large. In order to achieve the best use of any sites that come forward it is expected that higher densities should be achieved, with a mix of housing types to ensure the best use is made of the most appropriate sites.

Assessing when and whether sites are likely to be developed

2.9 Sites will undergo rigorous assessment by officers within the planning department to determine if the sites can realistically be developed within a given timeframe. Sites are put in categories depending on when they would be likely to be able to be developed. The categories are: 0-5 years; 6 -10 years; and, where possible 11- 15 years. Where it is not possible to identify sufficient sites in the 11 -15 year categories, local authorities are required to identify broad locations for development.

Assessing the sites for suitability

2.10 The guidance states that sites will be suitable for housing development if they offer a suitable location for development and would contribute to the creation of sustainable, mixed communities.

2.11 In order to understand issues of accessibility the assessment will include a consideration of walking distances from key services: GP surgery, pharmacy, primary school, secondary school, post office and supermarket. This will not consider driving times due to the size of the islands being no more than a 5-10 minute drive to reach all of these services. Additionally the islands do not have public transport network that could provide a convenient bus service around the islands.

2.12 There is a statutory duty on local authorities to provide school transport duties, which requires the provision of free transport if children have to travel to school have to walk more than 2 miles (under 8 years) or 3 miles (8-16 years). None of the sites within the SHLAA are located in areas in excess of 2 miles of the school. It is considered necessary, however to consider the sustainability of the submitted sites to gauge how likely it is they would generate the increase in car use on the islands. Sites that are located at more than 2 miles from key services would be considered unsustainable locations. Scoring the sites in accordance with a sustainability score overall will provide a tangible measure to determine whether a site is reasonably sustainable in terms of accessibility.

Table 1 Scoring matrix for accessibility

<0.2 mile or less	0.4 mile	0.6 mile	0.8 mile	1 mile	1.2 mile	1.4 mile	1.6 mile	1.8 mile	2 miles	2+ miles or more
10	9	8	7	6	5	4	3	2	1	0

2.13 As a means to compare the sites it is necessary to score out of a potential 60 the distances of each proposed site relative the key services identified in paragraph 2.11 above. The closer it is to these the higher the score will be.

Determining if the sites are available for development

2.14 An important part of the SHLAA is to determine whether identified sites are actually available for development and free from legal, ownership disputes (e.g. multiple ownerships, ransom strips, tenancies or other operational requirements of landowners) or other constraints that could delay development. Only if the site is controlled by a developer who has expressed a desire to develop or the land owner has expressed an intention to sell/develop can a site be considered to be available.

Assessing achievability for housing

2.15 A site will be considered achievable (developable) if there is a reasonable prospect it will come forward at a particular point in time, based on assessment of economic viability of the

site and the capacity of the developer to complete and sell the housing over time. The following factors will therefore be important to consider:

- Market factors – the state of the housing market
- Cost factors – developing the site and overall financial viability (including Section 106 obligations)
- Delivery factors – including the phasing of development over time

2.16 In order to consider further the issue of viability detailed site assessments will feed in to the policy strategy and the Housing Topic Paper to support the policy approaches taken in the local plan.

Overcoming constraints

2.17 Where constraints are identified the assessment will consider what action will be needed to remove them. For example a site that could affect a designated heritage asset could overcome any harm through the submission of a detailed heritage impact assessment that would in turn direct the form or density of development that could be appropriate. Where a site is at risk of flooding then the submission of a flood risk assessment could ensure that the development was designed to avoid any increase to flooding or is not in itself susceptible to the effects of flooding.

Reviewing the Assessment

2.18 Once the initial survey has been completed and the sites have been thoroughly assessed, the Council will show an indicative housing trajectory that sets out how much housing can be provided and at what point in the future. If sites are deemed to be unsuitable at this stage it may be necessary to undertake a further survey on additional sites.

3. Infrastructure Assessment

3.1 In order to understand the potential impact upon infrastructure that is in terms of connections for energy and water, the sites have been assessed by the Water Authority and by Western Power Distribution, as the only statutory undertaker for energy provision on the islands.

Table 2 Assessment of Energy, Sewage and Water Connections

Site	Size (HA)	Density (D/HA)	Potential No of Dwellings	Energy Connection Possible	Est. Energy Cost (inc. VAT)	Sewerage Connection comments	Water Connection comments
A1	0.36	10	6	Yes, costs estimates on 6 x 15kw connections	£18,500	New sewerage system required to join existing pipe along road. Would need to be	Water connection: There is a 4 inch main close with easy connection to the site. No general site

						pumped or chamber needed.	constraints to connection.
A2	0.51	10	8	Yes, costs estimates on 8 x 15kw connections	£41,000	New sewerage system required to join existing pipe along road. Would need to be pumped or chamber needed.	There is a 4 inch main close with easy connection to the site. No general site constraints to connection. Estimated 3 Days work
A3	0.61	10	10	Yes, costs estimates on 10 x 15kw connections	£42,000	New sewerage system required to join existing pipe along road. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A4	0.62	10	10	Yes, costs estimates on 10 x 15kw connections	£42,000	New sewerage system required. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A5	0.65	10	10	Yes, costs estimates on 10 x 15kw connections	£20,000	New sewerage system required to join existing pipe along path. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A6	0.36	10	6	Yes, costs estimates on 6 x 15kw connections	£41,000	New sewerage system required to join existing pipe along path. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A7	0.3	66	33	Yes, costs estimates on 33 x 15kw connections	£121, 000	At capacity, although needs to counter-balance previous use as a school against new dwellings.	6 inch water main in road. Feed needs replacing (1 and ½ inch copper). Estimated 3 Days work.
A8	0.01	100	1	Yes, costs estimates on 1 x 15kw connections	£1,200	At capacity, although easy connection.	6 inch water main in road, no water rise on site.
A9	0.4	30	16	Yes, cost estimates on 16 x 15kw connections	£29,000	At capacity, although easy connection back to Hugh Town. Man-hole in field.	6 inch main in road, none in site.

A10	0.16	30	8	Yes, cost estimates on 8 x 15kw connections	£36,000	At capacity. Would need to be pumped or chamber needed.	6 inch water off road, however low pressure.
A11	0.4	30	16	Yes, cost estimates on 16 x 15kw connections	£15,000	At capacity. Nearest connection on the Industrial Estate.	6 Inch ring main running through the site, although shallow depth of 750mm.
A12	0.16	30	7	Yes, cost estimates on 7 x 15kw connections	£17,000	No connection to sewerage. Would need a separate system.	6 inch water from Shark's Pit Footpath
A13	0.53	23	15	Yes, cost estimates on 15 x 15kw connections	£28,000	Gravity-fed direct to Bio-bubble or pumped to the mains along the road.	6 inch water along the road.
A14	0.44	23	13	Yes, cost estimates on 13 x 15kw connections	£12,000	Gravity-fed direct to Bio-bubble or pumped to the mains along the road.	6 inch water along the road.
A15	0.42	23	13	Yes, cost estimates on 13 x 15kw connections	£12,000	Sewerage Issues due to ground levels therefore may not be feasible for gravity feed – need to check ground levels at site.	4 inch pipe but site is at risk of flooding
A16	0.10	20	3	Yes, cost estimates on 3 x 15kw connections	£2,200	Mains sewerage on site direct to Bio-bubble at capacity	4 inch pipe to Launceston Close
A17	0.37	24	12	Yes, cost estimates on 12 x 15kw connections	£12,000	Mains Sewerage at Ennor Close direct to Bio-bubble at capacity.	4 inch pipe to Launceston Close
A18	0.65	23	20	Yes, cost estimates on 20 x 15kw connections	£22,000	Mains Sewerage at Ennor Close direct to Bio-bubble at capacity.	4 inch pipe to Ennor Close
A19	0.57	25	12	Yes, cost estimates on 12 x 15kw connections	£21,000	Mains Sewerage at Ennor Close direct to Bio-bubble at capacity.	4 inch pipe to Ennor Close – Low Pressure
A20	0.59	26	12	Yes, cost estimates on	£21,000	Sewerage at Hanover Court pumped to Bio-	Extreme low pressure. Mains need renewing and

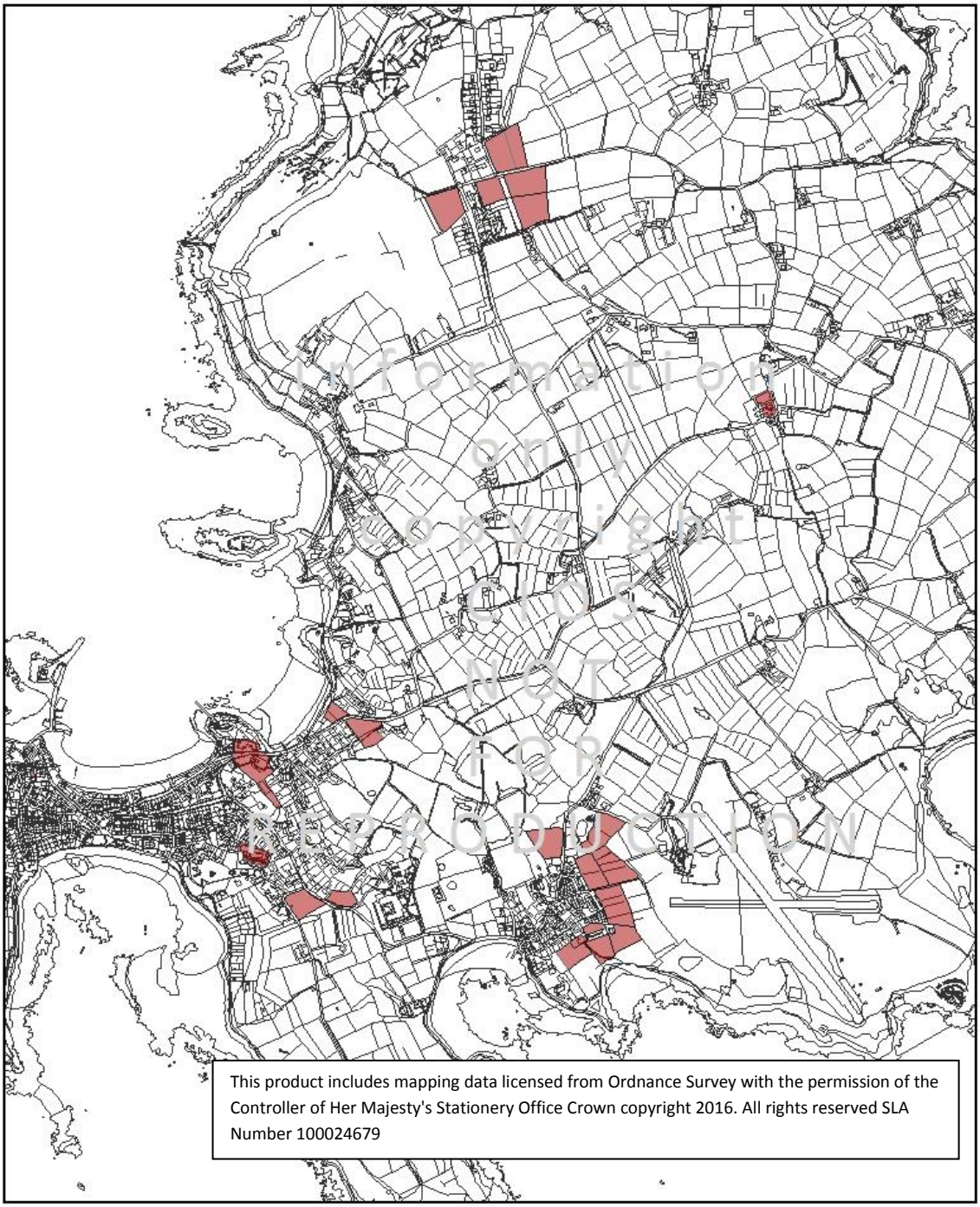
				12 x 15kw connections		bubble at capacity.	infrastructure set will need replacing. Could affect the airport.
A21	0.32	30	10	Yes, estimates on 10 x 15kw connections	£8,000	Sewerage mains on site at capacity.	Buzza Reservoir 6 inch mains nearby.
A22	0.28	16	4	Yes, estimates 4 x 15kw connection	£15,144.93	No sewerage.	4 inch pipe at capacity.
A23	0.31	23	9	Yes, estimates 9 x 15 kw connections	£15,858.85	Sewerage Issues due to ground levels therefore may not be feasible for gravity feed. New sewerage system required to join existing pipe at Launceston Close. Would need to be pumped or chamber needed.	Water: 4 inch pipe to Launceston Close
T1	0.1	80	8	Yes, estimates on 8 x 15kw connections	£33,000	Private Sewerage	Unknown
T2	0.1	40	4	Yes, estimates on 4 x 15kw connections	£2,800	Private sewerage	Unknown
T3	0.1	33	8	Yes, estimates on 8 x 15kw connections	£14,000	Private sewerage	Unknown
T7	0.09	66	3	Yes, estimates on 3 x 15kw connections	£9,000	Private sewerage	Unknown

3.2 Table 2 above shows a basic analysis of water supply, sewerage capacity and energy connections which suggests that addressing infrastructure could potentially make some sites less viable. At Old Town, sewerage could be disposed of by connecting into the existing 'bio bubble' but as noted in the above table, this is currently at capacity and would require further investments to increase capacity. It is becoming increasingly apparent that the existing mains sewage and waste water systems in Hugh Town on St Mary's require significant modernisation to ensure it is fit for purpose and complies with the appropriate legislation in the interests of the environment and public health. Notwithstanding issues around compliance, the system requires an increasing amount of unplanned and onerous repairs. Additionally, third party assessments (from regulators and industry experts) have identified the requirement for significant investment to the existing infrastructure for mains sewerage disposal. It is concluded therefore that further housing development, seeking

mains sewerage connection, would be required to contribute to any upgrades required. Disposal of sewage could be a major constraint to housing investment.

3.3 Water connections do not appear to be a significant constraint but the length of the connection could result in additional costs in addition to potential upgrade requirements of existing water mains systems. Unless developments are 'off grid' and generate their own energy then a connection to the Western Power grid could be a significant cost constraint. The figures provided by WPD are based on the minimum density each site could deliver and as such higher density developments could result in higher costs.

St Mary's



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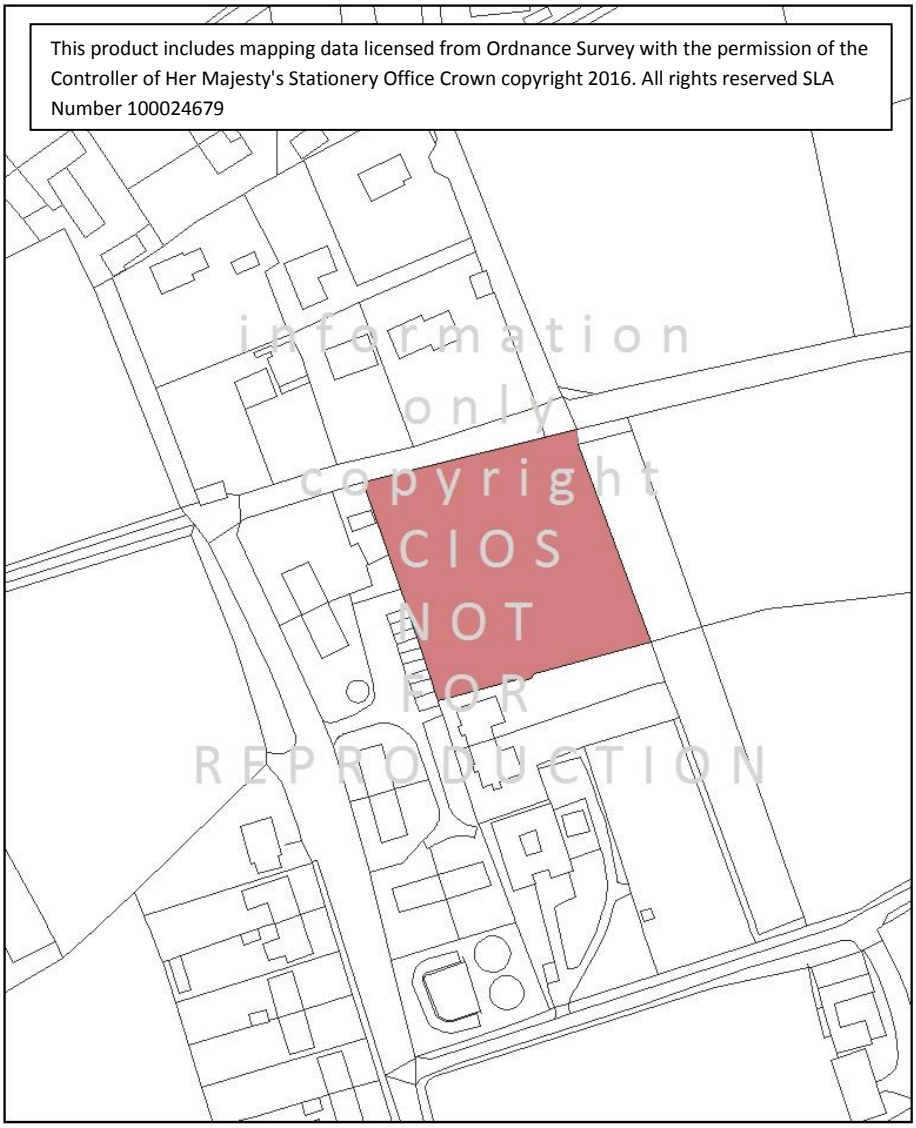
A1

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Telegraph (A1)**		
	Island	St Marys		
	Site Address	Coastguard Bungalows, Telegraph		
	Owner	The Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		Well related to existing dwellings at Telegraph
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	91,286.566 12,105.732 metres		
	Site Area (ha)	0.36 hectares		
	Area which is Brownfield	0		
	Min. Housing Yield	4 (10 dph)		
	Current Use(s)	Agriculture		

	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Residential	
	Existing Local Plan Policy	Allocated for housing. Proposal A1 of the 2005 Local Plan: 1. 0.34 hectares adjoining Coastguard Bungalows, Telegraph capable of accommodating a minimum of 15 houses and a social facility, such as a shop or pub. A Development Brief for each site must be approved before planning permission is granted and should include details of access, design, layout, residential density, the range of dwelling sizes and types, design, landscaping and sustainability measures. The infrastructure necessary to support the development, including the provision of any social facilities, must be the subject of prior agreement with the Council before any form of development is started.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area	Adjacent to but not within: Telegraph Hill
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	Close to Coastguards Lookout Tower (GII) close to access.
		TPOs	None
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: late post-medieval enclosures (C19)
		Known Bat Roost	None
		Historic Environment Record (HER)	MCO31547: Neolithic standing stone MCO31544: Post Medieval Military Tower MCO31543: Post medieval signal station. Outside the site boundary.
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Access is available but an existing garage block separates the site from the wider access/turning space
		Infrastructure	New sewerage system required to join existing pipe along road. Would need to be pumped or chamber needed. Water connection: There is a 4 inch main close

			with easy connection to the site. No general site constraints to connection.
		Ground conditions	Appear good
		Topography	Flat field with tree belt to the east
		Flood Risk/Coastal Erosion (metres above sea level)	45m (above SL)
		Hazardous Risks	unknown
		Location of Pylons	none
		Pollution/contamination	unknown
		Other Constraints	Masts and repeater station to the south. Located in an area close to known important archaeological remains.
	Potential Impacts	Landscape	Although the north side of St Mary's is situated on higher land, the site is relatively flat. It is sufficiently away from coastal areas to ensure that impact upon the wider landscape is minimised, Some views of this site would be visible on the approach from the south along Telegraph Road. The context of this site is very much connected to existing settlement at Telegraph which would reduce wider landscape harm.
		Agricultural Quality	Unknown
		Open Space and Recreation	No loss of council maintained parkland
		Neighbouring Uses	Coastguards, Repeater station, masts, residential and agricultural

	Service	Distance from site	Within 10 minutes Walking Time (mins)	Sustainability Score: (1 – low, 10 – High)
Accessibility	GP Surgery	2 miles	No (35 mins)	1
	Pharmacy	2 miles	No (35 mins)	1
	Primary School	2 miles	No (35 mins)	1
	Secondary School	2 miles	No (35 mins)	1
	Post Office	1.7 miles	No (35 mins)	2.5
	Supermarket/Convenience Store	1.7 miles	No (35 mins)	2.5
			Total	9/60

	Tick	Reasoned Justification
This Site is **NOT** Suitable	✓	Whilst the site is considered suitable in many respects it is not well located the existing shops and services on St Mary's
This Site **MAY** be suitable		
This Site **IS** suitable		

Availability of the Site		
	Application Number	None

Planning Permission	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?			Yes
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	Allocated for residential

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available	✓	The site has been allocated in the Local Plan as a suitable site for residential development
This Site **IS** available		

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	The site has been submitted to the SHLAA due to its current allocation in the Local Plan. It is unlikely however the site would be developed at this time due to the accessibility issues of services on St Mary's.

Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.
This site **IS** achievable		

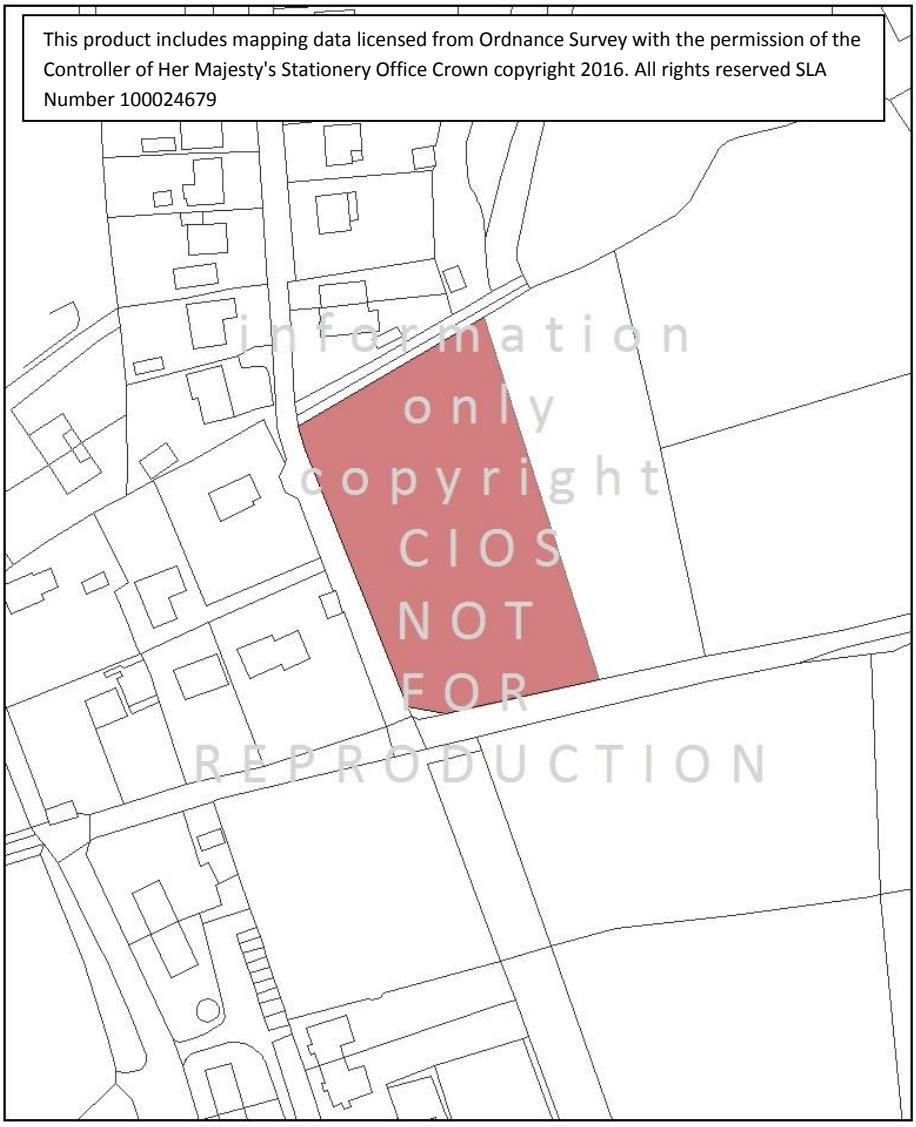
Conclusions		
This site is deliverable		The site is not considered to be suitable at this time and whilst it could be available and achievable it is not sustainable in terms of its location and proximity to amenities on St Mary's and likely to increase vehicular traffic.
This site is developable subject to overcoming minor issues		
This site is not developable	✓	

Timeframe for Delivery (Sustainability Score) BACK	
Undeliverable (10 or less)	4
0-5 years	
6-10 years	
11-15 years	

Site Visit: (23.03.2016)

A2

Council of the Isles of Scilly – Site Assessment		
Site Details	**Site Reverence**	**Telegraph (A2)**
	Island	St Marys
	Site Address	South east of McFarlands Down
	Owner	The Duchy of Cornwall Estate



		Tick	Comments
Location	Within Settlement		Well related to existing dwellings at McFarlands Down and Telegraph
	Well related to existing buildings	✓	
	Isolated		

Grid Reference	91,316.728 12,203.761 metres
Site Area (ha)	0.51 hectares
Area which is Brownfield	None
Min. Housing Yield	7 (10 dph)
Current Use(s)	Agriculture

	Previous Use(s)		Agriculture
	Surrounding Land Use(s)		Residential/Agricultural
	Existing Local Plan Policy		Allocated for housing. Proposal A2 of the 2005 Local Plan: 2. 0.36 hectares on the eastern side of McFarland's Down north of the junction with Pungies Lane capable of accommodating a minimum of 8 houses. A Development Brief for each site must be approved before planning permission is granted and should include details of access, design, layout, residential density, the range of dwelling sizes and types, design, landscaping and sustainability measures. The infrastructure necessary to support the development, including the provision of any social facilities, must be the subject of prior agreement with the Council before any form of development is started.
	Planning History		None
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area	Adjacent to but not within: Pendrathen/Long Rock Down
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: Late Post Medieval Enclosure (C19)
		Known Bat Roost	Adjacent to bat roost in the garage at Jedi
		Historic Environment Record (HER)	HER Monument <150m to the west: Pungies Neolithic Standing Stone (1.5m high standing stone)
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	On the junction
		Infrastructure	Water: New sewerage system required to join existing pipe along road. Would need to be pumped or chamber needed. Sewerage: There is a 4 inch main close with easy connection to the site. No general site constraints to connection.

		Ground conditions	Unknown
		Topography	Flat field
		Flood Risk/Coastal Erosion (Metres above Sea Level)	45m
		Hazardous Risks	Unknown
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Located in an area close to known important archaeological remains.
	Potential Impacts	Landscape	Elevated but flat landscape. This site is well related to existing development and it is considered development would have localised impact only with no particular wider views.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Residential/agricultural

	Service	Distance	Within 10 mins Walking Distance	Sustainability Score: (1 – low, 10 – High)
Accessibility	GP Surgery	2 miles	No (35 mins)	1
	Pharmacy	2 miles	No (35 mins)	1
	Primary School	2 miles	No (35 mins)	1
	Secondary School	2 miles	No (35 mins)	1
	Post Office	1.7 miles	No (35 mins)	2.5
	Supermarket/Convenience Store	1.7 miles	No (35 mins)	2.5
			Total	9/60

Reasoned Justification		
This Site is **NOT** Suitable	✓	Whilst the site is considered suitable in many respects it is not well located the existing shops and services on St Mary's
This Site **MAY** be suitable		
This Site **IS** suitable		

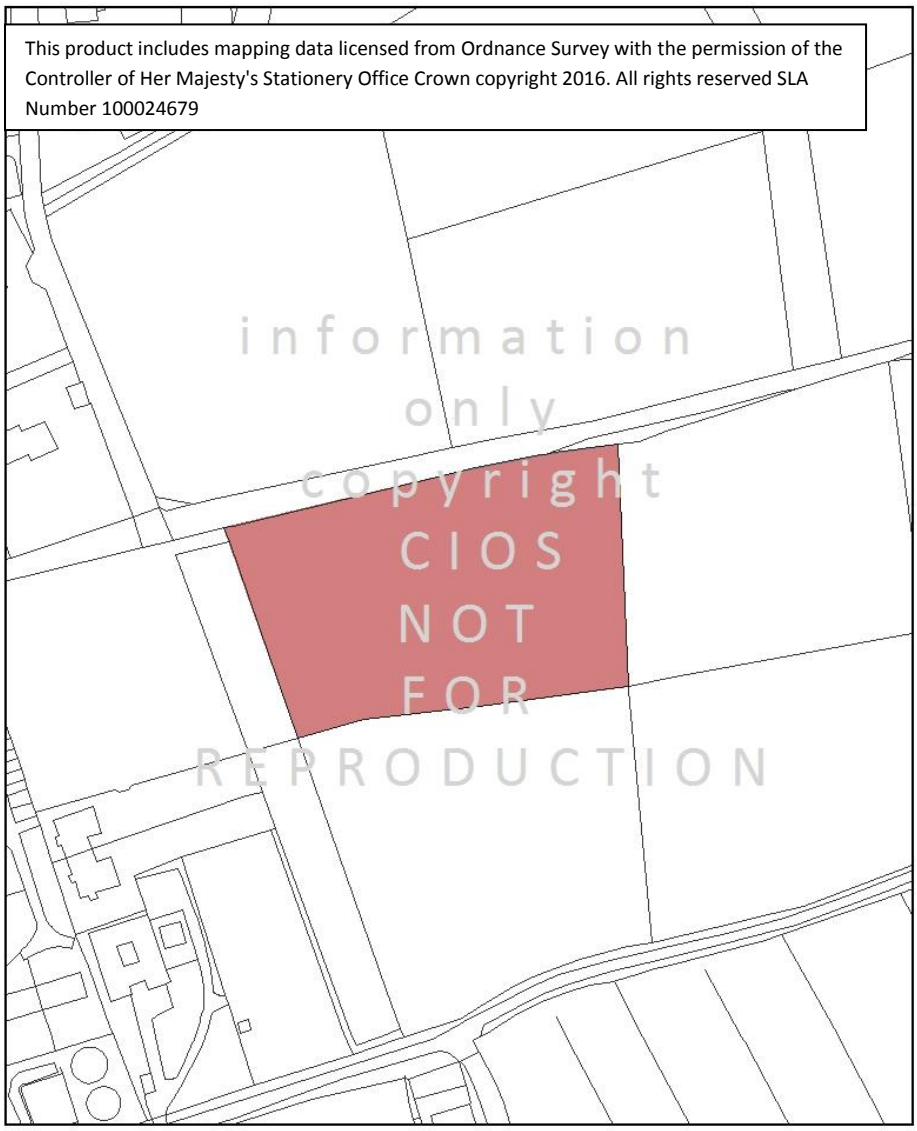
Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	

If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	Allocated for residential
Reasoned Justification			
This Site is **NOT** available			
This Site **MAY** be available	✓	The site has been allocated in the Local Plan as a suitable site for residential development	
This Site **IS** available			
Achievability of the Site			
Is there a reasonable prospect the site will be developed at a particular point in time?		The site has been submitted to the SHLAA due to its current allocation in the Local Plan. It is unlikely however the site would be developed at this time due to the accessibility issues of services on St Mary's.	
Reasoned Justification			
This site is **NOT** achievable			
This site **MAY** be achievable	✓	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.	
This site **IS** achievable			
Conclusions			
This site is deliverable		The site is not considered to be suitable at this time and whilst it could be available and achievable it is not sustainable in terms of its location and proximity to amenities on St Mary's and likely to increase vehicular traffic.	
This site is developable subject to overcoming minor issues			
This site is not developable	✓		
Timeframe for Delivery BACK			
Undeliverable		7	
0-5 years			
6-10 years			
11-15 years			
Site Visit: (23.03.2016)			

A3

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Telegraph (A3)**		
	Island	St Marys		
	Site Address	South east of McFarlands Down		
	Owner	The Duchy of Cornwall Estate		



		Tick	Comments
Location	Within Settlement		Well related to existing dwellings at McFarlands Down
	Related to existing buildings and site A1	✓	
	Isolated		
Grid Reference	91,316.728 12,203.761 metres		
Site Area (ha)	0.61 hectares		
Area which is Brownfield	None		
Min. Housing Yield	7 (10 dph)		

	Current Use(s)	Agriculture	
	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Residential/Agricultural	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area	Adjacent to but not within: Pendrathen/Long Rock Down
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: Late Post Medieval Enclosure (C19)
		Known Bat Roost	No
		Historic Environment Record (HER)	HER Monument <150m to the west: Pungies Neolithic Standing Stone (1.5m high standing stone)
		Bore Hole	No

Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	A new Access would be required
		Infrastructure	Water: New sewerage system required to join existing pipe along road. Would need to be pumped or chamber needed. Sewerage: 4 inch water main within relatively close proximity. No contamination on site.
		Ground conditions	Appear good
		Topography	Flat field
		Flood Risk/Coastal Erosion (Metres above sea level)	45m
		Hazardous Risks	Unknown
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Located close to an area of known important archaeological remains.
	Potential Impacts	Landscape	Elevated but flat landscape. This site is well related to existing development and it is considered development would have

			localised impact only with no particular wider views.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Residential/agricultural

	Service	Distance	Within 10 mins walking distances	Sustainability Score:
Accessibility	GP Surgery	2 miles	No (35 mins)	1
	Pharmacy	2 miles	No (35 mins)	1
	Primary School	2 miles	No (35 mins)	1
	Secondary School	2 miles	No (35 mins)	1
	Post Office	1.7 miles	No (35 mins)	2.5
	Supermarket/Convenience Store	1.7 miles	No (35 mins)	2.5
			Total	9/60

Reasoned Justification		
This Site is **NOT** Suitable	✓	Whilst the site is considered suitable in many respects it is not well located the existing shops and services on St Mary's
This Site **MAY** be suitable		
This Site **IS** suitable		

Availability of the Site			
Planning Permission	Application Number	None	
	Outline/Full		
	No. Of Dwellings		
	Dwellings Completed		
	Dwellings under Construction		
	Dwellings Remaining		
		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		Unallocated site

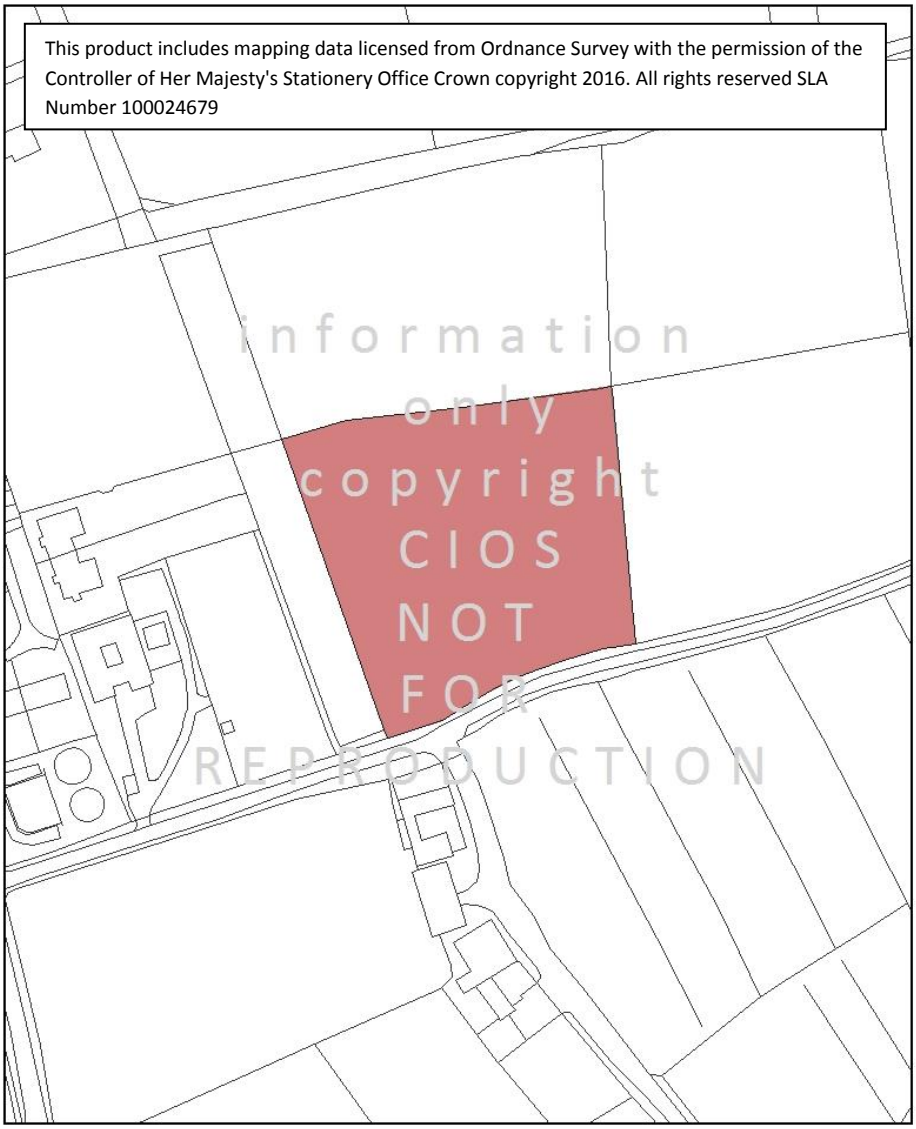
Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available	✓	The site has not been allocated in the Local Plan but is in close proximity to adjacent sites that have been previously allocated.
This Site **IS** available		
Achievability of the Site		

Is there a reasonable prospect the site will be developed at a particular point in time?		The site has not been submitted to the SHLAA but has been included on the grounds of its proximity to other current allocations in the Local Plan. It is unlikely however the site would be developed at this time due to its proximity to essential services on St Mary's.
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.
This site **IS** achievable		
Conclusions		
This site is deliverable		The site is not considered to be suitable at this time and whilst it could be available and achievable it is not sustainable in terms of its location and proximity to amenities on St Mary's and likely to increase vehicular traffic.
This site is developable subject to overcoming minor issues		
This site is not developable	✓	
Timeframe for Delivery BACK		
Undeliverable	7	
0-5 years		
6-10 years		
11-15 years		

Site Visit: (23.03.2016)

A4

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Telegraph (A4)**		
	Island	St Marys		
	Site Address	South east of McFarlands Down		
	Owner	The Duchy of Cornwall Estate		



		Tick	Comments
Location	Within Settlement		Well related to existing dwellings at McFarlands Down
	Related to existing buildings	✓	
	Isolated		
Grid Reference	91,404.187 12,058.773 Meters		
Site Area (ha)	0.62 hectares		
Area which is Brownfield	None		
Min. Housing Yield	7 (10 dph)		

	Current Use(s)	Agriculture	
	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Residential/Agricultural	
	Existing Local Plan Policy	Allocated for housing	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB and Special Area of Conservation) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Adjacent to but not within: Pendrathen/Long Rock Down
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: Late Post Medieval Enclosure (C19)
		Known Bat Roost	No
		Historic Environment Record (HER)	HER Monument <150m to the west: Pungies Neolithic Standing Stone (1.5m high standing stone)
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	A new Access would be required
		Infrastructure	Water: New sewerage system required. Would need to be pumped or chamber. Sewerage: 4 inch water main within relatively close proximity. No contamination on site.
		Ground conditions	Appear good
		Topography	Flat field
		Flood Risk/Coastal Erosion (Metres above Sea Level)	45m
		Hazardous Risks	Unknown
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Close to an area of known important archaeological remains.
	Potential Impacts	Landscape	Elevated but flat landscape. This site is well related to existing development and it is considered development would have

			localised impact only with no particular wider views.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Residential/agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Sustainability Score
Accessibility	GP Surgery	2 miles	No (35 mins)	1
	Pharmacy	2 miles	No (35 mins)	1
	Primary School	2 miles	No (35 mins)	1
	Secondary School	2 miles	No (35 mins)	1
	Post Office	1.7 miles	No (35 mins)	2.5
	Supermarket/Convenience Store	1.7 miles	No (35 mins)	2.5
			Total	9/60

Reasoned Justification		
This Site is **NOT** Suitable	✓	Whilst the site is considered suitable in many respects it is not well located the existing shops and services on St Mary's
This Site **MAY** be suitable		
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

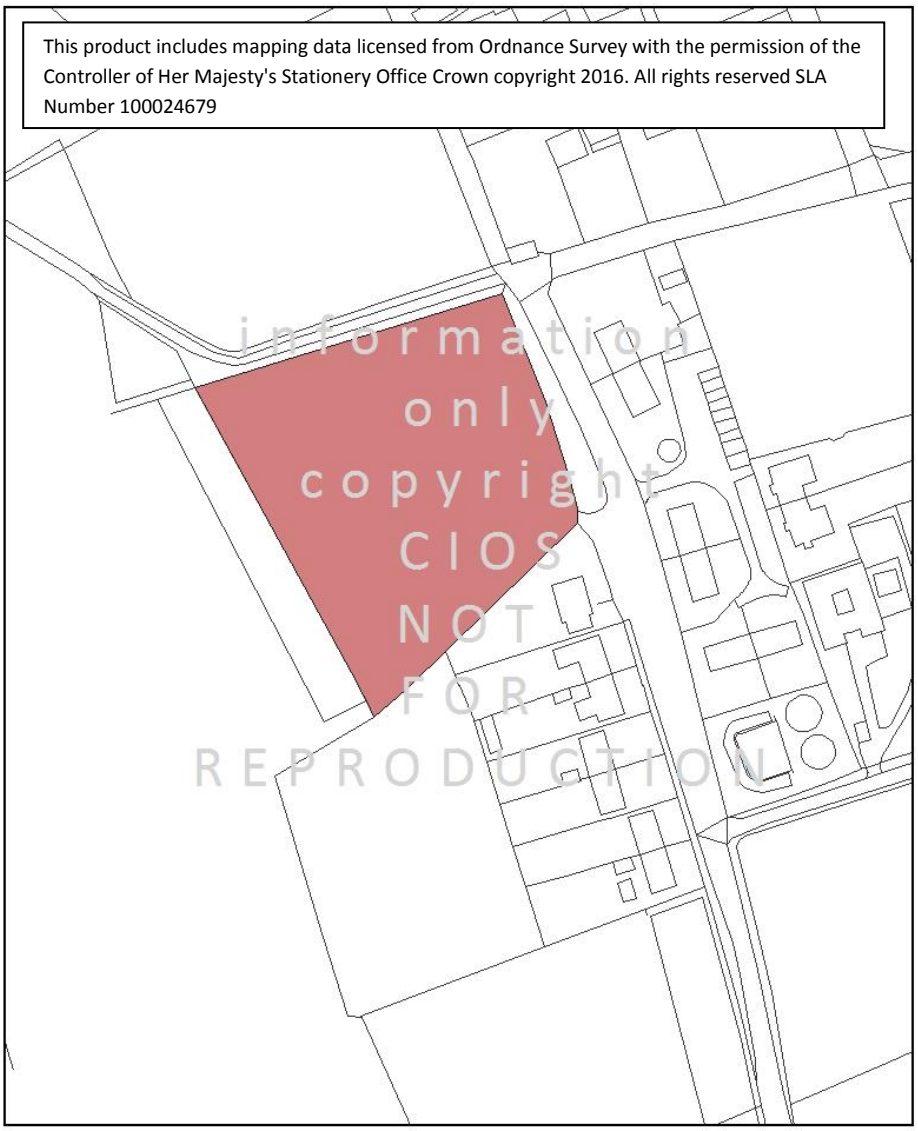
		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		Unallocated site

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available	✓	The site is in close proximity to existing residential development and a previous housing allocation in the Local Plan.
This Site **IS** available		
Achievability of the Site		

Is there a reasonable prospect the site will be developed at a particular point in time?		The site has not been submitted to the SHLAA but has been included on the grounds of its proximity to other current allocations in the Local Plan. It is unlikely however the site would be developed at this time.
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.
This site **IS** achievable		
Conclusions		
This site is deliverable		The site is not considered to be suitable at this time and whilst it could be available and achievable it is not sustainable in terms of its location and proximity to amenities on St Mary's and likely to increase vehicular traffic.
This site is developable subject to overcoming minor issues		
This site is not developable	✓	
Timeframe for Delivery BACK		
Undeliverable	7	
0--5 years		
6-10 years		
11 – 15 years		

Site Visit: (23.03.2016)

A5

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Telegraph (A5)**		
	Island	St Marys		
	Site Address	Telegraph Road		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	91,192.434 12,053.779 Meters		
	Site Area (ha)	0.65		
	Area which is Brownfield	none		
	Min. Housing Yield	7 (10 dph)		

	Current Use(s)	Flower farming	
	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Residential/agriculture	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Telegraph Hill overlaps the bottom SE corner
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	Coastguards Lookout Tower (GII) to the north east
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: late post-medieval enclosures
		Known Bat Roost	No
		Historic Environment Record (HER)	Carn Morval Down Ancient Bronze Age Cist just to the west of the site
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Water: New sewerage system required to join existing pipe along path. Would need to be pumped or chamber needed. Sewerage: 4 inch water main within relatively close proximity. No contamination on site.
		Ground conditions	Appear good
		Topography	Flat, hedged on 3 sides, boarders the road and footpath
		Flood Risk/Coastal Erosion Metres above Sea Level	45m
		Hazardous Risks	No
		Location of Pylons	no
		Pollution/contamination	Unknown
		Other Constraints	None
	Potential Impacts	Landscape	Elevated but flat landscape. This site slopes slightly sown to the west so would

				have some views from the north west side otherwise development would have localised impact.
		Agricultural Quality		Some loss of agricultural land but quality is unknown
		Open Space and Recreation		No loss of recreation space
		Neighbouring Uses		Mixture of residential and agriculture
Accessibility	**Service**	**Distance**	**Within 10 minutes Walking Time (mins)**	**Sustainability Score**
	GP Surgery	2 miles	35 mins	1
	Pharmacy	2 miles	35 mins	1
	Primary School	2 miles	35 mins	1
	Secondary School	2 miles	35 mins	1
	Post Office	1.7 miles	35 mins	2.5
	Supermarket/Convenience Store	1.7 miles	35 mins	2.5
			Total	9/60

Reasoned Justification		
This Site is **NOT** Suitable	✓	Whilst the site is considered suitable in many respects it is not well located the existing shops and services on St Mary's
This Site **MAY** be suitable		
This Site **IS** suitable		

Availability of the Site			
Planning Permission	Application Number	None	
	Outline/Full		
	No. Of Dwellings		
	Dwellings Completed		
	Dwellings under Construction		
	Dwellings Remaining		
		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	Residential

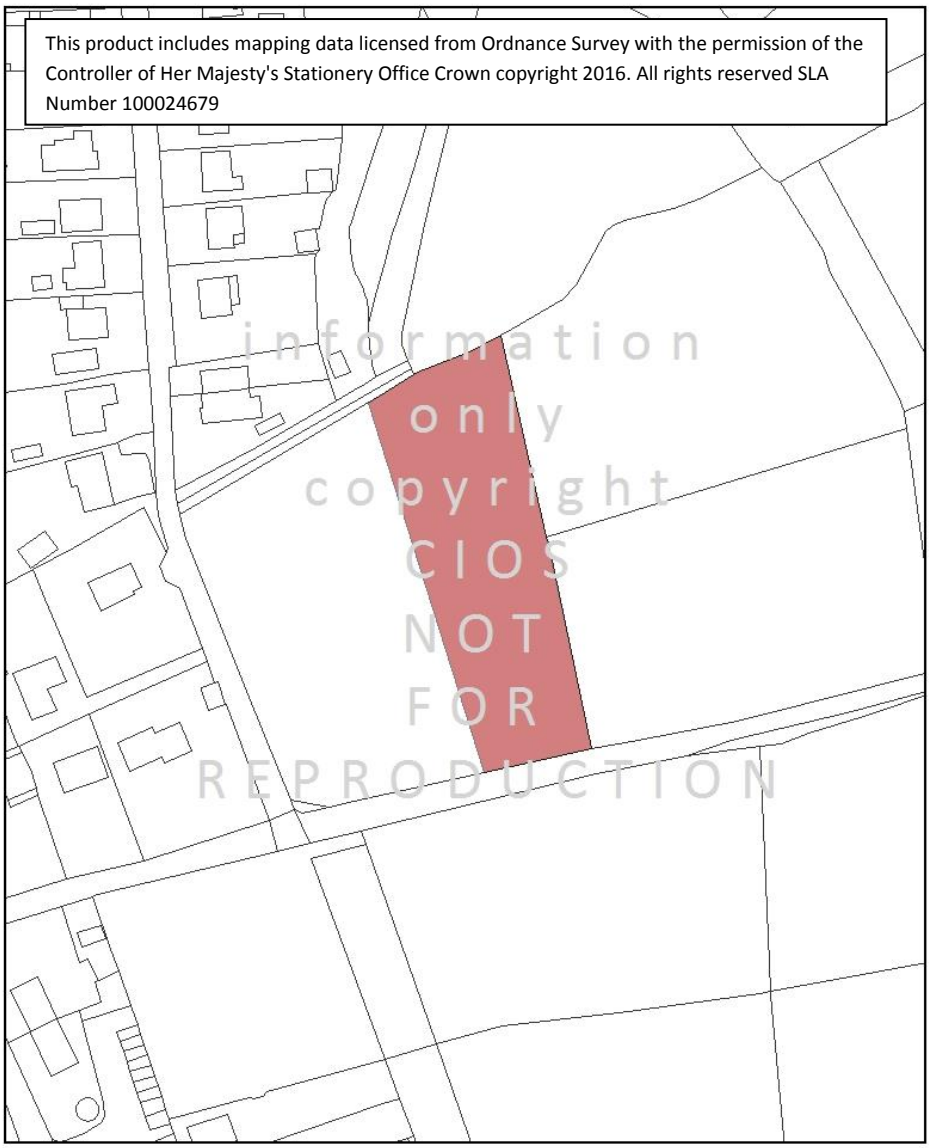
Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available	✓	The site has not been allocated in the Local Plan but is in close proximity to the existing residential properties in this part of St Mary's.
This Site **IS** available		
Achievability of the Site		

Is there a reasonable prospect the site will be developed at a particular point in time?		The site has been submitted to the SHLAA on the grounds of its proximity to a current allocation in the Local Plan. It is unlikely however the site would be developed at this time.
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.
This site **IS** achievable		
Conclusions		
This site **is** deliverable		The site is not considered to be suitable at this time and whilst it could be available and achievable it is not sustainable in terms of its location and proximity to amenities on St Mary's and likely to increase vehicular traffic.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable	✓	
Timeframe for Delivery BACK		
Undeliverable		7
0-5 years		
6-10 years		
11 – 15 years		

Site Visit: (23.03.2016)

A6

Council of the Isles of Scilly – Site Assessment			
Site Details	**Site Reverence**	**Telegraph (A6)**	
	Island	St Marys	
	Site Address	South east of McFarlands Down	
	Owner	The Duchy of Cornwall Estate	



		Tick	Comments
Location	Within Settlement		Well related to existing dwellings at McFarlands Down
	Related to existing buildings and site A2	✓	
	Isolated		
Grid Reference	91,365.233 12,210.596 Meters		
Site Area (ha)	0.36 hectares		
Area which is Brownfield	None		
Min. Housing Yield	4 (10 dph)		
Current Use(s)	Agriculture		

	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Residential/Agricultural	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB and Special Area of Conservation) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area	Adjacent to but not within: Pendrathen/Long Rock Down
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: Late Post Medieval Enclosure (C19)
		Known Bat Roost	No
		Historic Environment Record (HER)	HER Monument <150m to the west: Pungies Neolithic Standing Stone (1.5m high standing stone)
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	A new Access would be required
		Infrastructure	Water: New sewerage system required to join existing pipe along path. Would need to be pumped or chamber needed. Sewerage: 4 inch water main within relatively close proximity. No contamination on site.
		Ground conditions	Appear good
		Topography	Flat field
		Flood Risk/Coastal Erosion (Metres above Sea Level)	45m No risk of flooding
		Hazardous Risks	Unknown
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Close to an area of known important archaeological remains.
	Potential Impacts	Landscape	The north side of St Mary's is elevated but relatively flat. Site is sufficiently away from coastal locations to avoid wider visual harm. Views of the site would be seen within the localised context of Telegraph/McFarland's Down settlement area.
		Agricultural Quality	Unknown

		Open Space and Recreation	None
		Neighbouring Uses	Residential/agricultural

Accessibility	Service	Distance	Within 10 minutes Walking Time (mins)	Sustainability Score
	GP Surgery	2 miles	No (35 mins)	1
	Pharmacy	2 miles	No (35 mins)	1
	Primary School	2 miles	No (35 mins)	1
	Secondary School	2 miles	No (35 mins)	1
	Post Office	1.7 miles	No (35 mins)	2.5
	Supermarket/Convenience Store	1.7 miles	No (35 mins)	2.5
			Total	9/60

Reasoned Justification		
This Site is **NOT** Suitable	✓	Whilst the site is considered suitable in many respects it is not well located the existing shops and services on St Mary's
This Site **MAY** be suitable		
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		Unallocated site

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available	✓	The site has been submitted to the SHLAA for assessment as a potential housing site. It is adjacent to an existing housing allocation in the 2005 Local Plan but this site is has not otherwise been previously considered for housing.
This Site **IS** available		

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	The site has been submitted to the SHLAA due to its current allocation in the Local Plan. It is unlikely however the site would be developed at this time due to the accessibility issues of services on St Mary's.

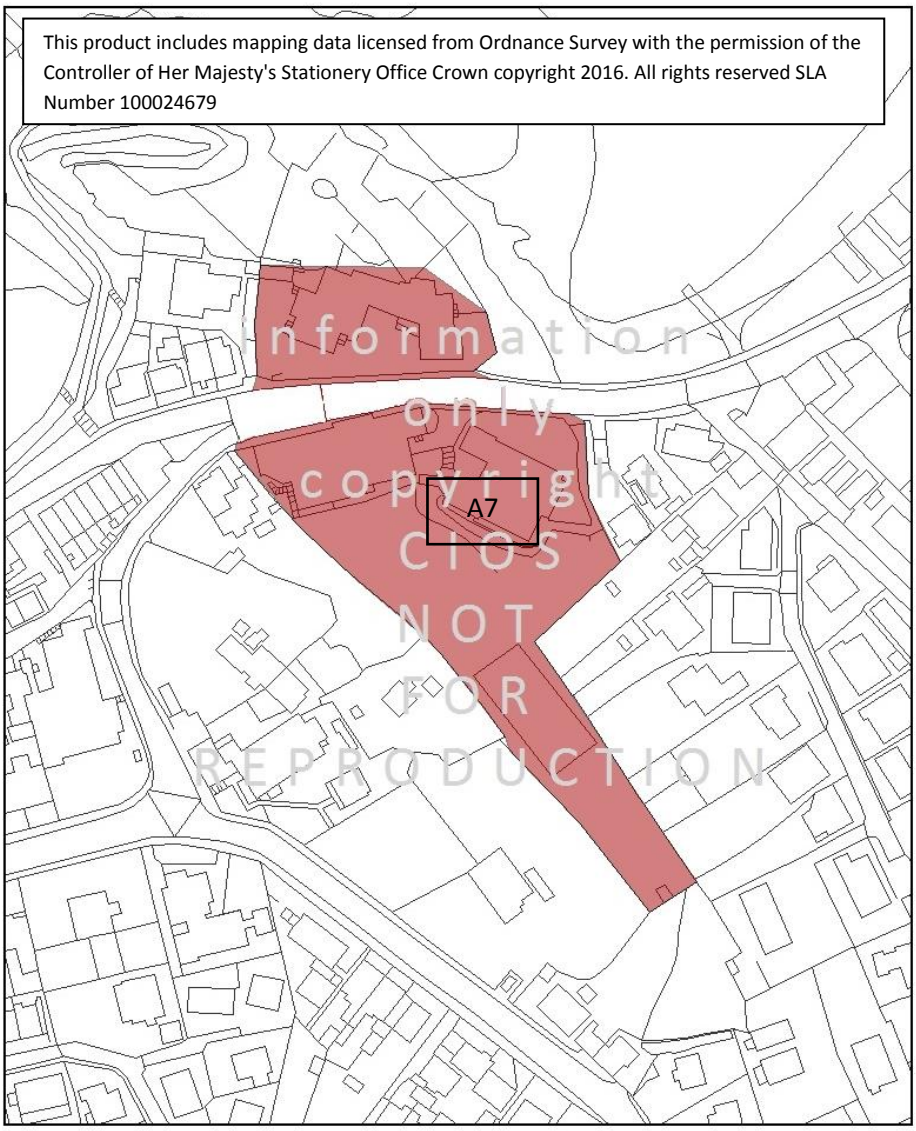
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.
This site **IS** achievable		

Conclusions

This site is deliverable		The site is not considered to be suitable at this time and whilst it could be available and achievable it is not sustainable in terms of its location and proximity to amenities on St Mary's and likely to increase vehicular traffic.
This site is developable subject to overcoming minor issues		
This site is **not** developable	✓	
Timeframe for Delivery BACK		
Undeliverable	4	
0-5 years		
6-10 years		
11 – 15 years		

Site Visit (23.03.2016):

A7

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Carn Thomas (A7)**		
	Island	St Marys		
	Site Address	Carn Thomas, Telegraph Road		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		Well related to built-up area of Hugh Town
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	90,676.843 10,662.582 Meters		
	Site Area (ha)	0.6ha		
	Area which is Brownfield	All		
	Min. Housing Yield	26 (43 dph)		

	Current Use(s)	Vacant School Site	
	Previous Use(s)	Educational	
	Surrounding Land Use(s)	Mixed use/residential and retail	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Opposite 17: Porth Mellon ACA
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	Church of St Marys (GII); Wall and Gateway to St Marys Church (GII); Godolphin House (GII)
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Settlement
		Known Bat Roost	No
		Historic Environment Record (HER)	CARN THOMAS - Post Medieval lifeboat station CARN THOMAS - Post Medieval cemetery CARN THOMAS - Modern pillbox CARN THOMAS - Post Medieval school CARN THOMAS - Modern pillbox
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access to the lower section, higher ground would be problematic to reach without significant engineering operations to provide vehicular access
		Infrastructure	Water: At capacity, although needs to counter-balance previous use as a school against new dwellings. Sewerage: 6 inch water main in road. Feed needs replacing (1 and ½ inch copper).
		Ground conditions	unknown
		Topography	Slopes up to the south. High ridge of granite (Isles of Scilly Intrusion – Granite)
		Flood Risk/Coastal	10/15/20/25m SMP2: Custom house to Carn Thomas

		Erosion (Metres above Sea Level)	This notes a longer term realignment to accommodate rising sea levels and address the increasing risk factors is likely to be necessary.
		Hazardous Risks	unknown
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Unknown
	Potential Impacts	Landscape	Wooded to the south, coastal to the north. Potentially high visual impact. Following demolition of the 1960s school buildings the site is clear and vacant which is a positive change for this area. Any development would need to ensure an enhancement to the wider character of the CA and AONB/Heritage Coast
		Agricultural Quality	Not agricultural land
		Open Space and Recreation	Former recreation use associated with the School. Now re-sited at Carn Gwaval
		Neighbouring Uses	Residential/Community site also close proximity to the Church and Rectory (both LBs)

	Service	Distance	Within 10 minutes Walking Time (mins)	Sustainability Score
Accessibility	GP Surgery	0.3 mile	5 mins	9.5
	Pharmacy	0.4 mile	5 mins	9
	Primary School	0.4 mile	5 mins	9
	Secondary School	0.4 mile	5 mins	9
	Post Office	0.4 mile	2 mins	9
	Supermarket/Convenience Store	0.3 mile	2 mins	9.5
			Total	55/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	The school and recreational use have been replaced on the island and as a purpose built school building this site is unlikely to be viable for another use. It is well located to existing services and infrastructure of St Marys. The site is previously developed land (PDL)

Availability of the Site		
Planning Permission	Application Number	P/15/059/FUL
	Outline/Full	Full

	No. Of Dwellings	N/a
	Dwellings Completed	n/a
	Dwellings under Construction	n/a
	Dwellings Remaining	This was an application approved for the demolition of the secondary school building.

		Tick	Comments
Legal/Ownership Constraints	Single Ownership		
	Multiple Ownership	✓	Council of the Isles of Scilly (with Duchy of Cornwall Estate educational use covenants on)
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		Mixed use and housing.

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site is vacant and unused with no other interest to re-use the building.

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	Yes, as the site is owned by the Council. The site has been demolished.

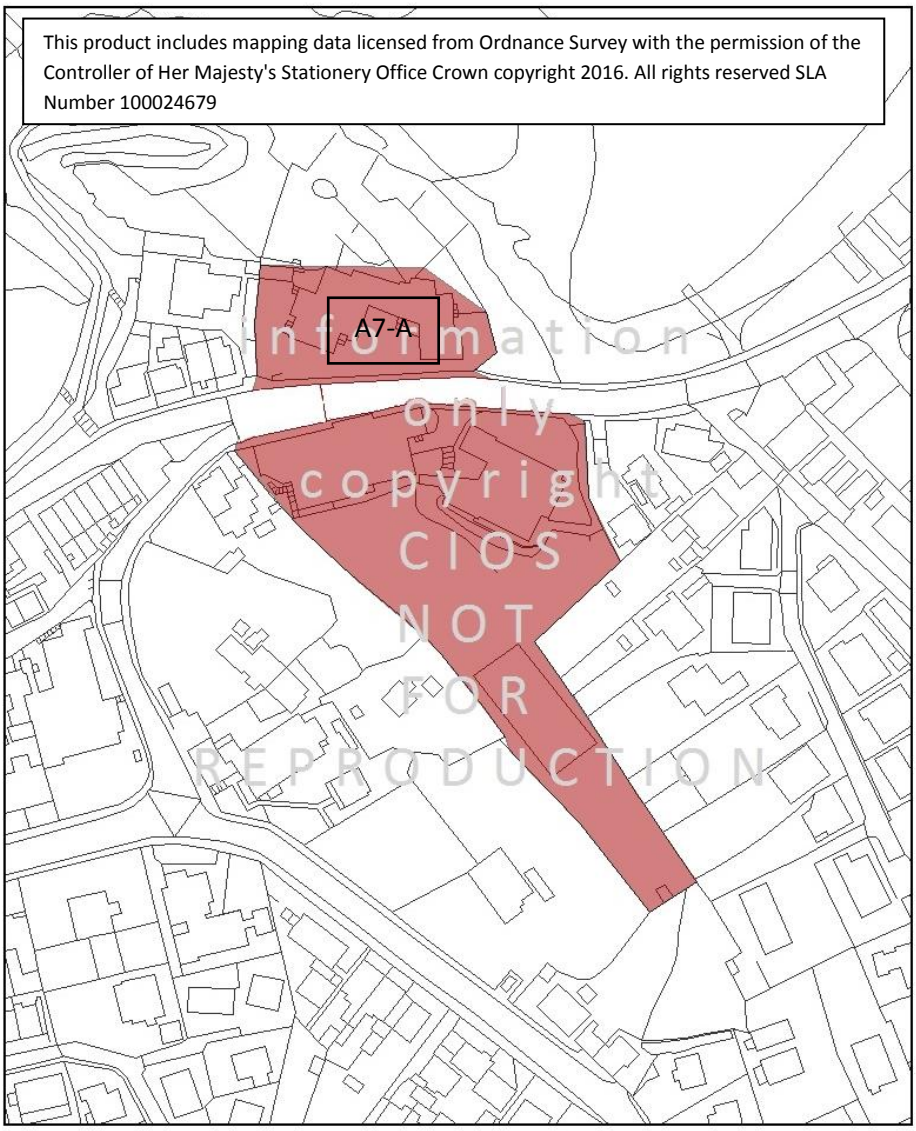
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable		
This site **IS** achievable	✓	The site is within the single ownership of the Council with no major constraints other development costs and is being demolished to reduce any logistical building risks and improve its viability.

Conclusions		
This site **is** deliverable	✓	The Council has a duty to make the best use of any land within its control and a duty to keep the site safe and in keeping with the character of the wider conservation area. Residential development would ensure a supply of housing to meet local needs whilst maximising the use of previously developed land.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable		

Timeframe for Delivery BACK	
Undeliverable	
0-5 years	26
6-10 years	
11 – 15 years	

Site Visit: (March 2016)

A7-A

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Carn Thomas A7-A**		
	Island	St Marys		
	Site Address	Carn Thomas, Telegraph Road		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		Well related to built-up area of Hugh Town
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	90,676.843 10,662.582 Meters		
	Site Area (ha)	0.2ha		
	Area which is Brownfield	All		
	Min. Housing Yield	7 (35 dph)		

	Current Use(s)	Vacant School Site	
	Previous Use(s)	Educational	
	Surrounding Land Use(s)	Mixed use/residential and retail	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Opposite 17: Porth Mellon ACA
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	Church of St Marys (GII); Wall and Gateway to St Marys Church (GII); Godolphin House (GII)
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Settlement
		Known Bat Roost	No
		Historic Environment Record (HER)	CARN THOMAS - Post Medieval lifeboat station CARN THOMAS - Post Medieval cemetery CARN THOMAS - Modern pillbox CARN THOMAS - Post Medieval school CARN THOMAS - Modern pillbox
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access from the main Telegraph Road which runs to the south of this site.
		Infrastructure	Water: At capacity, although needs to counter-balance previous use as a school against new dwellings. Sewerage: 6 inch water main in road. Feed needs replacing (1 and ½ inch copper).
		Ground conditions	unknown
		Topography	Relatively flat site with the carn of Carn Thomas to the rear.
		Flood Risk/Coastal Erosion	10/15/20/25m SMP2: Custom house to Carn Thomas

		(Metres above Sea Level)	This notes a longer term realignment to accommodate rising sea levels and address the increasing risk factors is likely to be necessary.
		Hazardous Risks	unknown
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Unknown
	Potential Impacts	Landscape	The site is in a prominent location situated adjacent to one of the islands' main roads. The current buildings although not high are visible on approaches from the north. Significant positive benefits could be achieved for improving the landscape with the removal of later unsympathetic buildings.
		Agricultural Quality	Not agricultural land
		Open Space and Recreation	Former recreation use associated with the School. Now re-sited at Carn Gwaval
		Neighbouring Uses	Residential/Community site also close proximity to the Church and Rectory (both LBs)

	Service	**Distance**	**Within 10 minutes Walking Time (mins)**	**Sustainability Score**
Accessibility	GP Surgery	0.3 mile	5 mins	9.5
	Pharmacy	0.4 mile	5 mins	9
	Primary School	0.4 mile	5 mins	9
	Secondary School	0.4 mile	5 mins	9
	Post Office	0.4 mile	2 mins	9
	Supermarket/Convenience Store	0.3 mile	2 mins	9.5
			Total	55/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	The school and recreational use have been replaced on the island and as a purpose built school building this site is unlikely to be viable for another use. It is well located to existing services and infrastructure of St Marys. The site is previously developed land (PDL)

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	Full

	No. Of Dwellings	N/a	
	Dwellings Completed	n/a	
	Dwellings under Construction	n/a	
	Dwellings Remaining	n/a	
		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	Mixed use and housing.

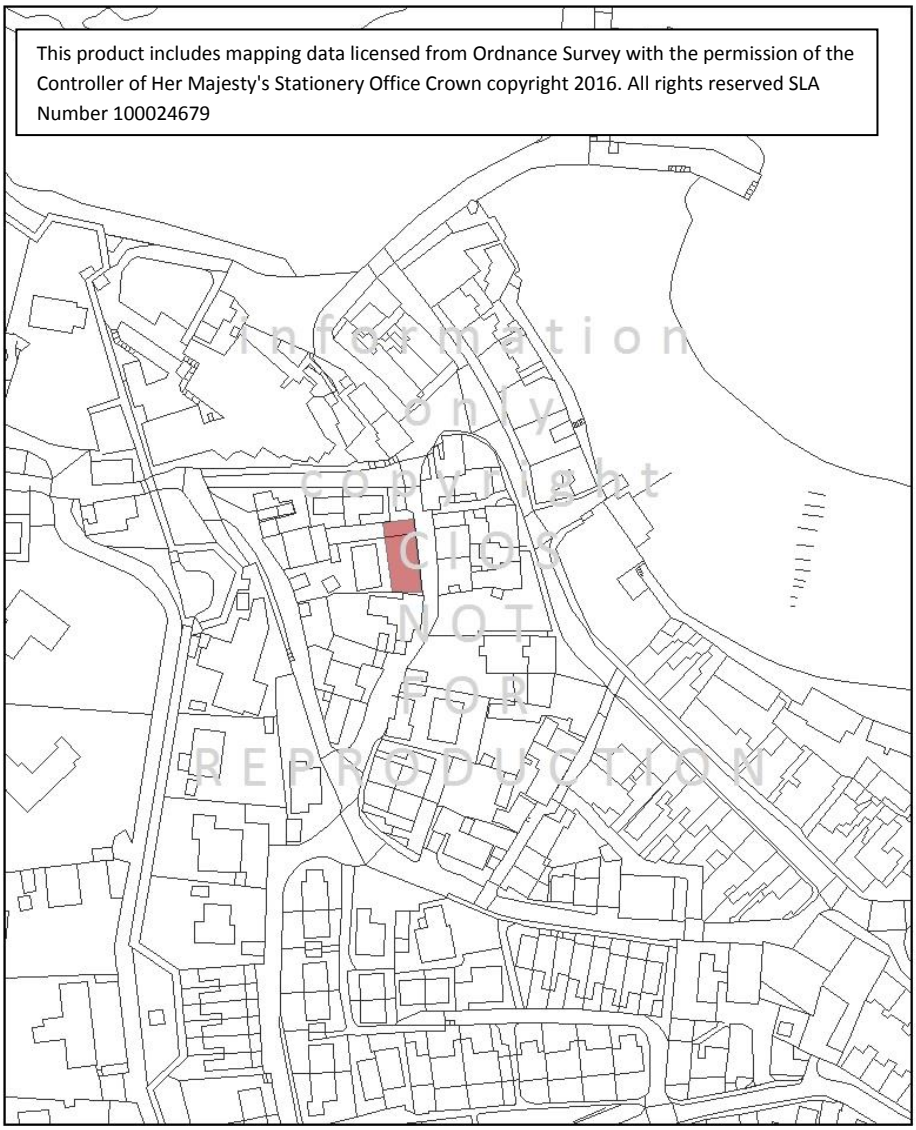
Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted to the SHLAA for consideration for housing.
Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?	The Duchy has sought conservation advice and produced a heritage statement which suggests the original school building should be retained and re-used.	
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable		
This site **IS** achievable	✓	The site is within the single ownership of the Duchy of Cornwall Estate. The site is constrained by the existence of its current use and buildings but a working relationship exists between the Council and the Duchy to ensure a solution can be found to relocate the existing uses.
Conclusions		
This site **is** deliverable	✓	The Council has a duty to make the best use of any land within its control and a duty to keep the site safe and in keeping with the character of the wider conservation area. With the removal of some later unsympathetic buildings the site has significant potential to improve a highly visible site.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable		

Timeframe for Delivery BACK	
Undeliverable	
0-5 years	7
6-10 years	
11 – 15 years	

Site Visit: (March 2016)

A8

Council of the Isles of Scilly – Site Assessment		
Site Details	**Site Reverence**	**Jerusalem Terrace (A8)**
	Island	St Marys
	Site Address	Jerusalem Terrace
	Owner	Council of the Isles of Scilly



		Tick	Comments
Location	Within Settlement		Well related to built-up area of Hugh Town
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	90,141.278 10,633.389 Meters		
Site Area (ha)	161m² (0.01)		
Area which is Brownfield	161m² (0.01)		
Min. Housing Yield	1 (100 dph)		
Current Use(s)	overgrown		
Previous Use(s)	unknown		

	Surrounding Land Use(s)	Residential	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated. Identified as Council maintained Parkland.	
	Planning History	P0257/P3368/P3728/P3856/P3856A/P3998/P4235/P4271	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Within the Mount Hollis ACA.
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	Close to the Garrison Walls SM
		Listed Building	Close to the Garrison Walls LB (GI) and No 3 Garrison Hill (G11)
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Settlement
		Known Bat Roost	No
		Historic Environment Record (HER)	To the west side of High Steps: Romano-British Shrine.
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Water: 6 inch water main in road, no water rise on site. Sewerage: The Mermaid Run sewerage system is likely to have limited or no capacity. Limited space for a septic tank.
		Ground conditions	Unknown
		Topography	Site slopes up steeply to the west. Some large granite boulders present in boundary wall.
		Flood Risk/Coastal Erosion (Metres above Sea Level)	10-15m: No particular identified risk in the SMP2
		Hazardous Risks	Adjacent to sub-station
		Location of Pylons	Unknown
		Pollution/contamination	Unknown
		Other Constraints	Unknown
	Potential Impacts	Landscape	Limited wider impact, some local impact upon street scene. Careful consideration to the setting of adjacent listed buildings and sensitive nature of street scene within the Conservation Area. Enhancements could be made.
		Agricultural Quality	n/a
		Open Space and Recreation	No loss of recreation space but some loss of open space (Council maintained parkland), but not particularly accessible or utilised currently.
		Neighbouring Uses	Residential, close to Tregarthens

Accessibility	**Service**	**Distance**	**Within 10 minutes Walking Time (mins)**	**Sustainability Score**
	GP Surgery	0.5 mile	10-15 mins	8.5

	Pharmacy	0.5 mile	10-15 mins	8.5
	Primary School	0.6 mile	15-20 mins	8
	Secondary School	0.6 mile	15-20 mins	8
	Post Office	<0.1 mile	2 min	10
	Supermarket/Convenience Store	<0.1 mile	2 min	10
			Total	53/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	The site is small and would represent a very high density of development compared to the average for Hugh Town. Potential constraint of the adjacent electricity sub-station and adjacent dwelling. Potential restriction of connecting to sewerage system.
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	Council owned
	Multiple Ownership		
	Ransom Strip	✓	Potentially, right of way exists to the south.
	Tenancies		
If constraints identified can they be overcome?		If specific space standards (or easements) exist relative to the sub-station then the above constraints could not be overcome	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		Vacant land

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The Council is currently identified as being 'Council Maintained Parkland' but is in a constrained position to offer any 'park' use.

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	Unlikely. The constrained nature and topography of this small site may not be possible for development. Further investigations would be required but the scale of the scheme may ultimate make it unviable to progress.

Reasoned Justification		
This site is **NOT** achievable	✓	Constraints may not be overcome.
This site **MAY** be achievable		
This site **IS** achievable		

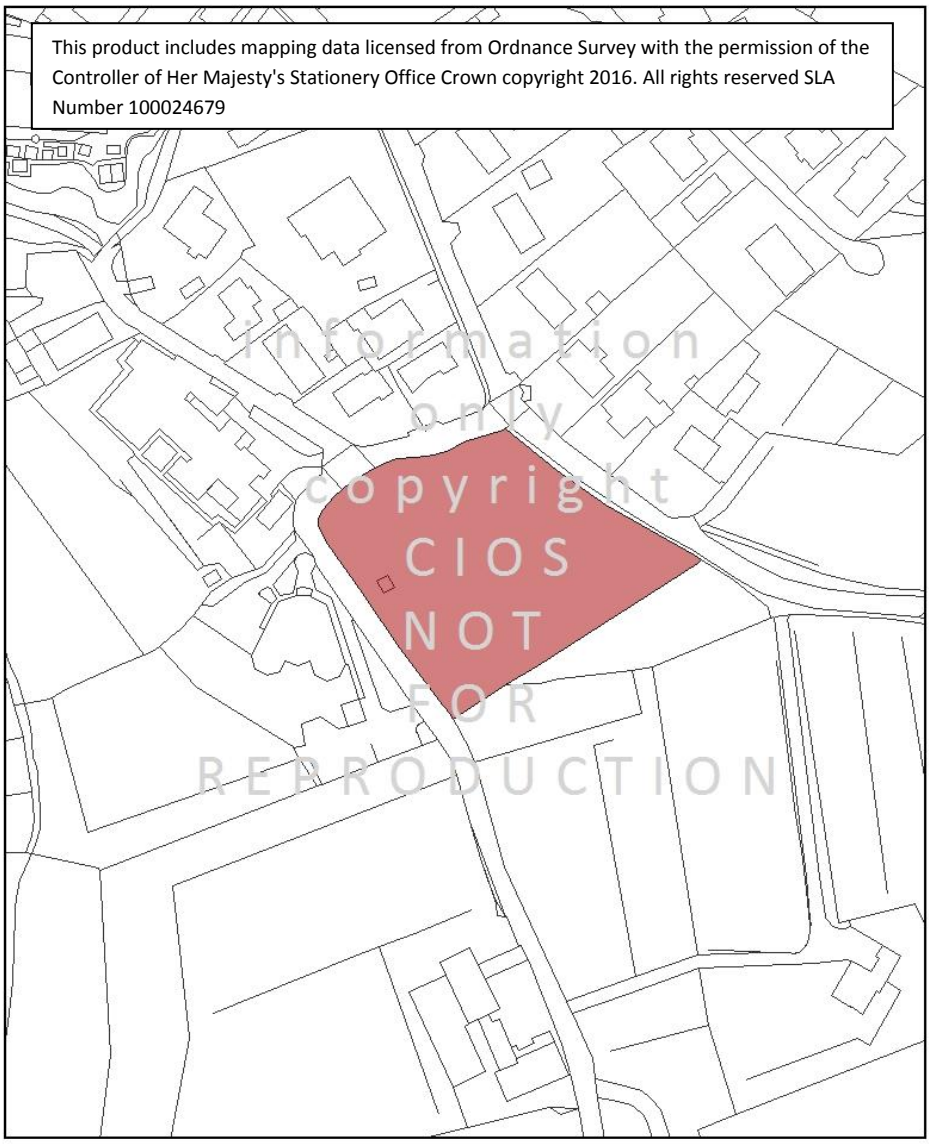
Conclusions		
This site **is** deliverable		For the above reasons it is considered that this site is unlikely to come forward during the period.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable	✓	

Timeframe for Delivery BACK	
Discounted	1
0-5 years	
6-10 years	
11 – 15 years	

Site Visit: August 2015

A9

Council of the Isles of Scilly – Site Assessment		
Site Details	**Site Reverence**	**Circus Field (A9)**
	Island	St Mary's
	Site Address	Circus Field, Old Town Road/Hospital Lane
	Owner	Duchy of Cornwall Estate



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	90,825.386 10,303.188 Meters		
Site Area (ha)	4176m^2 (0.4ha)		
Area which is Brownfield	None		
Min. Housing Yield	16 (30 dph)		

	Current Use(s)	Agricultural use	
	Previous Use(s)	Agricultural use	
	Surrounding Land Use(s)	Agriculture/Residential	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	King Edward's Road, Hugh Town
		Ancient Woodlands	
		Nature Reserve	
		Scheduled Monument	PLATFORM CAIRN ON NORTHERN PENINNIS HEAD, 200M ESE OF BUZZA TOWER
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Settlement
		Known Bat Roost	No
		Historic Environment Record (HER)	Circus Field
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Water: 6 inch main in road, none in site. Sewerage: At capacity, although easy connection back to Hugh Town. Man-hole in field.
		Ground conditions	Appears good
		Topography	Slightly undulating but relatively flat. Land is elevated above the pavement, enclosed to the front by a retaining stone wall.
		Flood Risk/Coastal Erosion (Metres above Sea Level)	25m. Not identified as at risk in the SMP2
		Hazardous Risks	Unknown
		Location of Pylons	Yes
		Pollution/contamination	Not known
		Other Constraints	None
	Potential Impacts	Landscape	Site is very prominent in the street scene and its elevated position would result in development being visible from longer distances across St

			Mary's. Some impact of development would be minimised due to the proximity of the site to the edge of Hugh Town
		Agricultural Quality	Not known
		Open Space and Recreation	No impact
		Neighbouring Uses	Residential/Agricultural/Medical

	Service	Distance	Within 10 minutes Walking Time (mins)	Sustainability Score
Accessibility	GP Surgery	0.1 mile	Yes 2 mins	10
	Pharmacy	0.1 mile	Yes 2 mins	10
	Primary School	0.1 mile	Yes 2 mins	10
	Secondary School	0.1 mile	Yes 2 mins	10
	Post Office	0.5 mile	Yes 10 mins	8.5
	Supermarket/Convenience Store	0.5 mile	Yes 10 mins	8.5
			Total	57/60

Reasoned Justification		
This Site is **NOT** Suitable	✓	The site is within a highly sensitive historic environment and contains a Scheduled Monument. Additionally the site is prominent in the landscape and streetscene.
This Site **MAY** be suitable		
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted for consideration for housing by the landowner

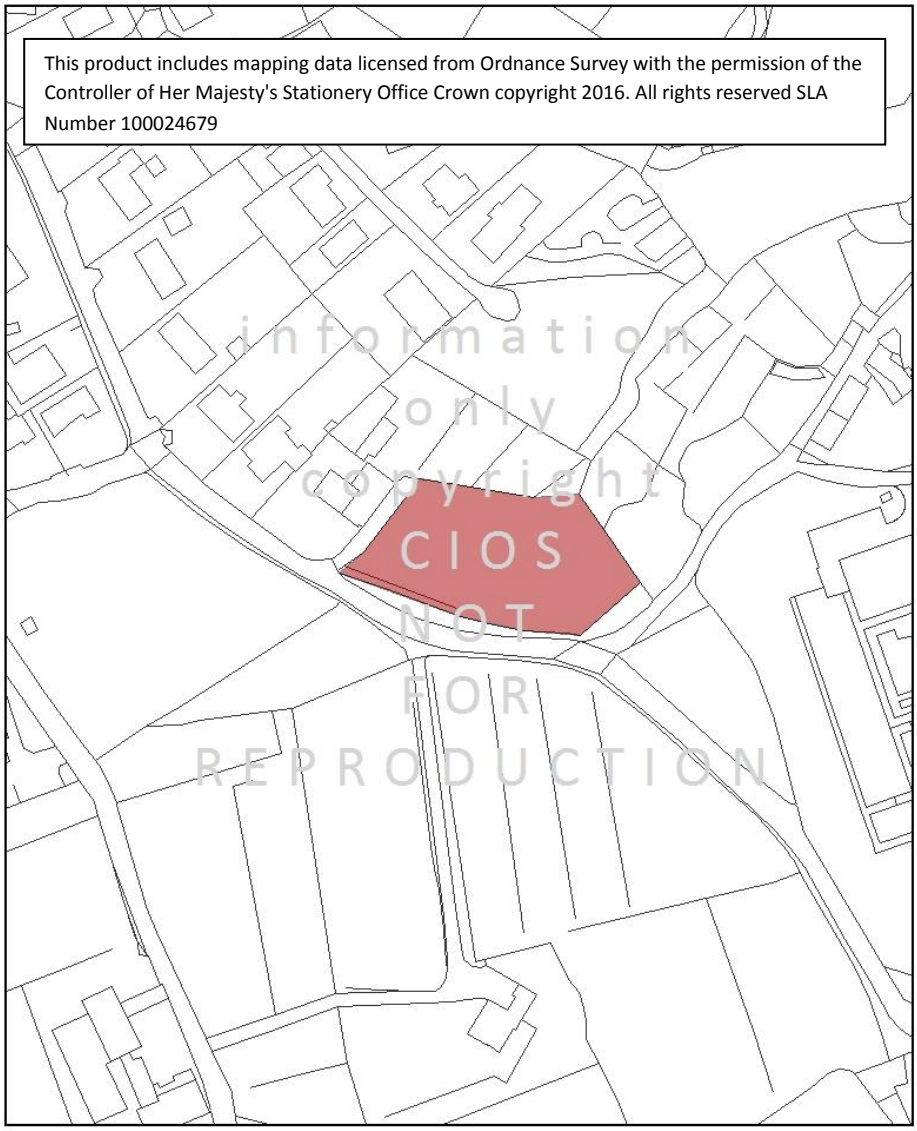
Achievability of the Site

Is there a reasonable prospect the site will be developed at a particular point in time?		The site is unlikely to become available given the historic designation.
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable		
This site **IS** achievable	✓	The site is well-related to shops and services and is considered to be in a sustainable location.
Conclusions		
This site **is** deliverable		Due to the environmental sensitivity of the site it is unlikely to be developed. The site is in a prominent location relative to St Mary's at around 25 metres above sea level.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable	✓	
Timeframe for Delivery BACK		
Undeliverable		16
0-5 years		
6-10 years		
11 – 15 years		

Site Visit: (18th November 2016)

A10

Council of the Isles of Scilly – Site Assessment			
Site Details	**Site Reverence**	**Penold Lane (A10)**	
	Island	St Marys	
	Site Address	Land at Penold, Old Town Road	
	Owner	Duchy of Cornwall Estate	



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	90,923.600 10,313.348 Meters		
Site Area (ha)	2191m² (0.2ha)		
Area which is Brownfield	0		
Min. Housing Yield	6 (30 dph)		
Current Use(s)	Agricultural		
Previous Use(s)	Agricultural		

	Surrounding Land Use(s)	Residential, Agricultural and close to School	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Settlement
		Known Bat Roost	No
		Historic Environment Record (HER)	One adjacent at Penold and on the road to the School
		Bore Hole	Unknown
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Sewerage: At capacity. Would need to be pumped or chamber needed. Water: 6 inch water off road, however low pressure.
		Ground conditions	Good
		Topography	Slopes up from the road
		Flood Risk/Coastal Erosion (Metres above Sea Level)	25m Not identified as at risk in the SMP2
		Hazardous Risks	Unknown
		Location of Pylons	No
		Pollution/contamination	Unknown
		Other Constraints	None Known
	Potential Impacts	Landscape	Site is prominent in the landscape so development will be visible from longer distances. The adjacent edge of Hugh Town and existing residential development on Church Road would provide some mitigation.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Residential

	Service	**Score**	**Within 10 minutes Walking Time (mins)**	**Sustainability Score**
	GP Surgery	0.1 miles	Yes 2 mins	10
	Pharmacy	0.1 mile	Yes 2 mins	10
	Primary School	0.1 mile	Yes 2 mins	10
	Secondary School	0.1 mile	Yes 2 mins	10

Accessibility	Post Office	0.5 mile	Yes 10 mins	8.5
	Supermarket/Convenience Store	0.5 mile	Yes 10 mins	8.5
			Total	57/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	The site is otherwise unconstrained but in a particularly prominent site/location but very well situated relative to amenities
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The landowner has submitted the site for consideration for housing.

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	A single ownership site on the edge of the existing settlement on the main road between the school, Dr's/Hospital/Hugh Town and Old Town

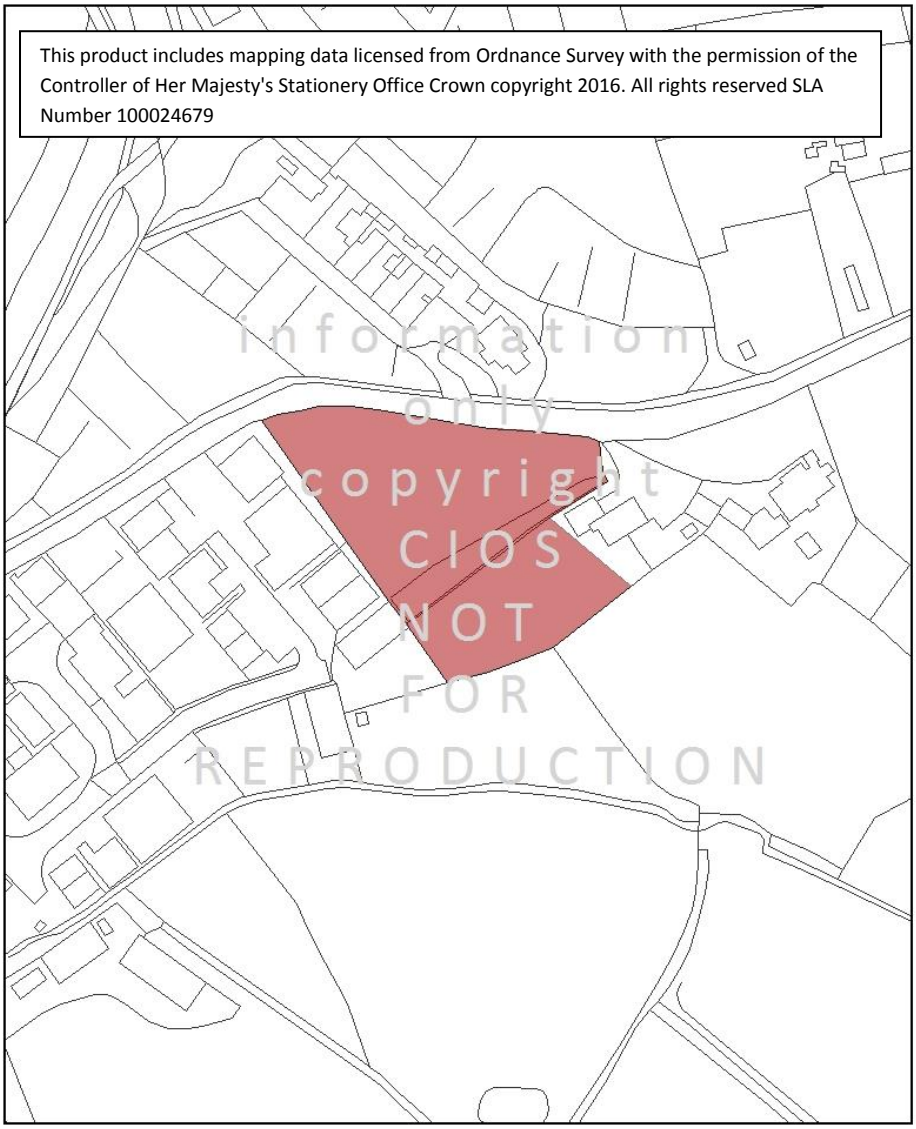
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	If the landscape impact can be addressed then the site would be suitable for additional residential development
This site **IS** achievable		

Conclusions		
This site **is** deliverable		The site is a greenfield site but otherwise very well situated relative to services and facilities but is significantly elevated site. Development could be adversely prominent and as such likely to be unacceptable for development
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable	✓	

Timeframe for Delivery BACK	
Undeliverable	6
0-5 years	
6-10 years	
11-15 years	

Site Visit: (18th November 2016)

A11

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Sandy Banks (A11)**		
	Island	St Mary's		
	Site Address	Land to the east of Porth Mellon Ind. Estate		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	90,982.866 10,745.149 Meters		
	Site Area (ha)	4251m² (0.4ha)		
	Area which is Brownfield	Mixed greenfield with some boat storage use		
	Min. Housing Yield	12 (30 dph)		

	Current Use(s)	Agricultural but with some minor ancillary boat storage	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Industrial/Residential	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	Lower Moors is located 81m to the South of this site
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	88m to the NW is Porth Mellon ACA, 55m to the N is Mount Flaggon ACA
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	90m to the North is Harry's Walls Scheduled Monument
		Listed Building	NO
		TPOs	None
		RAMSAR Site	NO
		Special Area of Conservation (SAC)	NO
		Historic Landscape Character	Farmland: Anciently Enclosed Land, prehistoric to early Post-Medieval
		Known Bat Roost	Unknown
		Historic Environment Record (HER)	Porth Mellon Modern Flying Boat Station – 75m to the NW
		Bore Hole	Unknown
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Water: 6 Inch ring main running through the site, although shallow depth of 750mm. Sewerage: At capacity. Nearest connection on the Industrial Estate.
		Ground conditions	Unknown
		Topography	Relatively flat behind hedge, set lower than road
		Flood Risk/Coastal Erosion (Metres above Sea Level)	5m above sea level. Identified in the SMP2 as 42.5: Realignment beyond epoch 1 needed to consider management of the increasing flood risk. The site is on the edge of the 100 year still water flood risk zone with the south east corner most at risk of ground water and tidal flooding.
		Hazardous Risks	None Known
		Location of Pylons	None
		Pollution/contamination	Potential given current use

		Other Constraints	Close to low lying land
	Potential Impacts	Landscape	Limited due to location, visible from north
		Agricultural Quality	Not recorded
		Open Space and Recreation	No
		Neighbouring Uses	Industrial/Residential

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.5 mile	10 mins	8.5
	Pharmacy	0.5 mile	10 mins	8.5
	Primary School	0.6 mile	10 mins	8
	Secondary School	0.6 mile	10 mins	8
	Post Office	0.5 mile	10 mins	8.5
	Supermarket/Convenience Store	0.5 mile	10 mins	8.5
			Total	50/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	The site is well located to the east side of Hugh Town at Porth Mellon and is considered to be in a sustainable location. It's not obviously previously developed land but it does appear to be used for boat storage and is location adjacent to the industrial estate. There are also potential issues with the proximity of the site to the coast and low-lying nature of the land.
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		Submitted to SHLAA as a potential housing site.

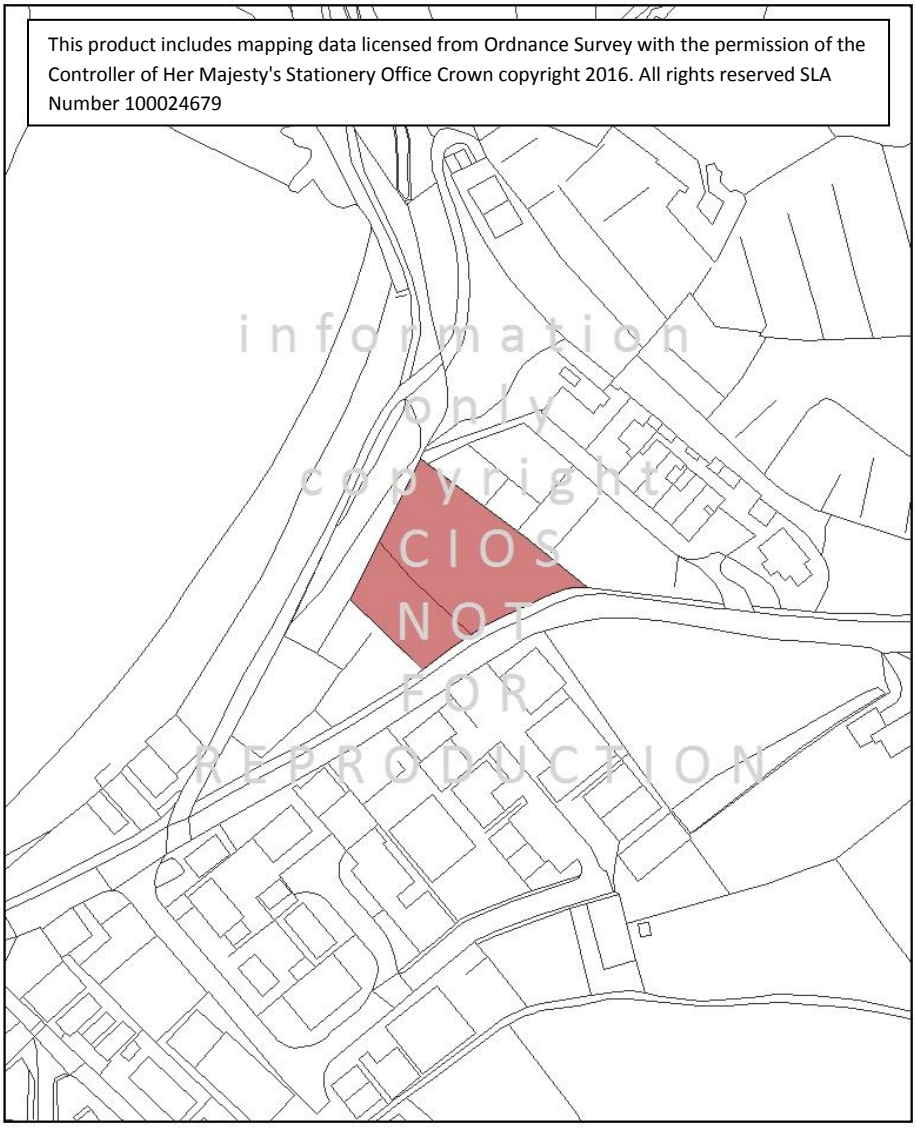
Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		

This Site **IS** available	✓	The site is an available site with no known barrier to progressing development
Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?		The site has been submitted as a housing site.
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	The site is well located on the east side of Hugh Town at Porth Mellon and on the east side of the existing Industrial Estate before Sandy Banks Farm. The site is accessible from the Main Telegraph Road.
This site **IS** achievable		
Conclusions		
This site **is** deliverable		A well-located site with some boat storage use to the west side, good access to the road network. Although the area of the proposed housing sites at Porth Mellon is much smaller it is likely that a Heritage Statement would be required because of its proximity to Harry's Walls SM (approx.. 100m) and because there are known Paleo-environmental deposits at Lower Moors and on Porth Mellon beach. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		
Timeframe for Delivery BACK		
Undeliverable		
0-5 years	12	
6-10 years		
11-15 years		

Site Visit: (23.03.2016)

A12

Council of the Isles of Scilly – Site Assessment		
Site Reverence	**Bayview Terrace (A12)**	
Island	St Mary's	
Site Address	Land to the SW of Bay View Terrace	
Owner	Duchy of Cornwall Estate	



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	90,899.893 10,787.482 Meters		
Site Area (ha)	1774 m^2 (0.1ha)		
Area which is Brownfield	0		
Min. Housing Yield	5 (31 dph)		

	Current Use(s)	Agricultural	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Residential	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	Lower Moors is located 160m to the South of this site
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	25m to the NW is Porth Mellon ACA, 50m to the N is Mount Flaggon ACA
		Ancient Woodlands	
		Nature Reserve	
		Scheduled Monument	91m to the North east is Harry's Walls Scheduled Monument
		Listed Building	no
		TPOs	None
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: Anciently Enclosed Land, prehistoric to early Post-Medieval
		Known Bat Roost	Unknown
		Historic Environment Record (HER)	Porth Mellon Modern Flying Boat Station – 14m to the NW
		Bore Hole	Unknown
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Sewerage: No connection to sewerage. Would need a separate system. Water: 6 inch water from Shark's Pit Footpath
		Ground conditions	Good
		Topography	Slopes up to the north
		Flood Risk/Coastal Erosion (Metres above Sea Level)	5m Identified in the SMP2: 42.5: Realignment beyond epoch 1 needed to consider management of the increasing flood risk. If there is No Active Intervention with regards coastal flood defences, this area would be vulnerable to tidal flooding based on the erosion risk maps within the SMP2.
		Hazardous Risks	None Known
		Location of Pylons	None
		Pollution/contamination	Unlikely

		Other Constraints	None
	Potential Impacts	Landscape	Located along one of the islands' main road so would be visible in the vicinity as well as from the water. Wider impacts of the site would be limited.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Residential/Agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.5 mile	10 mins	8.5
	Pharmacy	0.5 mile	10 mins	8.5
	Primary School	0.6 mile	10 mins	8
	Secondary School	0.6 mile	10 mins	8
	Post Office	0.5 mile	10 mins	8.5
	Supermarket/Convenience Store	0.5 mile	10 mins	8.5
			Total	50/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	The site well located close to amenities and services but is close to the coastal area of Porth Mellon beach and could be at risk of sea water ingress and eventual sea level rises. No other known constraints
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

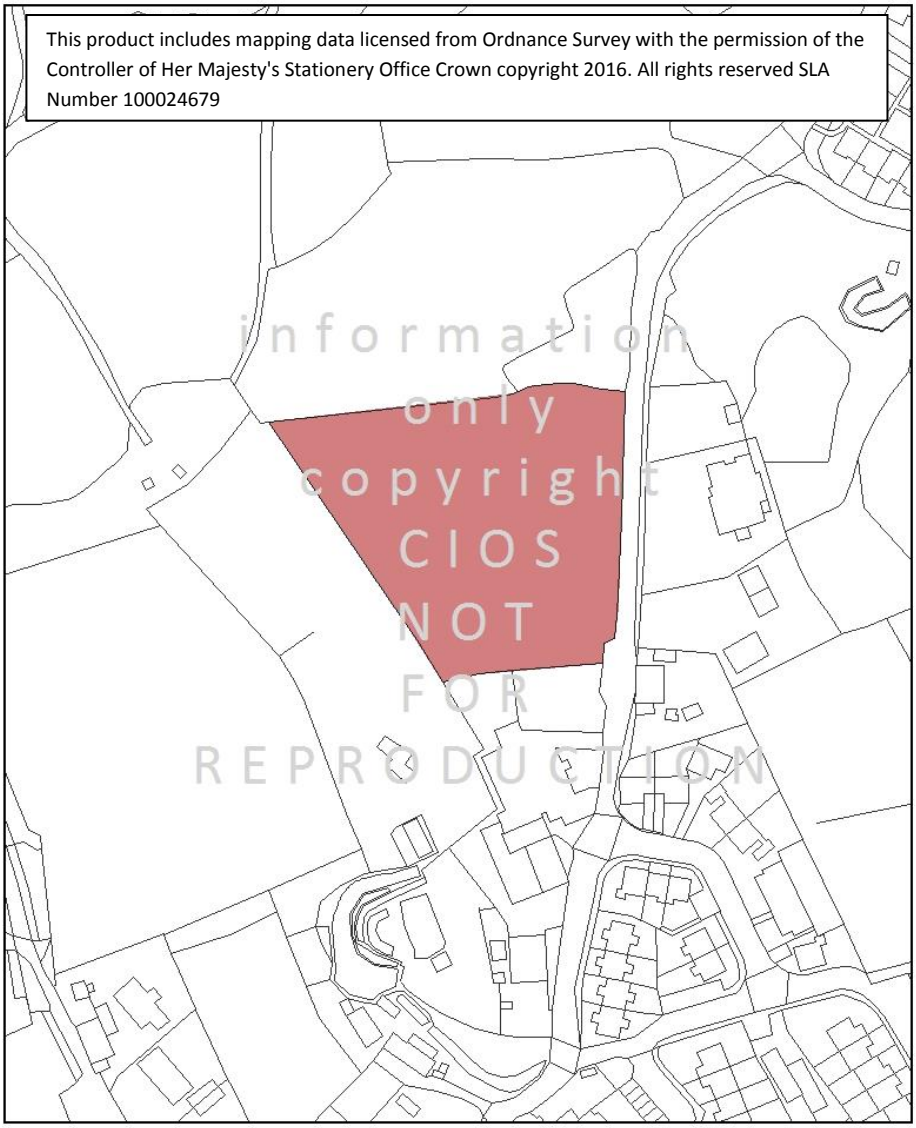
		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		

This Site **IS** available	✓	No known constraints to developing the site
Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?		
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	Close to sea level and coastal flooding, although behind dunes.
This site **IS** achievable		
Conclusions		
This site **is** deliverable		Given the proximity of the site to Porthmellon beach it may be subject to water ingress and sea level rises. Any development would need to address this. Although the area of the proposed housing sites at Porth Mellon is small it is likely that a Heritage Statement would be required because of its proximity to Harry's Walls SM (approx. 100m) and because there are known Palaeo-environmental deposits at Lower Moors and on Porth Mellon beach. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		
Timeframe for Delivery BACK		
Undeliverable		
0-5 years	5	
6-10 years		
11-15 years		
Site Visit: (23.03.2016)		

A13

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Old Town 2 (A13)**		
	Island	St Marys		
	Site Address	North of Ennor Farm		
	Owner	Duchy of Cornwall Estate		



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	91,443.454 10,457.282 Meters		
Site Area (ha)	5363m^2 (0.5ha)		
Area which is Brownfield	0		
Min. Housing Yield	15 (23 dph)		

	Current Use(s)	Agricultural	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Residential and agricultural	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	Very close to (8m) but outside the Lower Moors SSSI
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	Lower Moors
		Scheduled Monument	46m To the north of Ennor Castle SM
		Listed Building	No
		TPOs	None
		RAMSAR Site	NO
		Special Area of Conservation (SAC)	NO
		Historic Landscape Character	Settlement
		Known Bat Roost	No
		Historic Environment Record (HER)	To the west of Old Town Chapel HER
		Bore Hole	Unknown
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Sewerage: Gravity-fed direct to Bio-bubble or pumped to the mains along the road. Water: 6 inch water along the road.
		Ground conditions	Good
		Topography	Slopes down to the north west corner
		Flood Risk/Coastal Erosion (Metres above Sea Level)	5m above SL. In relation to flooding then this site is considered to be vulnerable to both ground water and tidal surges from the north side, due to the topography of the landscape, which is just within the estimated flood risk zone.
		Hazardous Risks	None known
		Location of Pylons	Yes
		Pollution/contamination	Unknown
		Other Constraints	Unknown
	Potential Impacts	Landscape	The site is highly visible from one of the islands' main roads so there would be an immediate localised impact upon within

			Old Town from the north and views from Parting Carn.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Agricultural/Residential

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.6 miles	13 mins	8
	Pharmacy	0.6 miles	13 mins	8
	Primary School	0.5 miles	10 mins	8.5
	Secondary School	0.5 miles	10 mins	8.5
	Post Office	1 mile	20 mins	6
	Supermarket/Convenience Store	<0.1	1 min	10
			Total	49/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	There are no physical constraints and it is well located relative to amenities, but the site is prominent on the approach to Old Town from the north side of Old Town. Development of this site could be particularly intrusive aesthetically. Very close to the SSSI at Lower Moors and close to the Scheduled Monument at Ennor Castle
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

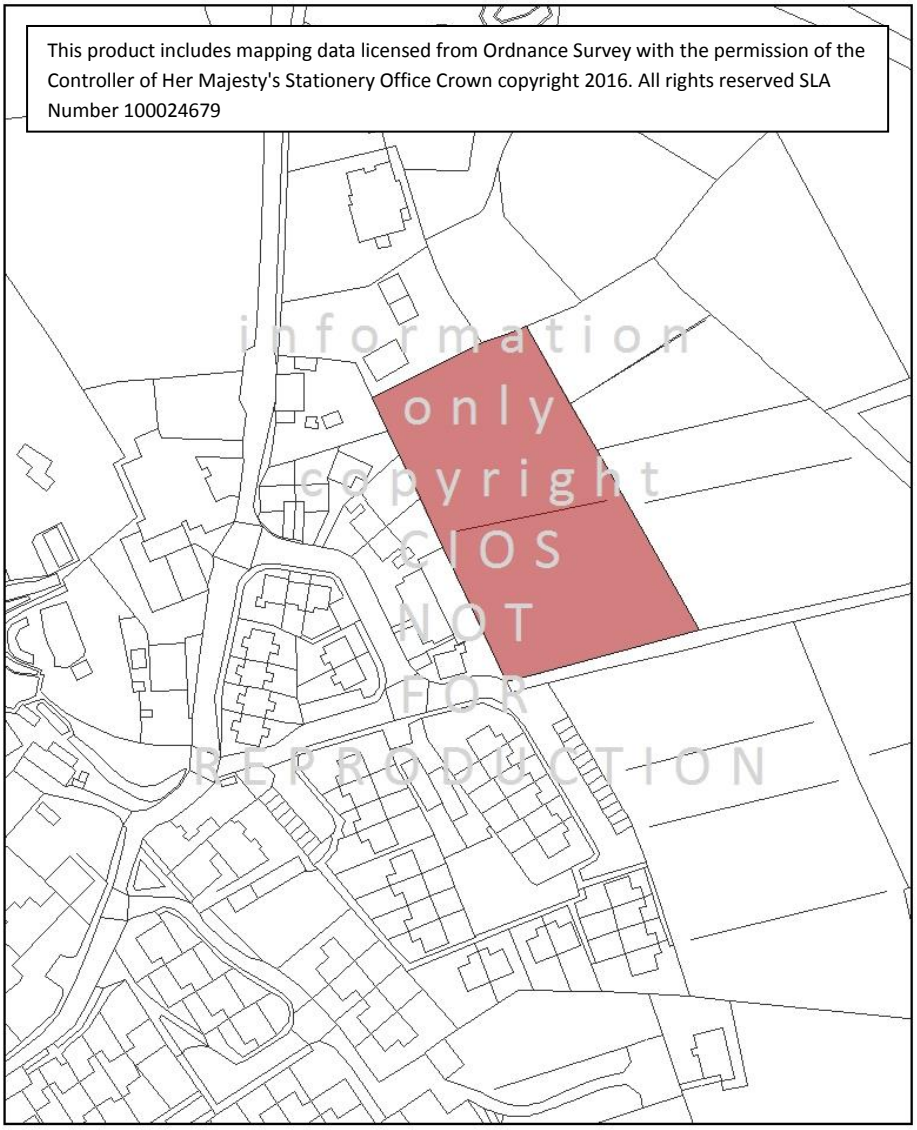
		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted for consideration as a housing site.

Achievability of the Site

Is there a reasonable prospect the site will be developed at a particular point in time?		Yes, depending on mitigation impacts in relation to SSSI water run-off and heritage impact.
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	This site may be achievable but it is in a sensitive location with any design for new buildings may result in significant harm to the area. Appropriate flood mitigation would need to be considered and a flood risk assessment to support an application for development.
This site **IS** achievable		
Conclusions		
This site **is** deliverable		Whilst the site is otherwise in a sustainable location and could help support service improvements and facilities in Old Town given the proximity to designations and visibility on the northern entrance into Hugh Town it is considered that this site is particularly sensitive to the setting and character of Old Town. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		
Timeframe for Delivery BACK		
Discounted		
0-5 years		
6-10 years		15
11-15 years		
Site Visit: (2016)		

A14

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Old Town 1 (A14)**		
	Island	St Mary's		
	Site Address	Rear of Ennor Close		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	91,551.828 10,386.161 Meters		
	Site Area (ha)	4,414 m^2 (0.44ha)		
	Area which is Brownfield	0		
	Min. Housing Yield	13 (23 dph)		

	Current Use(s)	Agricultural (Flower/Bulb strip field)	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Residential/Agricultural and Airport	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: anciently enclosed land (prehistoric to early post-medieval)
		Known Bat Roost	No
		Historic Environment Record (HER)	No
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Sewerage: Gravity-fed direct to Bio-bubble or pumped to the mains along the road. Water: 6 inch water along the road.
		Ground conditions	Good, slopes up to the east
		Topography	Ploughed field with traditional hedgerow boundaries
		Flood Risk/Coastal Erosion (Metres above Sea Level)	10-15m. Not identified as at risk in the SMP2
		Hazardous Risks	No
		Location of Pylons	No
		Pollution/contamination	None known
		Other Constraints	None known
	Potential Impacts	Landscape	Low impact upon the wider landscape. Main views will be from existing residential and from the path down from the airport
		Agricultural Quality	Not known
		Open Space and Recreation	No
		Neighbouring Uses	Residential

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.6 mile	13 mins	8
	Pharmacy	0.6 mile	13 mins	8
	Primary School	0.5 mile	10 mins	8.5
	Secondary School	0.5 mile	10 mins	8.5
	Post Office	1 mile	20 mins	6
	Supermarket/Convenience Store	<0.1 mile	1 min	10
			Total	49/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	There are no significant visual impacts or constraints

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified Can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted to the SHLAA for housing consideration

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	Yes

Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable		
This site **IS** achievable	✓	There are no particular constraints identified to prevent this site coming forward

Conclusions		
This site **is** deliverable	✓	

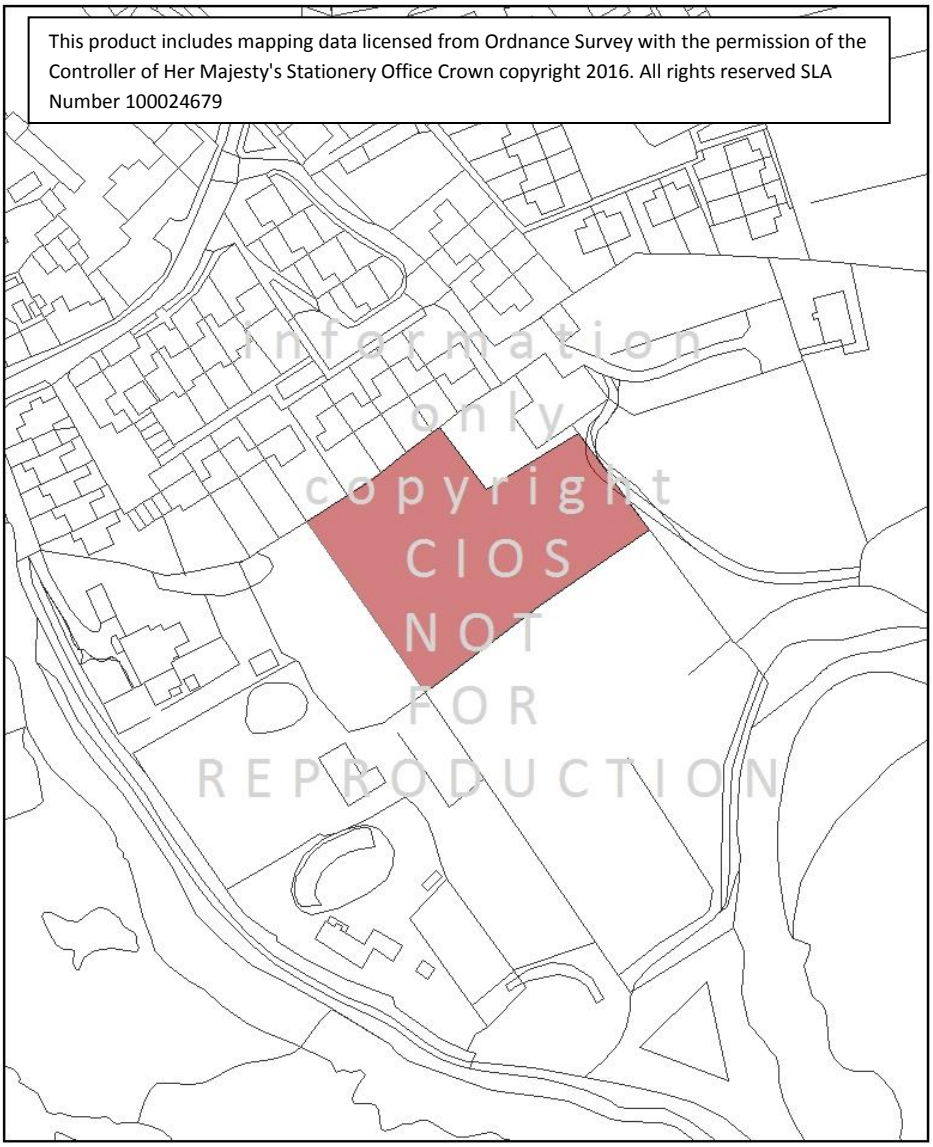
This site **is** developable **subject to overcoming minor issues**		As per above the site would appear to be reasonably located relative to local amenities, there are no major constraints and no significant visual impacts. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby.
This site is **not** developable		

Timeframe for Delivery BACK	
Discounted	
0-5 years	
6-10 years	13
11-15 years	

Site Visit: (March 2016)

A15

Council of the Isles of Scilly – Site Assessment		
Site Details	**Site Reverence**	**Old Town 3 (A15)**
	Island	St Mary's
	Site Address	Land to the south of Launceston Close
	Owner	Duchy of Cornwall Estate



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	91,502.721 10,176.188 Meters		
Site Area (ha)	4227m^2 (0.4ha)		
Area which is Brownfield	0		
Min. Housing Yield	12 (23 dph)		

	Current Use(s)	Agricultural	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Residential and Agricultural, close to the Airport	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	no
		Wildlife Site	no
		Archaeological Constraint Area (ACA)	80m Old Town Harbour ACA and 40m Tolman Point/Porth Minick ACA
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	93m The Old Quay
		Listed Building	77m Former Fish Salting Trough (GII)
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	180m To the South at Porth Minick and 144m Old Town Bay
		Historic Landscape Character	Farmland Modern Enclosures Post 1908 (excluding bulb strips)
		Known Bat Roost	No
		Historic Environment Record (HER)	35m Tolman Carn BA Cist
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Via Launceston Close
		Infrastructure	Sewerage Issues due to ground levels therefore may not be feasible for gravity feed – need to check ground levels at site. Water: 4 inch pipe but site is at risk of flooding.
		Ground conditions	Open field: overtopping and breaching of the defences at the back of Porth Minick. There is additional groundwater flooding as well resulting in long term ponding of salt water.
		Topography	Relatively flat
		Flood Risk/Coastal Erosion (Metres above Sea Level)	5-10 m above sea level, sloping gently down to the west side. Identified as 42.15 in the SMP2: It is recommended to hold the line in the short term and consider the controlled roll back of the defences over longer term. As noted in the ground conditions – recent history of over-topping flood defences at Porth Minick. Defence repairs carried out in 2014 but could be high risk.

			Possibly vulnerable to tidal and ground water flooding, within the estimated flood risk zone.
		Hazardous Risks	None known
		Location of Pylons	None
		Pollution/contamination	None Known
		Other Constraints	None known
	Potential Impacts	Landscape	Low impact upon the wider landscape. Site would be visible if developed to a limited extent from Porth Minick but as it's located behind existing Launceston Close and Ennor Close, the visual impact would be minimised.
		Agricultural Quality	Unknown, possibly low due to salinity of ponding of salt water.
		Open Space and Recreation	None
		Neighbouring Uses	Residential and agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.4 mile	10 mins	9
	Pharmacy	0.4 mile	10 mins	9
	Primary School	0.5 mile	10 mins	8.5
	Secondary School	0.5 mile	10 mins	8.5
	Post Office	1 mile	19 mins	6
	Supermarket/Convenience Store	0.1 mile	1 min	6
			Total	51/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	There are no significant constraints to developing this site and it is well located relative to amenities and would have limited visual impact

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified Can they be overcome?		Yes	

Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The landowner has submitted the site to the SHLAA for consideration for housing

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	Yes

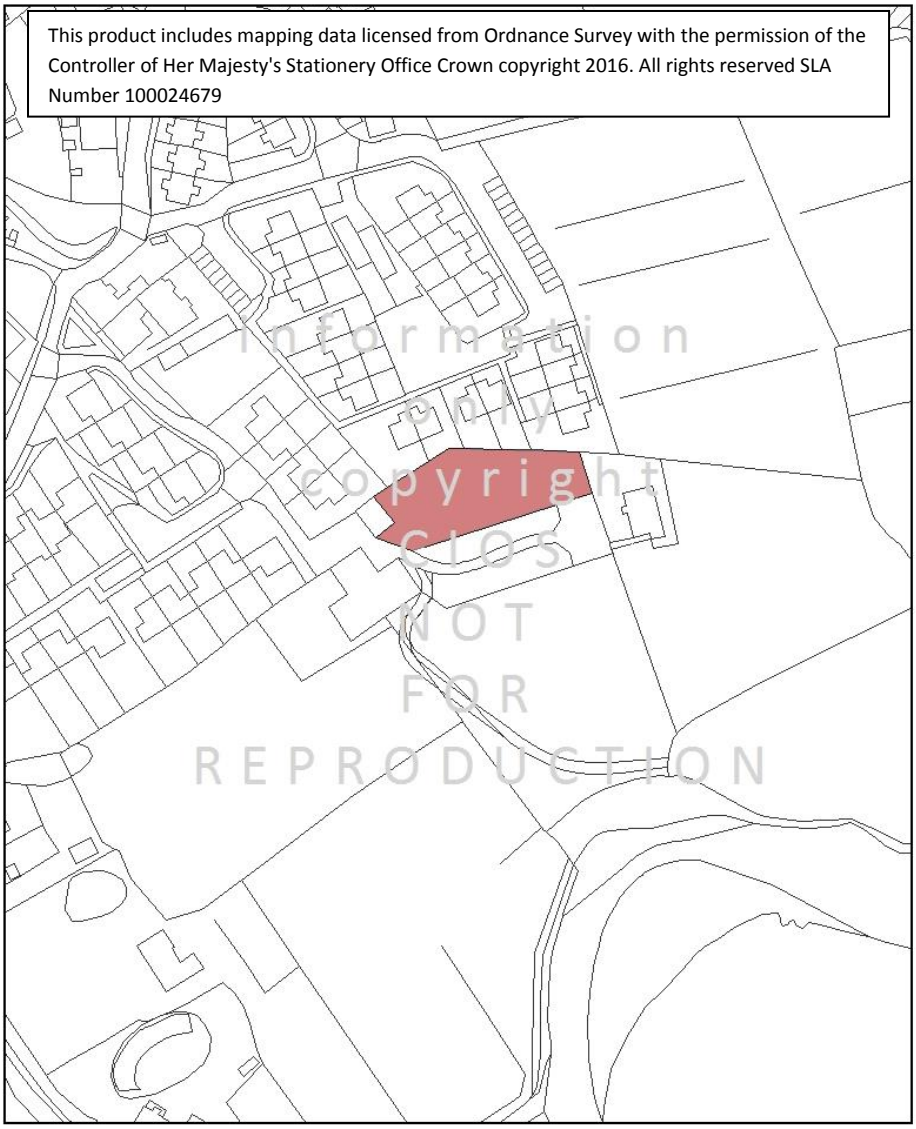
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	Appropriate flood mitigation would need to be considered and a flood risk assessment to support an application for development.
This site **IS** achievable		

Conclusions		
This site **is** deliverable	✓	There are no constraints to development, no significant landscape impact, site appears to be free of agricultural use currently. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable		

Timeframe for Delivery BACK	
Discounted	
0-5 years	12
6-10 years	
11-15 years	

Site Visit: (24.03.2016)

A16

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Old Town (A16)**		
	Island	St Mary's		
	Site Address	Land to the South of Ennor Close, Old Town		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	91,546.748 10,240.535 Meters		
	Site Area (ha)	1033m^2 (0.10ha)		
	Area which is Brownfield	0		
	Min. Housing Yield	3 (20 dph)		

	Current Use(s)	Vacant agricultural land	
	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Residential/Agricultural	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: anciently enclosed land (pre-historic to early post-medieval)
		Known Bat Roost	Yes - Builders Barn, Old Town, garage attached to main storage building.
		Historic Environment Record (HER)	No
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good access from Launceston Close
		Infrastructure	Water: 4 inch pipe to Launceston Close. Sewerage: Mains sewerage on site direct to Bio-bubble at capacity
		Ground conditions	Good some water retention issues in the south-west corner
		Topography	Relatively flat with mature hedgerow boundaries
		Flood Risk/Coastal Erosion (Metres above Sea Level)	Land lies between 5 and 10 metres above sea level. Slopes up from south west to north east. Identified in the SMP2 as close to 42.15 (Old Town Slip to Old Town Church): It is recommended to hold the line in the short term and consider the controlled roll back of the defences over longer term.
		Hazardous Risks	None known
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Unknown

	Potential Impacts	Landscape	Site is situated behind Middle Carn and screened behind dunes at Porth Minick. SMP Policy is current Hold the Line
		Agricultural Quality	Not known
		Open Space and Recreation	None
		Neighbouring Uses	Residential and Agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.5 mile	12 mins	8.5
	Pharmacy	0.5 mile	12 mins	8.5
	Primary School	0.5 mile	10 mins	8.5
	Secondary School	0.4 mile	10 mins	9
	Post Office	1 mile	20 mins	6
	Supermarket/Convenience Store	<0.1 mile	3 mins	10
			Total	50.5/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	There are no constraints to development of this site and no significant impacts upon the landscape

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified Can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

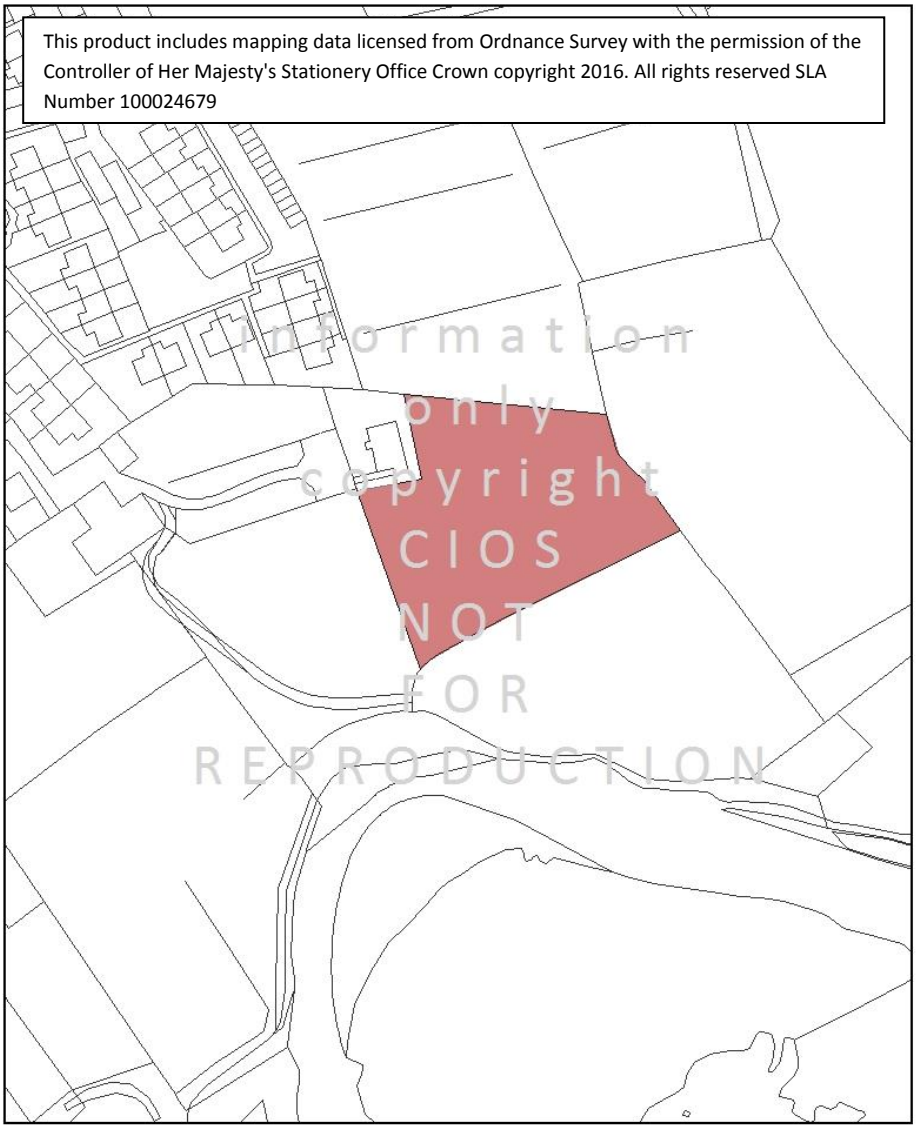
Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted to the SHLAA for assessment for housing. There is no obvious constraint to the sites availability.

Achievability of the Site

Is there a reasonable prospect the site will be developed at a particular point in time?		There is a reasonable prospect that the site could come forward during the life of the local plan
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable		
This site **IS** achievable	✓	The site is both available and achievable for potential housing development
Conclusions		
This site **is** deliverable	✓	No significant adverse impacts have been identified and the site is well screened. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable		
Timeframe for Delivery BACK		
Discounted		
0-5 years		3
6-10 years		
11-15 years		
Site Visit: (March 2016)		

A17

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Old Town (A17)**		
	Island	St Marys		
	Site Address	Land to the south east of Ennor Close		
	Owner	Duchy of Cornwall Estate		



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	91,629.721 10,215.134 Meters		
Site Area (ha)	0.37ha		
Area which is Brownfield	0		
Min. Housing Yield	11 (24 dph)		

	Current Use(s)	Agricultural	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Residential/Agricultural	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	P/09/005/FUL (Construction of Vets)	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: anciently enclosed land (prehistoric to early post-medieval)
		Known Bat Roost	60m to the west
		Historic Environment Record (HER)	None
		Bore Hole	None known
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good access from Launceston Close
		Infrastructure	Mains Sewerage at Ennor Close direct to Bio-bubble at capacity. Water: 4 inch pipe to Launceston Close
		Ground conditions	Good. Open field: overtopping and breaching of the defences at the back of Porth Minick, to a lesser extent than adjacent field. There is additional groundwater flooding as well resulting in long term ponding of salt water.
		Topography	Slopes up to the east.
		Flood Risk/Coastal Erosion (Metres above Sea Level)	Slopes up from around 7m to 10 across the site from south west to north east. The SMP identifies the policy approach for this site as Do Nothing. Possibly vulnerable to tidal and ground water flooding, within the estimated flood risk zone.
		Hazardous Risks	None known
		Location of Pylons	None
		Pollution/contamination	None Known
		Other Constraints	None known

	Potential Impacts	Landscape	The site is relatively well screened lower down but would be more visible on the east side as the land rises up. Visible from Porth Minick and development on the higher parts of the site would result in visible distant views but as part of the context of Old Town. No significant harm to the wider scenic beauty of the AONB
		Agricultural Quality	Not known
		Open Space and Recreation	None
		Neighbouring Uses	Residential/Agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.5 mile	12m	8.5
	Pharmacy	0.5 mile	12m	8.5
	Primary School	0.5 mile	10m	8.5
	Secondary School	0.5 mile	10m	8.5
	Post Office	1 mile	20m	6
	Supermarket/Convenience Store	0.1 mile	2m	10
			Total	50/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	The site is suitable with no known constraints to development and no adverse impacts identified.

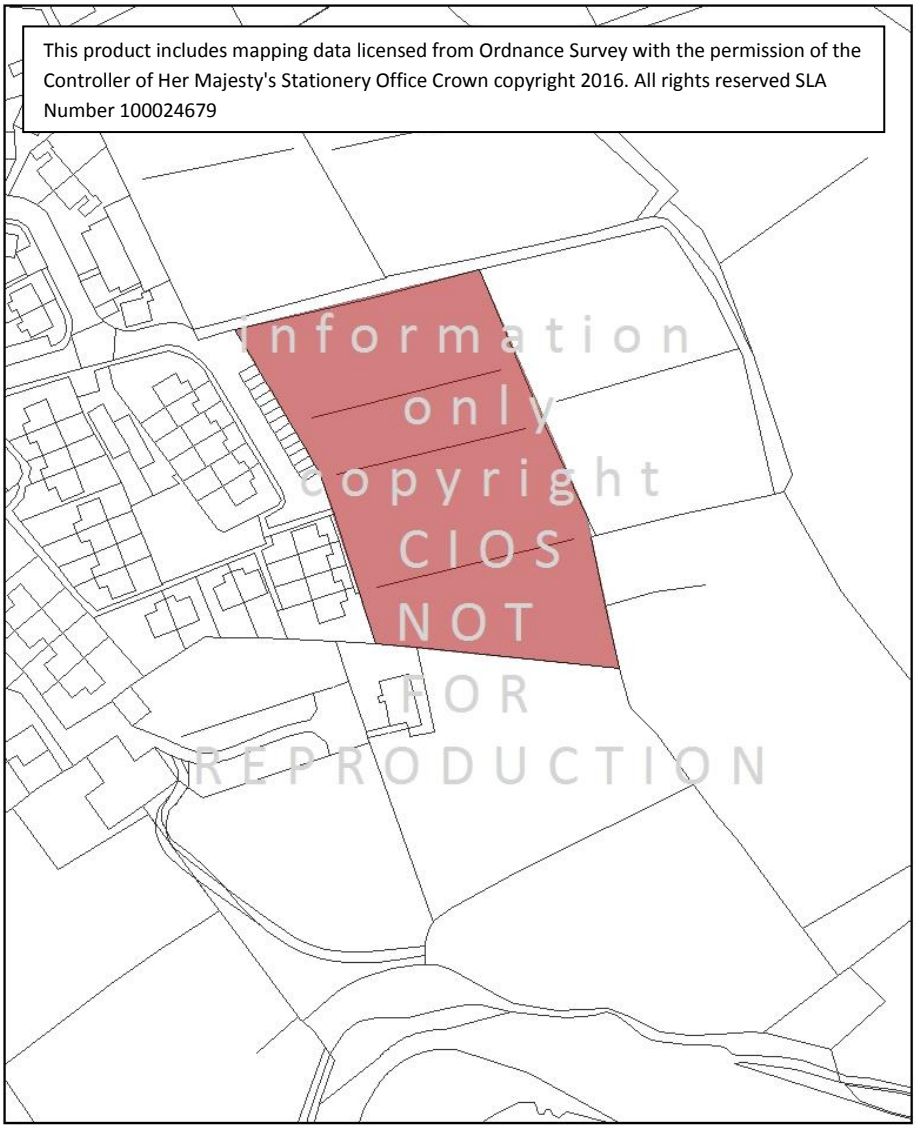
Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		

This Site **MAY** be available		
This Site **IS** available	✓	Submitted as a potential housing site by the landowner.
Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?		With no adverse impacts identified and the land owner submitting the site then it is considered that there is a reasonable prospect of the site coming forward for development over the plan period.
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	Appropriate flood mitigation would need to be considered and a flood risk assessment to support an application for development.
This site **IS** achievable		
Conclusions		
This site **is** deliverable	✓	The site is considered both available and achievable and as such its allocation for housing is recommended. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable		
Timeframe for Delivery BACK		
Discounted		
0-5 years		11
6-10 years		
11-15 years		
Site Visit: (March 2016)		

A18

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Old Town (A18)**		
	Island	St Marys		
	Site Address	Land to the east of Ennor Close, Old Town		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	91,614.481 10,296.415 Meters		
	Site Area (ha)	0.65ha		
	Area which is Brownfield	0		
	Min. Housing Yield	20 (Dph)		

	Current Use(s)	Agriculture	
	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Residential/ Agriculture	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: anciently enclosed land (prehistoric to early post-medieval)
		Known Bat Roost	No
		Historic Environment Record (HER)	None
		Bore Hole	None
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Limited farm access to the north boundary, unless linked by other SHLAA sites such as A17
		Infrastructure	Mains Sewerage at Ennor Close direct to Bio-bubble at capacity. Water: 4 inch pipe to Ennor Close
		Ground conditions	Good
		Topography	Slopes up gently to the north east with established mature hedgerow boundaries.
		Flood Risk/Coastal Erosion (Metres above Sea Level)	Sloping site that is on average 10m above sea level. Sufficiently distant from coastal areas subject to management as defined in the SMP2 review.
		Hazardous Risks	None known
		Location of Pylons	none
		Pollution/contamination	None known
		Other Constraints	None known
	Potential Impacts	Landscape	Limited visual impact upon the wider landscape due to proximity to existing development of Ennor Close and the Airport
		Agricultural Quality	Not known

		Open Space and Recreation	No
		Neighbouring Uses	Residential/Agricultural and Airport

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.6 miles	13 mins	8
	Pharmacy	0.6 miles	13 mins	8
	Primary School	0.5 miles	11 mins	8.5
	Secondary School	0.5 miles	11 mins	8.5
	Post Office	1 mile	20 mins	6
	Supermarket/Convenience Store	<0.1 mile	2 mins	10
			Total	49/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	There are no identified constraints to development

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted by the Duchy of Cornwall as a potential housing site.

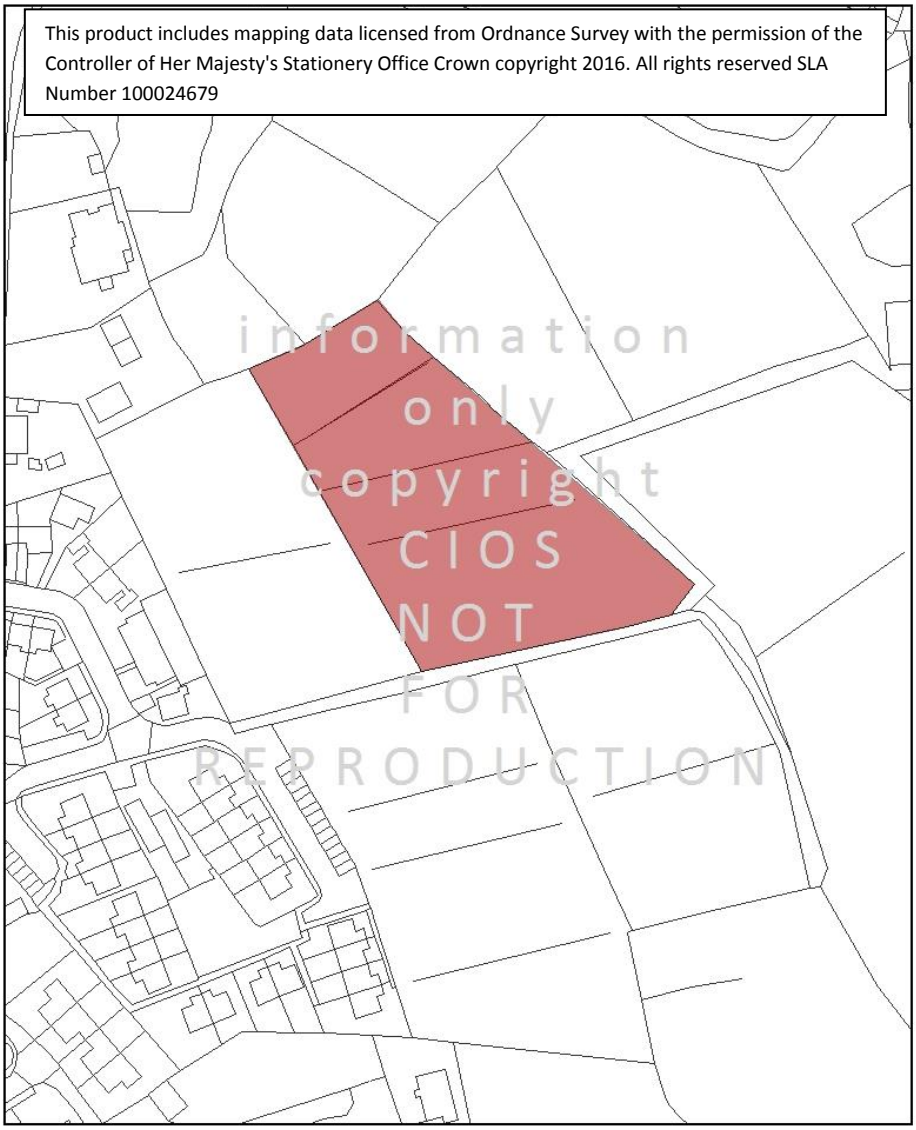
Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	An unconstrained site in single ownership has a good prospect of being developed during the life of the plan period.

Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable		

This site **IS** achievable	✓	
Conclusions		
This site **is** deliverable	✓	The site is both unconstrained and no significant visual impacts have been identified, the site is considered both available and achievable and as such is likely to be deliverable as a housing site. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable		
Timeframe for Delivery BACK		
Discounted		
0-5 years		
6-10 years	20	
11-15 years		
Site Visit: (March 2016)		

A19

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Old Town 7 (A19)**		
	Island	St Mary's		
	Site Address	Between Ennor Close and the Airport		
	Owner	Duchy of Cornwall Estate		



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	91,609.401 10,394.628 Meters		
Site Area (ha)	5800m^2 (0.58ha)		
Area which is Brownfield	0		
Min. Housing Yield	16 (28.1 dph)		

	Current Use(s)	Agricultural	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Agricultural/Residential	
	Existing Local Plan Policy	Policy 3	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	NO
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: anciently enclosed land (prehistoric to early post-medieval)
		Known Bat Roost	No
		Historic Environment Record (HER)	None
		Bore Hole	None
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Farm track access and permissive footpath to the airport along the south and west boundary. Access directly off Ennor Close
		Infrastructure	Sewerage: Mains Sewerage at Ennor Close direct to Bio-bubble at capacity. Water: 4 inch pipe to Ennor Close – Low Pressure
		Ground conditions	Good
		Topography	Slopes steeply up to the north east
		Flood Risk/Coastal Erosion (Metres above Sea Level)	Around 10 m above sea level.
		Hazardous Risks	None known
		Location of Pylons	None
		Pollution/contamination	Not known
		Other Constraints	Not known
	Potential Impacts	Landscape	Screened by a thin belt of mature Elm Trees along the back of Ennor Close. Limited wider views of the site.
		Agricultural Quality	Not known
		Open Space and Recreation	None
		Neighbouring Uses	Residential

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.6 mile	12 mins	8
	Pharmacy	0.6 mile	12 mins	8
	Primary School	0.5 mile	11 mins	8.5
	Secondary School	0.5 mile	11 mins	8.5
	Post Office	1 mile	20 mins	6
	Supermarket/Convenience Store	<0.1 mile	2 mins	10
			Total	49/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	No obvious constraints to development and no significant landscape/visual harm identified. However the site is more elevated relative to houses in Old Town and this site is closer to the airport.
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified Can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted for consideration for housing

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	There is a good prospect that the site would come forward during the plan period.

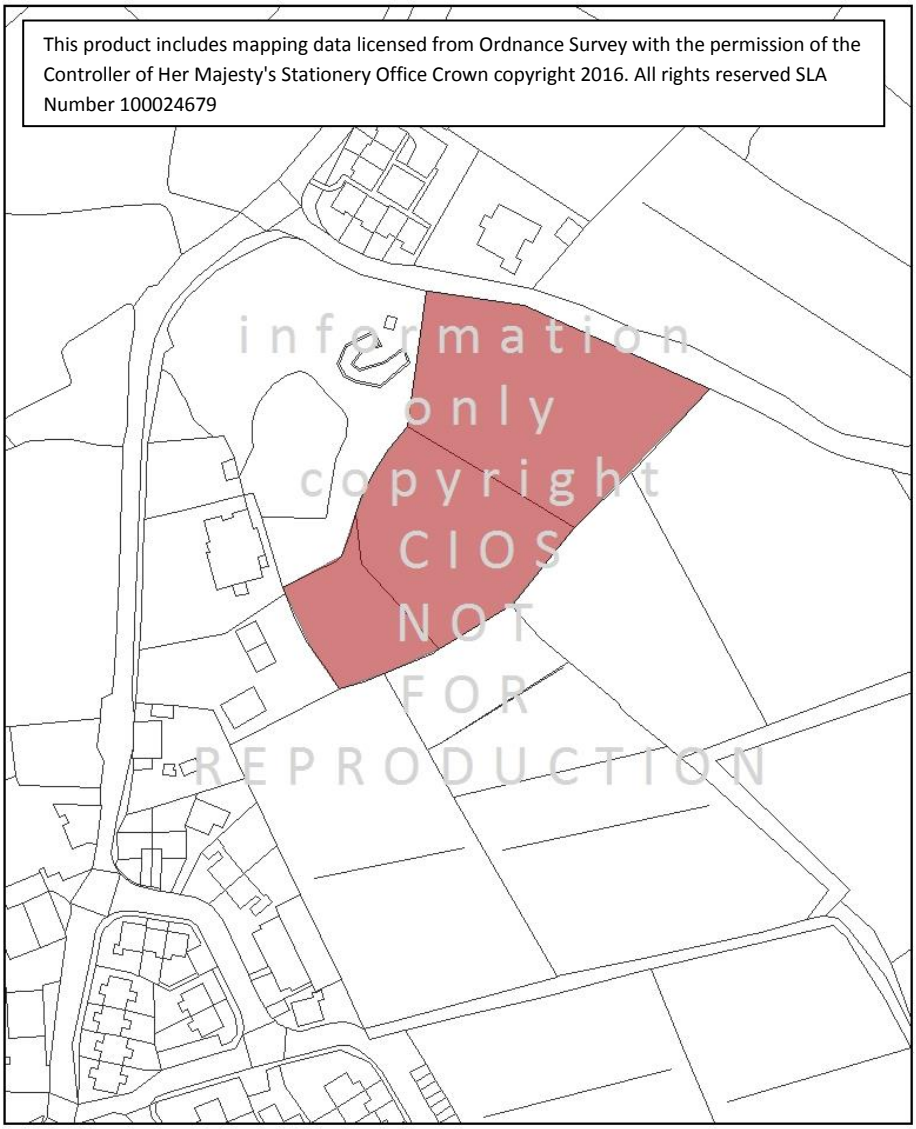
Reasoned Justification		
This site is **NOT** achievable		

This site **MAY** be achievable	✓	The site is more prominent than other sites identified and as such this site should not be prioritised for development at this time. There are however, no major obstacle identified in achieving development.
This site **IS** achievable		
Conclusions		
This site **is** deliverable		On the basis of being unconstrained, well situated to facilities and services as well as being both available and achievable it is considered that the site is deliverable. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. Overall however the site due to its elevation may be more prominent in the landscape which together with its proximity to the airport suggests it would not be the best site at present to develop for housing. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby.
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		

Timeframe for Delivery BACK	
Discounted	16
0-5 years	
6-10 years	
11-15 years	

Site Visit: (March 2016)

A20

Council of the Isles of Scilly – Site Assessment				
Site Details	**Site Reverence**	**Old Town 8 (A20)**		
	Island	St Mary's		
	Site Address	Land between the Airport Road and Old Town Road		
	Owner	Duchy of Cornwall Estate		
				
			Tick	**Comments**
	Location	Within Settlement		
		Well related to existing buildings	✓	
		Isolated		
	Grid Reference	91,573.841 10,484.375 Meters		
	Site Area (ha)	5900m² (0.59ha)		
	Area which is Brownfield	0		
	Min. Housing Yield	17 (28.8 dph)		

	Current Use(s)	Unused	
	Previous Use(s)	Unknown	
	Surrounding Land Use(s)	Agricultural/Residential/Airport	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	No
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland: anciently enclosed land (prehistoric to early post-medieval)
		Known Bat Roost	None
		Historic Environment Record (HER)	None
		Bore Hole	None
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Limited access but adjoins the airport road
		Infrastructure	Sewerage: located at Hanover Court pumped to Bio-bubble at capacity. Water: Extreme low pressure. Mains need renewing and infrastructure set will need replacing. Could affect the airport.
		Ground conditions	Unknown
		Topography	Slopes up steeply to the north east
		Flood Risk/Coastal Erosion (Metres above Sea Level)	Between 10 and 20 metres above sea level.
		Hazardous Risks	None known
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Unknown
	Potential Impacts	Landscape	Some impact if developed given the land sloping up to higher levels of the landscape.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Residential/Airport/Agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.7 miles	15 mins	7.5
	Pharmacy	0.7 miles	15 mins	7.5
	Primary School	0.6 miles	13 mins	8
	Secondary School	0.6 miles	13 mins	8
	Post Office	1.1 miles	23 mins	5.5
	Supermarket/Convenience Store	<0.1 miles	2 mins	10
			Total	46.5/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	There are a number of unknown conditions at this site and until this is investigated the suitability of the site is unclear. The overgrown nature of this site and the fact that is it not cultivated as the adjacent field, suggests that there may be underlying constraints.
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified Can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available	✓	The site has been submitted for housing consideration.
This Site **MAY** be available		
This Site **IS** available		

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	Further investigation is required to understand the precise suitability of development is this site.

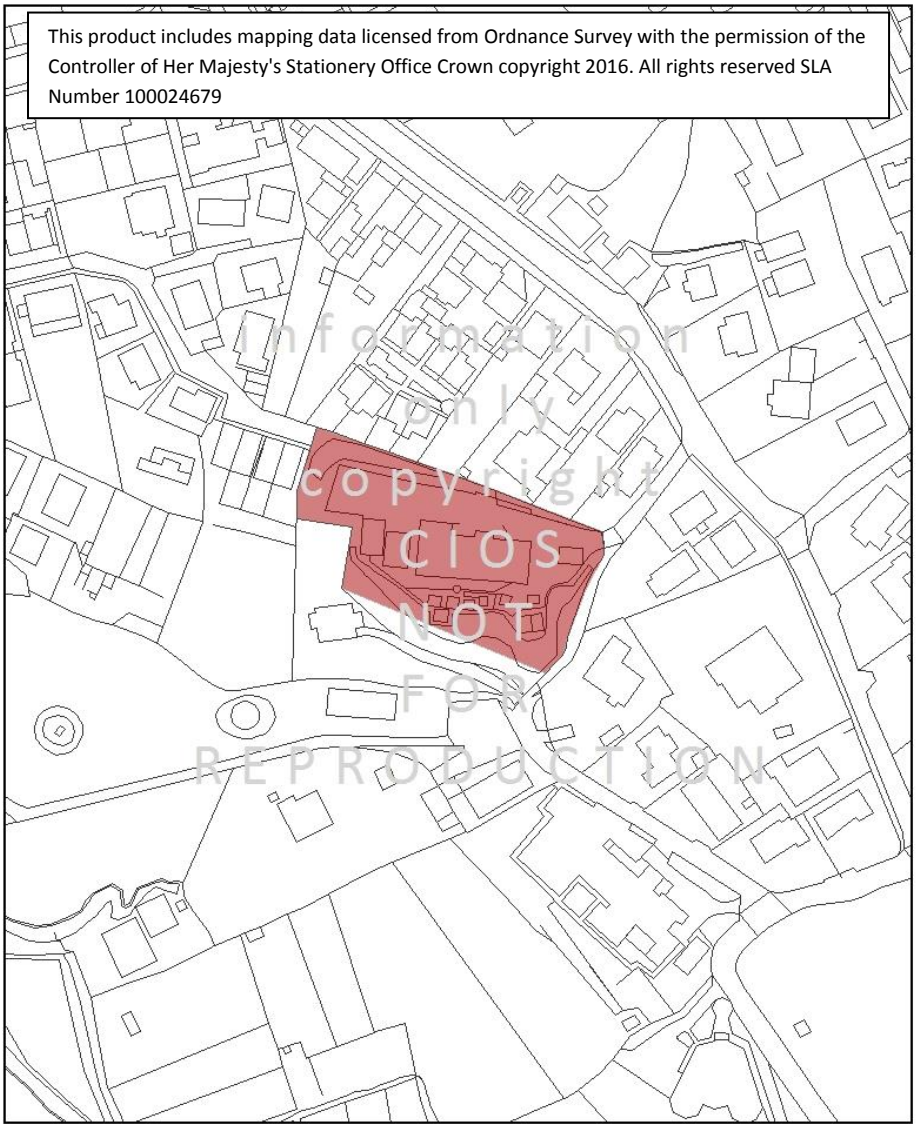
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	The below ground conditions are unknown.
This site **IS** achievable		

Conclusions		
This site **is** deliverable		There are no known development constraints at this time suggesting the site is developable. The site appears to have been devoid of use. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. Overall however the site due to its elevation may be more prominent in the landscape which together with its proximity to the airport suggests it would not be the best site at present to develop for housing. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby.
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		

Timeframe for Delivery BACK	
Discounted	17
0-5 years	
6-10 years	
11-15 years	
Site Visit: (March 2016)	

A21

Council of the Isles of Scilly – Site Assessment		
Site Details	**Site Reverence**	**Hugh Town (A21)**
	Island	St Mary's
	Site Address	St Mary's Power Station
	Owner	Western Power Distribution



		Tick	Comments
Location	Within Settlement	✓	
	Well related to existing buildings		
	Isolated		
Grid Reference	90,700.215 10,426.093 Meters		
Site Area (ha)	0.32ha (3,258m^2)		
Area which is Brownfield	0.32ha		
Min. Housing Yield	10 (31.3 dph)		

	Current Use(s)	Power Station	
	Previous Use(s)	Unknown	
	Surrounding Land Use(s)	Residential	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Adjacent to Buzza Hill ACA
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	77m to the north east of ROUND CAIRN WITH FUNERARY CHAMBER ON BUZZA HILL, 45M WEST OF THE BUZZA TOWER, ST MARY'S
		Listed Building	No
		TPOs	45m to the north east of Buzza Towner, GII LB
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Settlement
		Known Bat Roost	No
		Historic Environment Record (HER)	BUZZA HILL - Bronze Age entrance grave, prehistoric find spot, BUZZA HILL - Romano British find spot
		Bore Hole	no
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Single width access and parking
		Infrastructure	Sewerage mains on site at capacity. Water: Buzza Reservoir 6 inch mains nearby.
		Ground conditions	Unknown
		Topography	Constructed in a former quarry site
		Flood Risk/Coastal Erosion (Metres above Sea Level)	Around 20m above sea level. Not at risk of flooding
		Hazardous Risks	Site is currently a power stations
		Location of Pylons	yes
		Pollution/contamination	Unknown
		Other Constraints	Power Station
	Potential Impacts	Landscape	Limited landscape impact given context
		Agricultural Quality	Not agricultural land

		Open Space and Recreation	None	
		Neighbouring Uses	Residential	
Accessibility	**Service**	**Score**	**Within 10 minutes Walking Time (mins)**	**Score**
	GP Surgery	0.2 miles	3 mins	10
	Pharmacy	0.2 miles	3 mins	10
	Primary School	0.3 miles	5 mins	9.5
	Secondary School	0.3 miles	5 mins	9.5
	Post Office	0.4 miles	8 mins	9
	Supermarket/Convenience Store	0.4 miles	8 mins	9
			Total	57/60

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	Clearly there is significant site clearance required before redevelopment can take place at this site
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	none
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	Western Power Distribution
	Multiple Ownership		
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?		It is unclear whether WPD would be happy with the redevelopment of this site.	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available	✓	The site has not been submitted by the landowner but it has been included in the SHLAA due to investigations in to SMART Energy and relocating the islands power generation to another site. If the Smart Island work comes to fruition to relocate services to a new site to deal with combined waste and power on the island then this site may become available in the future.
This Site **MAY** be available		
This Site **IS** available		

Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?		There is a chance that during the life of the new plan this site may become available but at the current time it is unlikely to be available
Reasoned Justification		
This site is **NOT** achievable	✓	The site is currently in use as the site of the Islands diesel power station.
This site **MAY** be achievable		
This site **IS** achievable		
Conclusions		
This site **is** deliverable		Whilst ideally situated and utilising previously developed land, development of this site for housing would make significant improvements locally. This hinges on the Smart Island projects being successful and moving forward as planned. At the current time it is not a developable site.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable	✓	
Timeframe for Delivery BACK		
Discounted	10	
0-5 years		
6-10 years		
11-15 years		

Site Visit: (22nd October 2016)

A22

Council of the Isles of Scilly – Site Assessment		
Site Details	**Site Reverence**	**Holy Vale (A22)**
	Island	St Mary's
	Site Address	St Mary's Power Station
	Owner	Holy Vale Partnership

		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	91,991.212 11,565.766 Meters		
Site Area (ha)	0.23ha (2,322m^2)		
Area which is Brownfield	0.23ha		
Min. Housing Yield	4 (17.4 dph)		

	Current Use(s)	Former Agricultural Buildings	
	Previous Use(s)	Agricultural	
	Surrounding Land Use(s)	Residential/Agricultural	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated	
	Planning History	P/16/060/FUL Conversion of outbuildings to 4 dwellings (open market) – Refused, Early 2017 is the subject of an Appeal	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	150m to the South is Higher Moor and Porth Hellick Pool SSSI
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Holy Vale 30m to the north
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	No
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Settlement
		Known Bat Roost	A range of known roosts around this site at Longstone and Maypole
		Historic Environment Record (HER)	Immediately to the south is Holy vale Prehistoric Find spot: A large bowl quern and part of another situated at the junction at Holy Vale.
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Existing road into Holy Vale
		Infrastructure	No sewerage. Water 4 inch pipe is at capacity.
		Ground conditions	These are primarily existing buildings with an attached enclosed woodland garden.
		Topography	Situated in a valley location but generally the site is flat and enclosed by mature trees to the north
		Flood Risk/Coastal Erosion (Metres above Sea Level)	Around 15m above sea level at no risk of flooding particularly from the sea.
		Hazardous Risks	None known
		Location of Pylons	none
		Pollution/contamination	None known

		Other Constraints	None Known
	Potential Impacts	Landscape	Limited impact upon wider landscape views because of the 'valley location'. The re-use of buildings would mean the impact locally would be minimal.
		Agricultural Quality	Not known
		Open Space and Recreation	None
		Neighbouring Uses	Residential/Holiday lets

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	1.5 miles	30 mins	3.5
	Pharmacy	1.5 miles	30 mins	3.5
	Primary School	1.6 miles	30 mins	3
	Secondary School	1.6 miles	30 mins	3
	Post Office	1.5 miles	30 mins	6.5
	Supermarket/Convenience Store	1.5 miles	30 mins	6.5
			Total	26/50

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	The site is not constrained by any natural or historic designations and there are no significant impacts identified outside of the water and sewage connections required. Walking distances from this location are on the higher end for accessing amenities and services.
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	No valid permission in place but P/16/060/FUL is the subject of an appeal for 100% open market residential development.
	Outline/Full	
	No. Of Dwellings	3-4
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Holy Vale Partnership (Sibleys)
	Multiple Ownership		
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?			
Commercial Interest	Known Developer Interest	✓	Seeking to secure 100% open market
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	
Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?		Yes
Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	This will ultimately hinge on an appeal to deliver the site either for open market (if permitted) or for a percentage of local need accommodation
This site **IS** achievable		
Conclusions		
This site **is** deliverable		The site is available for development, it is accessible, unconstrained and would unlikely have a detrimental impact upon the local landscape. The site is considered to be deliverable if it is viable. However it is likely that this site would be delivered as a windfall site as it comprises existing buildings which would need to be converted to residential use. It is therefore considered undeliverable at present.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable	✓	
Timeframe for Delivery BACK		
Discounted		4
0-5 years		
6-10 years		
11-15 years		
Site Visit: (11th August 2016)		

A23

Council of the Isles of Scilly – Site Assessment		
Site Details	**Site Reverence**	**Old Town 1/2017**
	Island	St Mary's
	Site Address	Land to the rear of Launceston Close
	Owner	Duchy of Cornwall Estate

		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	91,578.382 10,193.945 Meters		
Site Area (ha)	3,160m^2 (0.31)		
Area which is Brownfield	0		
Min. Housing Yield	9		

	Current Use(s)	Unused	
	Previous Use(s)	Unknown	
	Surrounding Land Use(s)	Agricultural/Residential	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated.	
	Planning History	None	
	Constraints:		**Comments**
	(NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map. The SAC Complex covers all of the waters around the islands up to MHW.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	Adjacent to Tolman Point/Porth Minick
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	100m to SE: HUT CIRCLE SETTLEMENT AND CIVIL WAR BREASTWORK NORTH EAST OF PORTH MINICK, ST MARY'S
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland Modern Enclosures Post 1908 (excluding bulb strips)
		Known Bat Roost	None
		Historic Environment Record (HER)	70 m to the south is PORTH MINICK - Prehistoric findspot
		Bore Hole	None
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Well related to A16, A17 and A18 at Launceston Close and Ennor Close
		Infrastructure	Sewerage: Issues due to ground levels therefore may not be feasible for gravity feed. New sewerage system required to join existing pipe at Launceston Close. Would need to be pumped or chamber needed. Water: 4 inch pipe to Launceston Close
		Ground conditions	Open field: overtopping and breaching of the defences at the back of Porth Minick. There is additional groundwater flooding as well resulting in long term ponding of salt water.
		Topography	Relatively flat
		Flood Risk/Coastal Erosion (Metres above Sea Level)	SMP2 Update: 42.14 Notes It is recommended to hold the line in the short term and consider the controlled roll back of the defences over longer term. Photographic record from 1989 suggests recent flooding events have affected this site from

			overtopping of sea defences at Porth Minick. Sea Defences reinforced/repaired in 2014 following severe storm damage in February 2014. Possibly vulnerable to tidal and ground water flooding, within the estimated flood risk zone.
		Hazardous Risks	None known
		Location of Pylons	None
		Pollution/contamination	Unknown
		Other Constraints	Unknown
	Potential Impacts	Landscape	This site is located to the south of Old Town and behind the sea defences at Porth Minick. The land rises up from its lowest point to both the east and west sides. There are limited views of this site with the exception of the coast path that skirt along the south and south east side, Hedges and trees provide screening, No wide landscape impact.
		Agricultural Quality	Unknown
		Open Space and Recreation	None
		Neighbouring Uses	Residential/Airport/Agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.5 mile	12 mins	8.5
	Pharmacy	0.5 mile	12 mins	8.5
	Primary School	0.5 mile	10 mins	8.5
	Secondary School	0.4 mile	10 mins	9
	Post Office	1 mile	20 mins	6
	Supermarket/Convenience Store	<0.1 mile	3 mins	10
			Total	50.5

Reasoned Justification		
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	Potential infrastructure issues with the low-lying nature of the land at this point. Will require further investigation to ascertain viability of infrastructure solutions. The SMP also notes that there is a need for long term planning for the whole southern section of the island including a review of critical infrastructure both in terms of immediate risk and longer term threats. This needs to be supported by better information on wave climate and monitoring of water levels. Appropriate flood mitigation would need to be considered and a flood risk assessment to support an application for development.
This Site **IS** suitable		

Availability of the Site		
	Application Number	None

Planning Permission	Outline/Full		
	No. Of Dwellings		
	Dwellings Completed		
	Dwellings under Construction		
	Dwellings Remaining		
		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	Duchy of Cornwall Estate
	Multiple Ownership		
	Ransom Strip		
	Tenancies	✓	
If constraints identified can they be overcome?		Yes	
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use		

Reasoned Justification		
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	The site has been submitted for housing consideration

Achievability of the Site	
Is there a reasonable prospect the site will be developed at a particular point in time?	Further investigation is required to understand the precise suitability of development is this site.

Reasoned Justification		
This site is **NOT** achievable		
This site **MAY** be achievable	✓	The below ground conditions are unknown and as such the site may not be suitable if the flood risk issues cannot be overcome.
This site **IS** achievable		

Conclusions		
This site **is** deliverable		There are no known development constraints at this time suggesting the site is developable. The site appears to have been devoid of use. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town. The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby. Flood Risk Management Strategy/Plan would
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		

		need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.
Timeframe for Delivery BACK		
Discounted		
0-5 years	9	
6-10 years		
11-15 years		

Site Visit:

1989 2016

Tresco

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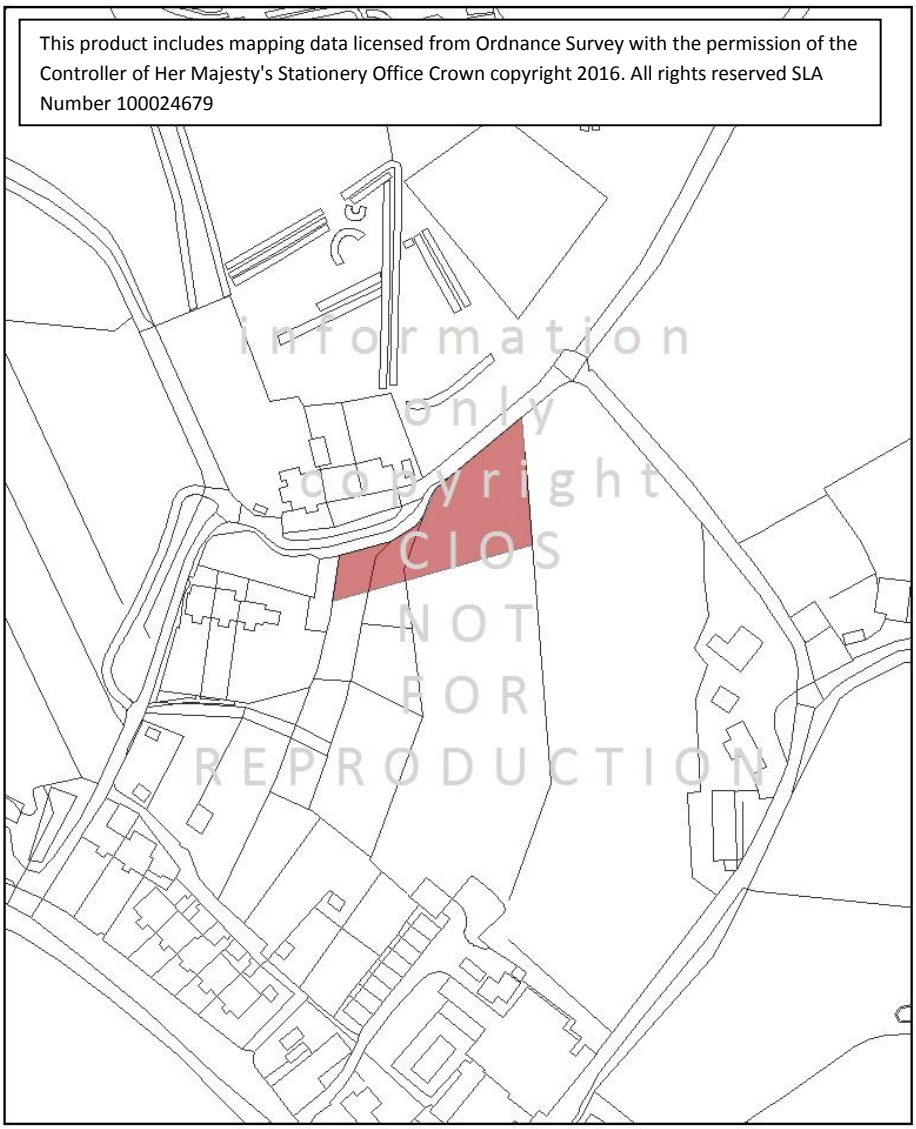
Tresco

T1

Council of the Isles of Scilly – Site Assessment			
Site Details	**Site Reverence**	**Palace Row/Back Lane (T1)**	
	Island	Tresco	
	Site Address	Palace Lane/Back Lane	
	Owner	Tresco Estate	



		Tick	Comments
Location	Within Settlement		Tresco Island is relatively isolated.
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	88,920.011 15,418.890 Meters		
Site Area (ha)	1000m^2 (0.1ha)		
Area which is Brownfield	none		
Min. Housing Yield (D/ha)	8 (80 dph)		

	Current Use(s)	Agriculture	
	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Residential/Agriculture	
	Existing Local Plan Policy	Policy 3	
	Planning History	None	
			Comments
	Constraints:	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	4m Castle Downs 50m Towns Hill
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	11m Dial Rocks
		Listed Building	133m Dolphin House
		TPOs	No
	(NB: all of IoS is covered by a Conservation Area and AONB)	RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland
		Known Bat Roost	No
	There are no public rights of way on the definitive footpaths map.	Historic Environment Record (HER)	15m Dial Rocks PM FS
		Bore Hole	No

Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	unknown
		Ground conditions	good
		Topography	Slopes up from the South.
		Flood Risk/Coastal Erosion (Metres above Sea Level)	10-15m – No Flood Risk
		Hazardous Risks	None Known
		Location of Pylons	Run NW-SE across the field.
		Pollution/contamination	None Known
		Other Constraints	None known
	Potential Impacts	Landscape	Will be visible in the landscape, particularly to the west, channel and from Bryher. Wider views from elsewhere on Tresco likely to be limited. The site is not designated or protected
		Agricultural Quality	Unknown
		Open Space and Recreation	No
		Neighbouring Uses	Residential/Agricultural

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery (once a week)	0.3 miles	y	9.5
	Pharmacy	n/a	n/a	n/a
	Primary School	0.3mile	y	9.5
	Secondary School	On St Mary's (Weekly Boat)	n/a	n/a
	Post Office	0.3 mile	y	9.5
	Supermarket/Convenience Store	0.3 mile	y	9.5
			Total	38/60

	Tick	Reasoned Justification
This Site is **NOT** Suitable		
This Site **MAY** be suitable		
This Site **IS** suitable	✓	

Availability of the Site

Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	Tresco Estates
	Multiple Ownership		
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?			
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	Residential

	Tick	Reasoned Justification
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	Tresco Estate is the sole landowner on Tresco and they have put the site forward as a potential future housing site.

Achievability of the Site

Is there a reasonable prospect the site will be developed at a particular point in time?	Yes but it depends on the increase/diversification in tourism and the demand for additional housing.

	Tick	Reasoned Justification
This site is **NOT** achievable		
This site **MAY** be achievable		

This site **IS** achievable	✓	Development of this site would be prominent but it would be available, suitable and achievable for a suitably designed scheme taking into account the sensitive nature of this visible site.
Conclusions		
This site **is** deliverable		The site is both available and achievable but could result in a prominent form of development and as such it is essential that siting and design are both assessed very carefully with a detailed impact assessment to ensure that the most suitable design and density scheme is put forward to minimise harm to the important designations covering Tresco.
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		

Timeframe for Delivery BACK	
Discounted	
1-5 years	
5-10 years	8
10-15 years	

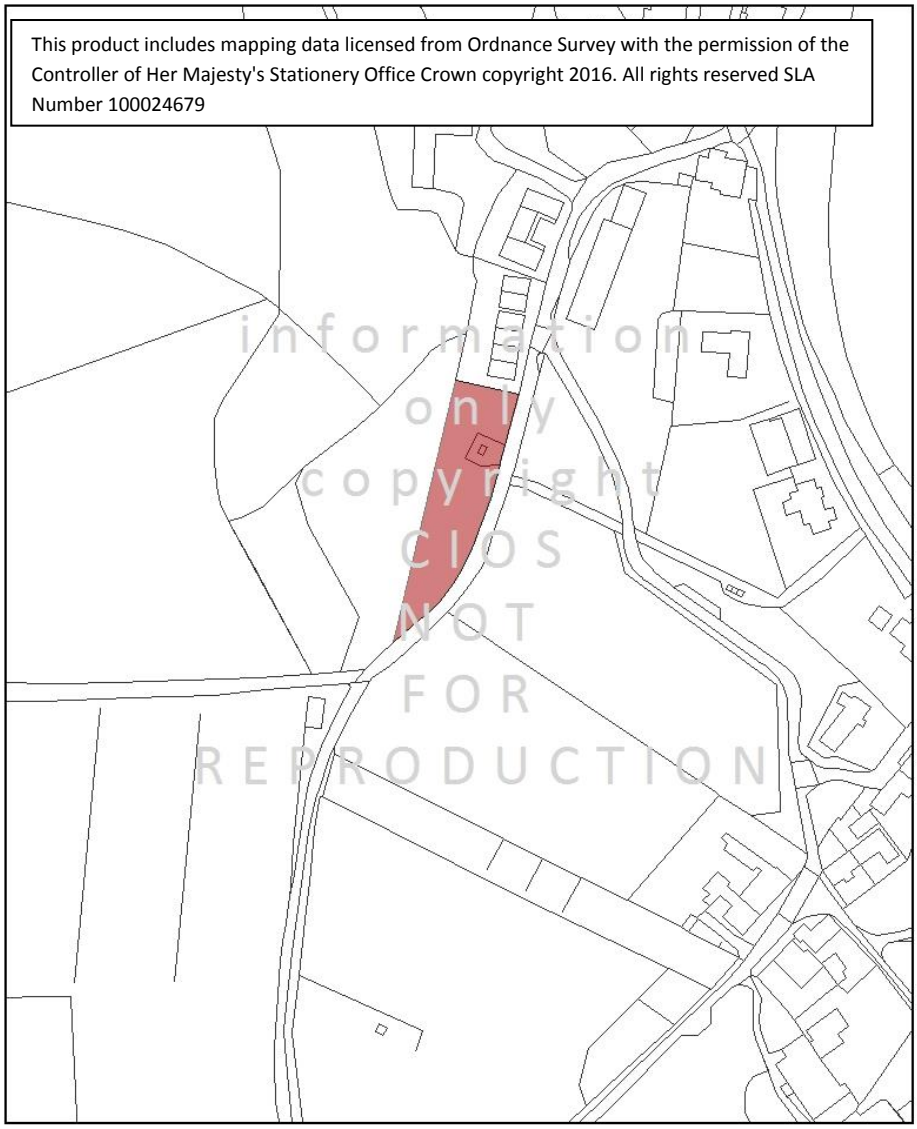
Site Visit: 10/03/2016

The site appeared to be an arable agricultural field enclosed by hedges. It slopes up from the south steeply with the land levels increasing from 10-15m (ASL). There is a row of white granite terraced cottages to the north side on Back Lane and 3 cottages to the west side on Palace Lane. Overhead cables traverse the site. It is generally well connected to the existing built-up area of New Grimsby and is accessible by road.

Site Photos:

T2

Council of the Isles of Scilly – Site Assessment			
Site Details	**Site Reverence**	**Back Lane (T2)**	
	Island	Tresco	
	Site Address	Back Lane	
	Owner	Tresco Estate	



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	89,224.282 15,672.890 Meters		
Site Area (ha)	1000m^2 (0.1)		
Area which is Brownfield	None		
Min. Housing Yield	4 (38 dph)		
Current Use(s)	Unused		

	Previous Use(s)	Agriculture	
	Surrounding Land Use(s)	Agriculture/residential/tourism	
	Existing Local Plan Policy	Policy 3 but not otherwise allocated	
	Planning History	P2986 Siting of sewerage treatment plant to the west of Back Lane, approved in 1989	
			Comments
	Constraints:	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	4m Dolphin Town
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	175m Dial Rocks
		Listed Building	116m Walls to Kelp Pit
		TPOs	No
		RAMSAR Site	No
	(NB: all of IoS is covered by a Conservation Area and AONB)	Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland
		Known Bat Roost	No
	There are no public rights of way on the definitive footpaths map.	Historic Environment Record (HER)	100m PM Coastguard Station
		Bore Hole	No
Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Not known
		Ground conditions	Well drained
		Topography	Slopes up to the north west
		Flood Risk/Coastal Erosion (Metres above sea level)	10m Not at risk from flooding
		Hazardous Risks	Not known
		Location of Pylons	None
		Pollution/contamination	Unlikely
		Other Constraints	
	Potential Impacts	Landscape	Will be visible in the immediate vicinity but wider views likely to be limited. The site is not designated or protected and relates well to the existing development at Dolphin Town.
		Agricultural Quality	

		Open Space and Recreation		
		Neighbouring Uses		
Accessibility	**Service**	**Distance**	**Within 10 minutes Walking Time (mins)**	**Score**
	GP Surgery	0.1mile	y	10
	Pharmacy	On St Mary's	n/a	n/a
	Primary School	0.1 mile	y	10
	Secondary School	St Mary's (boat once a week)	n/a	n/a
	Post Office	0.6 mile	Y	8
	Supermarket/Convenience Store	0.6 mile	y	8
			Total	36/40

	Tick	**Reasoned Justification**
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	The unusual circumstances of land ownership and population. Only when there is an increase in development, where there be a need to increase staff accommodation. Given the location of a sewerage treatment plant at this site there will be a need to ensure that the development is the required distance from this and any outfall.
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	
	Multiple Ownership		
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?			
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	Residential

	Tick	**Reasoned Justification**
This Site is **NOT** available		
This Site **MAY** be available		

This Site **IS** available	✓	The site has been submitted by the land owner for consideration for housing.
Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?		If the land owner could demonstrate a need for additional staff accommodation dwellings or other dwellings to meet a local need than some form of residential development would be achievable on this site.
	Tick	**Reasoned Justification**
This site is **NOT** achievable		
This site **MAY** be achievable	✓	
This site **IS** achievable		
Conclusions		
This site **is** deliverable		The site is both available and achievable but could result in a prominent form of development and as such it is essential that siting and design are both assessed very carefully with a detailed impact assessment to ensure that the most suitable design and density scheme is put forward to minimise harm to the important designations covering Tresco.
This site **is** developable **subject to overcoming minor issues**	✓	
This site is **not** developable		
Timeframe for Delivery BACK		
Discounted		
0-5 years	4	
6-10 years		
11-15 years		

Site Notes: 10/03/2016

The sites slopes up from the south east and the road (Back Lane). The site appears unused as was overgrown with brambles/scrub. There are trees to the north/north-west side, further up the hill. To the front is a low stone wall and hedge. Some vegetation clearance has taken place. The site is close to a sewage/water treatment plant to the west.

Site Photos

T3

Council of the Isles of Scilly – Site Assessment			
Site Details	**Site Reverence**	**Vane Hill (T3)**	
	Island	Tresco	
	Site Address	Vane Hill/Abbey Farm	
	Owner	Tresco Estate	

		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	89,073.869 15,038.972 Meters		
Site Area (ha)	1,217 m^2 (0.12ha)		
Area which is Brownfield	0		
Min. Housing Yield	8 (66 dph)		
Current Use(s)	Unused scrub/gorse		

	Previous Use(s)	unknown	
	Surrounding Land Use(s)	Municipal/civic/residential/tourism	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated	
	Planning History	None	
			Comments
	Constraints:	Site of Special Scientific Interest (SSSI)	NO
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	50m Abbey Farm, 35m Vane Hill
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	100m Round Cairn 25m SW of Vane Hill Summit
		Listed Building	No
	(NB: all of IoS is covered by a Conservation Area and AONB)	TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland
	There are no public rights of way on the definitive footpaths map.	Known Bat Roost	No
		Historic Environment Record (HER)	100m Bronze Age Cairn
		Bore Hole	No

Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Unknown
		Ground conditions	Stable but steeply sloping
		Topography	Slopes up in a northerly direction
		Flood Risk/Coastal Erosion (Metres above sea level)	10+m
		Hazardous Risks	unknown
		Location of Pylons	None
		Pollution/contamination	unlikely
		Other Constraints	Potential unknown archaeology
	Potential Impacts	Landscape	Development on this sloping site would be prominent from land to the south-east, south and south west. The site is situated higher than the adjacent built-up area and as such there is the potential for development to be intrusive.
		Agricultural Quality	Not known
		Open Space and Recreation	No

		Neighbouring Uses	Residential	
Accessibility	**Service**	**Distance**	**Within 10 minutes Walking Time**	**Score**
	GP Surgery	0.5 mile	y	8.5
	Pharmacy	n/a	n/a	-
	Primary School	0.5 mile	y	8.5
	Secondary School	St Mary's once a week	n/a	-
	Post Office	0.1 mile	y	10
	Supermarket /Convenience Store	0.1mile	y	10
			Total	37/60

	Tick	**Reasoned Justification**
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	Limited vehicular access to the site, but the same applied to the existing dwellings (which are relatively new) so may not be a major constraint. Topographically the dwellings would need to be cut into the slope of Vane Hill which may result in the discovering of previously unknown archaeological remains.
This Site **IS** suitable		

Availability of the Site		
Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	**Comments**
Legal/Ownership Constraints	Single Ownership	✓	
	Multiple Ownership		
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?			
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	

	Tick	**Reasoned Justification**
This Site is **NOT** available		

This Site **MAY** be available	✓	The site is accessible, but is elevated and has limited immediate vehicular access
This Site **IS** available		
Achievability of the Site		
Is there a reasonable prospect the site will be developed at a particular point in time?		If the land owner could demonstrate a need for additional staff accommodation dwellings or other dwellings to meet a local need than some form of residential development would be achievable on this site.
	Tick	**Reasoned Justification**
This site is **NOT** achievable		
This site **MAY** be achievable		
This site **IS** achievable	✓	
Conclusions		
This site **is** deliverable	✓	The site is both available and achievable but could result in a prominent form of development and as such it is essential that siting and design are both assessed very carefully with a detailed impact assessment to ensure that the most suitable design and density scheme is put forward to minimise harm to the important designations covering Tresco.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable		
Timeframe for Delivery BACK		
Discounted		
1-5 years		
5-10 years		
10-15 years	8	

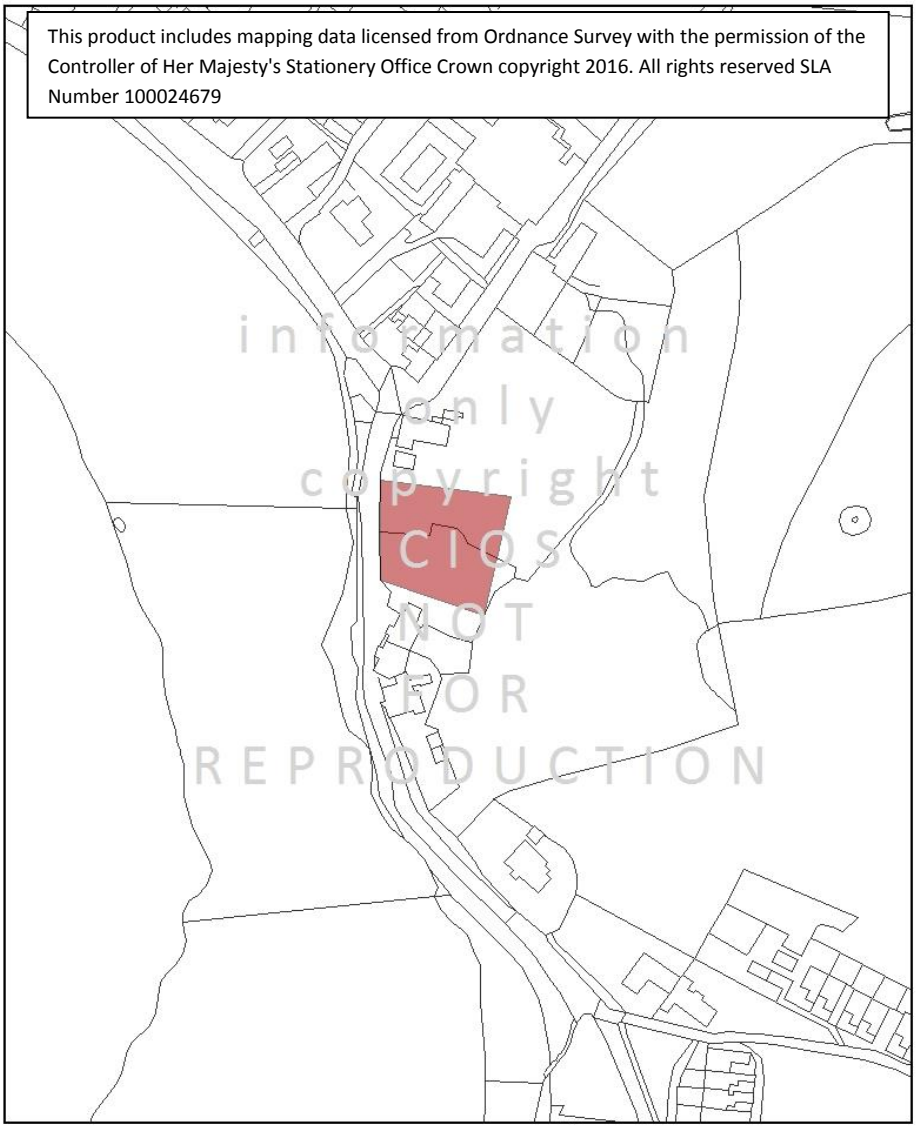
Site Notes: 10/03/2016

The site slopes steeply up from the path and is predominantly covered with gorse. Appears to have some wildlife value as part of the wider Vane Hill landscape. There are no overhead cables or known heritage/natural environment constraints.

Site Photos

T4

Council of the Isles of Scilly – Site Assessment			
Site Details	**Site Reverence**	**Cliff Cottages (T4)**	
	Island	Tresco	
	Site Address	Land to the north of Cliff Cottages	
	Owner	Tresco Estate	



		Tick	Comments
Location	Within Settlement		
	Well related to existing buildings	✓	
	Isolated		
Grid Reference	88,910.395 15,172.421 Meters		
Site Area (ha)	900m^2 (0.09ha)		
Area which is Brownfield	Forms part of domestic gardens		
Min. Housing Yield	3 (33 dph)		

	Current Use(s)	Residential curtilage	
	Previous Use(s)	unknown	
	Surrounding Land Use(s)	Residential/Tourism	
	Existing Local Plan Policy	Policy 3 but otherwise unallocated	
	Planning History	None	
			Comments
	Constraints: (NB: all of IoS is covered by a Conservation Area and AONB) There are no public rights of way on the definitive footpaths map.	Site of Special Scientific Interest (SSSI)	No
		Wildlife Site	No
		Archaeological Constraint Area (ACA)	80m Abbey Farm, 20m Vane Hill
		Ancient Woodlands	No
		Nature Reserve	No
		Scheduled Monument	90m Round Cairn 25m SW of Vane Hill Summit
		Listed Building	No
		TPOs	No
		RAMSAR Site	No
		Special Area of Conservation (SAC)	No
		Historic Landscape Character	Farmland, late Post Medieval
		Known Bat Roost	No
		Historic Environment Record (HER)	100m Bronze Age Cairn
		Bore Hole	No

Suitability of the Site			**Comments**
Other Constraints	Physical problems or limitations	Access	Good Access
		Infrastructure	Not known
		Ground conditions	Not known
		Topography	Relatively flat
		Flood Risk/Coastal Erosion (Metres above sea level)	15m – Based on the SMP2, coastal erosion risk mapping this site would be vulnerable to tidal flooding (and potentially lost).
		Hazardous Risks	Not Known
		Location of Pylons	To the rear of the site, at the foot of Vane Hill.
		Pollution/contamination	None known
		Other Constraints	None known
	Potential Impacts	Landscape	Some impact upon landscape particularly from the Tresco Channel and Bryher where views of this site would be most apparent. The topography is such that there would be limited views from elsewhere on Tresco.
		Agricultural Quality	Not known

		Open Space and Recreation	No
		Neighbouring Uses	Residential

	Service	Distance	Within 10 minutes Walking Time (mins)	Score
Accessibility	GP Surgery	0.4 mile	Yes (8 mins)	9
	Pharmacy	n/a	No	0
	Primary School	0.4 mile	Yes (8 mins)	9
	Secondary School	n/a	No	0
	Post Office	0.2 mile	Yes (3 mins)	10
	Supermarket/Convenience Store	0.2 miles	Yes (3 mins)	10
			Total	38/60

	Tick	Reasoned Justification
This Site is **NOT** Suitable		
This Site **MAY** be suitable	✓	The site is well related to the existing facilities on Tresco, easily accessible however there are concerns regarding vulnerability to coastal flooding. Appropriate flood mitigation would need to be considered and a flood risk assessment to support an application for development.
This Site **IS** suitable		

Availability of the Site

Planning Permission	Application Number	None
	Outline/Full	
	No. Of Dwellings	
	Dwellings Completed	
	Dwellings under Construction	
	Dwellings Remaining	

		Tick	Comments
Legal/Ownership Constraints	Single Ownership	✓	
	Multiple Ownership		
	Ransom Strip		
	Tenancies		
If constraints identified can they be overcome?			
Commercial Interest	Known Developer Interest		
	Site for Sale		
	Proposed Use	✓	

	Tick	Reasoned Justification
This Site is **NOT** available		
This Site **MAY** be available		
This Site **IS** available	✓	

Achievability of the Site

Is there a reasonable prospect the site will be developed at a particular point in time?	If the demand for local housing /staff accommodation arises then this site would be achievable

		Reasoned Justification
This site is **NOT** achievable		
This site **MAY** be achievable	✓	Because the land is in single ownership without constraints it is possible that housing could be achieved at this site. However there would need to be a detailed Flood Risk Assessment to demonstrate how the effects of tidal flooding could be mitigated and what sea defences could be used to ensure the site is not lost to coastal erosion.
This site **IS** achievable		
Conclusions		
This site **is** deliverable		Whilst the housing demand on Tresco is controlled by the land owner rather than by any other factor, it is difficult to understand if the site would be developed at all over the plan period. The 2016 SHMA does demonstrate a need to plan for homes on the Isles of Scilly over the life of the Local Plan. Given the significant concerns expressed in relation to potential flood risk at this site however it is considered that it is unlikely to be delivered for housing.
This site **is** developable **subject to overcoming minor issues**		
This site is **not** developable	✓	
Timeframe for Delivery Back		
Discounted	3	
1-5 years		
5-10 years		
10-15 years		

Site Notes: 10/03/2016

Section of relatively flat ground elevated above the road between the Warren on the north west side of the site and Cliff Cottage to the south east side. Appears to be used as domestic garden. O/H cables run to the rear of the site.

Site Photos

4. Timeframe of Housing Delivery Breakdown

4.1 As identified in the methodology section, each site was scored in relation to walking distances to key services. The site assessments included a measurement to show walking distance from the site. This translated into a score depending on how close the site was to the service. The table below shows which sites are more sustainable in terms of the location.

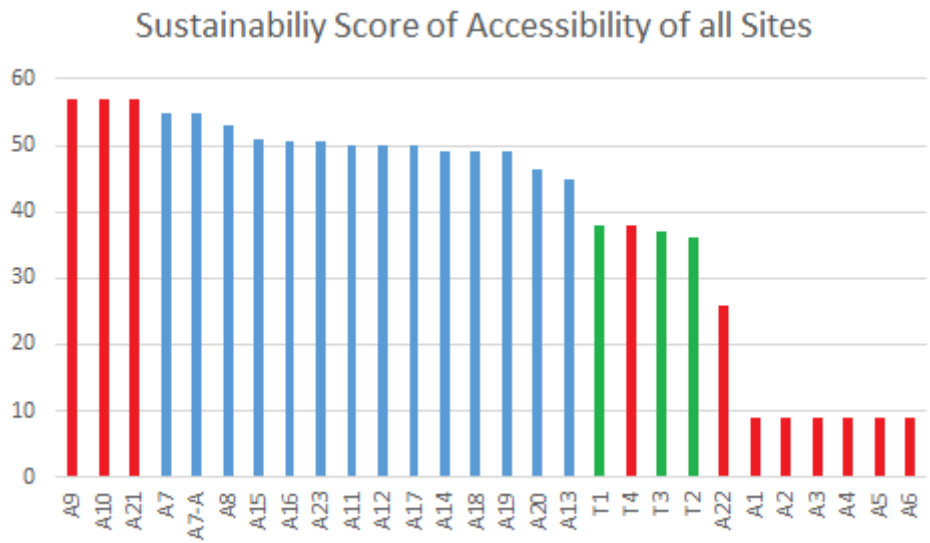


Figure 4 Sustainability Scores of All sites

4.2 This scoring is an important consideration in determining the most sustainable sites and which sites could be considered for potential housing allocations in the plan. Clearly some of the sites score well and as such would be considered the most sustainable, relative to sites elsewhere on the Islands. There are sufficient constraints at the present time that suggest these higher scoring sites, however, are not suitable or deliverable for other reasons. The table above identifies with red, those sites considered to be unsuitable for housing, either because they are considered to be in unsustainable locations or because of other landscape or designation constraints. Those sites identified as green highlight the relative sustainability of sites on Tresco. Whilst there are critical services missing on Tresco everything else scores well due to the small scale nature of the island and the relationships of services to housing of those areas that are already developed.

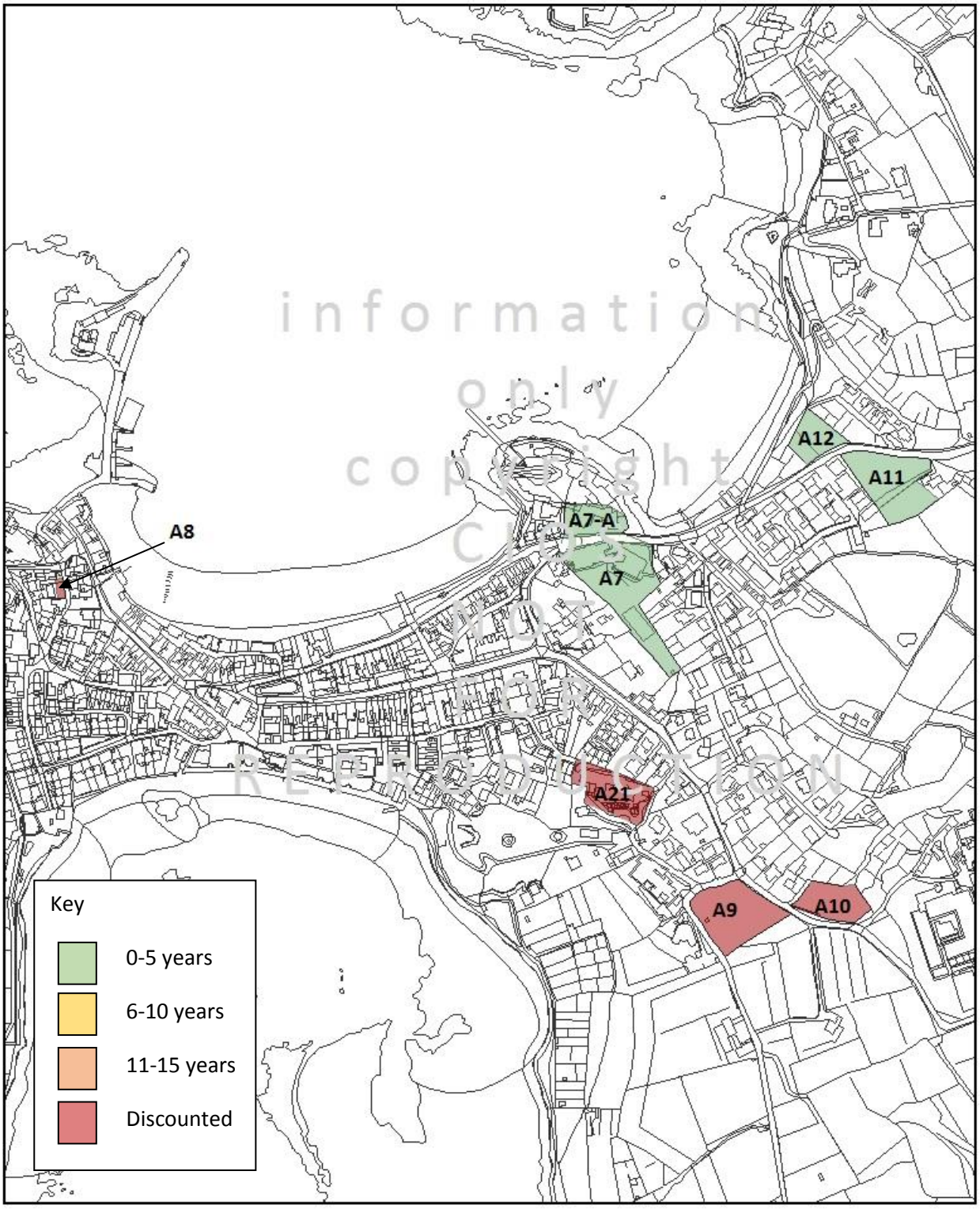
Site	Settlement Area (average density for area)	No of Dwellings	Size of Site	Density (dph)	Sustainability Score	0-5 years	6-10 years	11-15 years	Discount	Potential Allocation
A1	Telegraph (10dpha)	4	0.36	11.1	9/60				4	
A2	Telegraph (10dpha)	7	0.51	11.8	9/60				7	
A3	Telegraph (10dpha)	7	0.61	11.5	9/60				7	
A4	Telegraph (10dpha)	7	0.62	11.3	9/60				7	
A5	Telegraph (10dpha)	7	0.65	10.8	9/60				7	
A6	Telegraph (10dpha)	4	0.36	11.1	9/60				4	
A7	Hugh Town (30dpha)	26	0.54	48.1	55/60	26				✓
A7 - A	Hugh Town (30dpha)	7	0.2	35.0	55/60	7				✓
A8	Hugh Town (30dpha)	1	0.01	100.0	53/60				1	
A9	Hugh Town (30dpha)	16	0.4	40.0	57/60				16	
A10	Hugh Town (30dpha)	6	0.2	30.0	57/60				6	
A11	Hugh Town (30dpha)	12	0.4	30.0	50/60	12				
A12	Hugh Town (30dpha)	5	0.16	31.3	50/60	5				
A13	Old Town (23dpha)	15	0.53	28.3	45/60		15			✓
A14	Old Town (23dpha)	13	0.44	29.5	49/60		13			✓
A15	Old Town (23dpha)	12	0.42	28.6	51/60	12				✓
A16	Old Town (23dpha)	3	0.10	30.0	50.5/60	3				✓
A17	Old Town (23dpha)	11	0.37	29.7	50/60	11				✓
A18	Old Town (23dpha)	20	0.65	30.8	49/60		20			✓
A19	Old Town (23dpha)	16	0.57	28.1	49/60				16	
A20	Old Town (23dpha)	17	0.59	28.8	46.5/60				17	
A21	Hugh Town (30dpha)	10	0.32	31.3	57/60				10	
A22	Holy Vale (16dpha)	4	0.23	17.4	26/60				4	
A23	Old Town 2017 (23dpha)	9	0.31	29.0	50.5/60	9				✓

T1	Tresco, Back Lane (80dpha)	8	0.10	80.0	38/60		8			
T2	Tresco, Palace Row (38dpha)	4	0.10	40.0	36/60	4				
T3	Tresco, Vane Hill (66dpha)	8	0.12	66.7	37/60			8		
T4	Tresco, Cliff Cottages (40dpha)	3	0.09	33.3	38/60				3	
Total		262	9.65			89	56	8	109	61

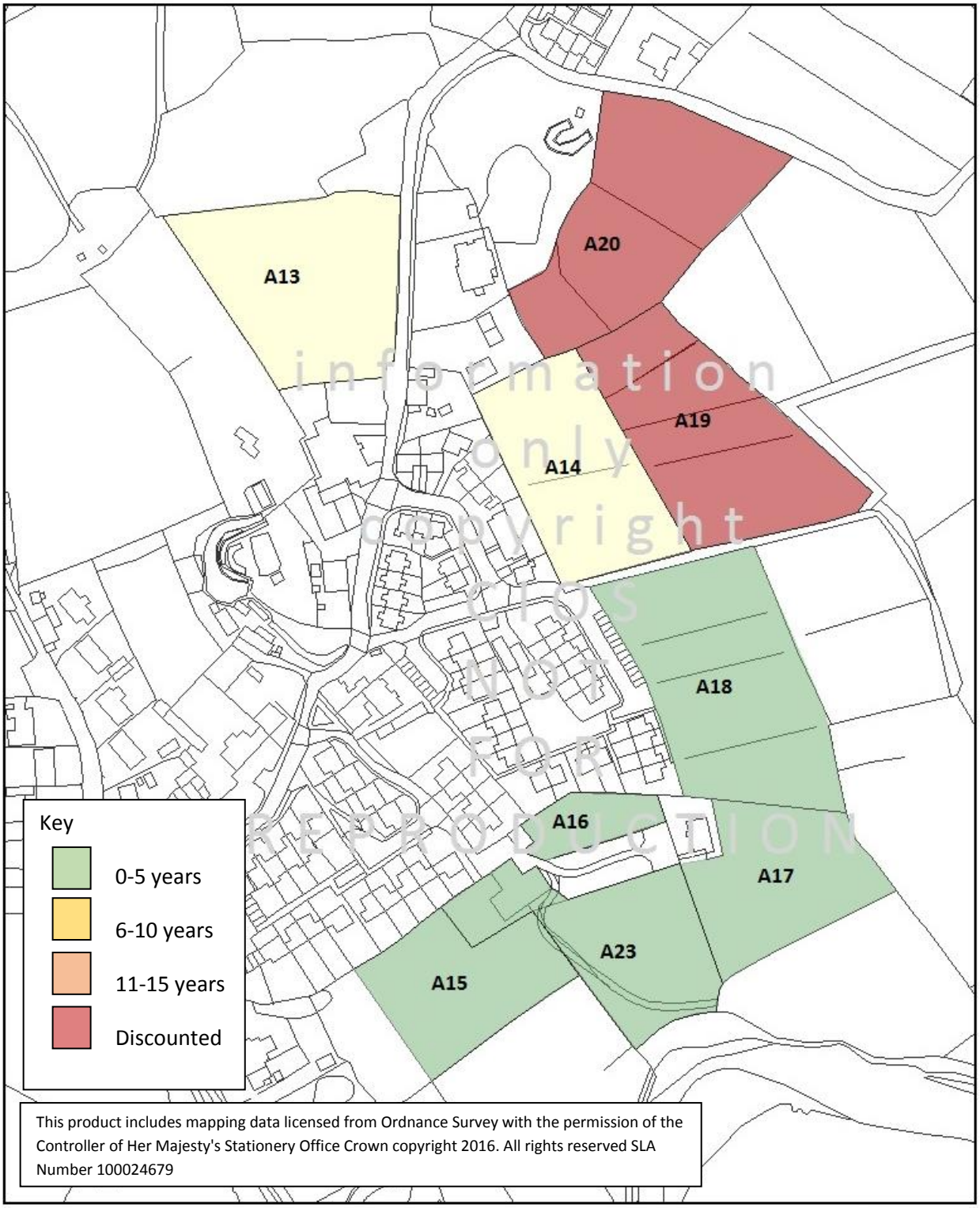
4.3 The above table shows that out of the 27 sites assessed, 13 were either not appropriate or not appropriate at the present time. Out of the modest densities used to calculate housing numbers, the sites could deliver a potential 153 homes with 89 of these being potentially within the first 5 years, and 56 being within the period 6-11 years. Further viability and flood risk assessment is required to further define whether sites are suitable for housing. The Housing Topic Paper will explore the issues of sizes, types and tenures of housing including any qualifying criteria for affordable housing that the Local Plan will have to strategically plan for.

Mapped Sites

Hugh Town Sites

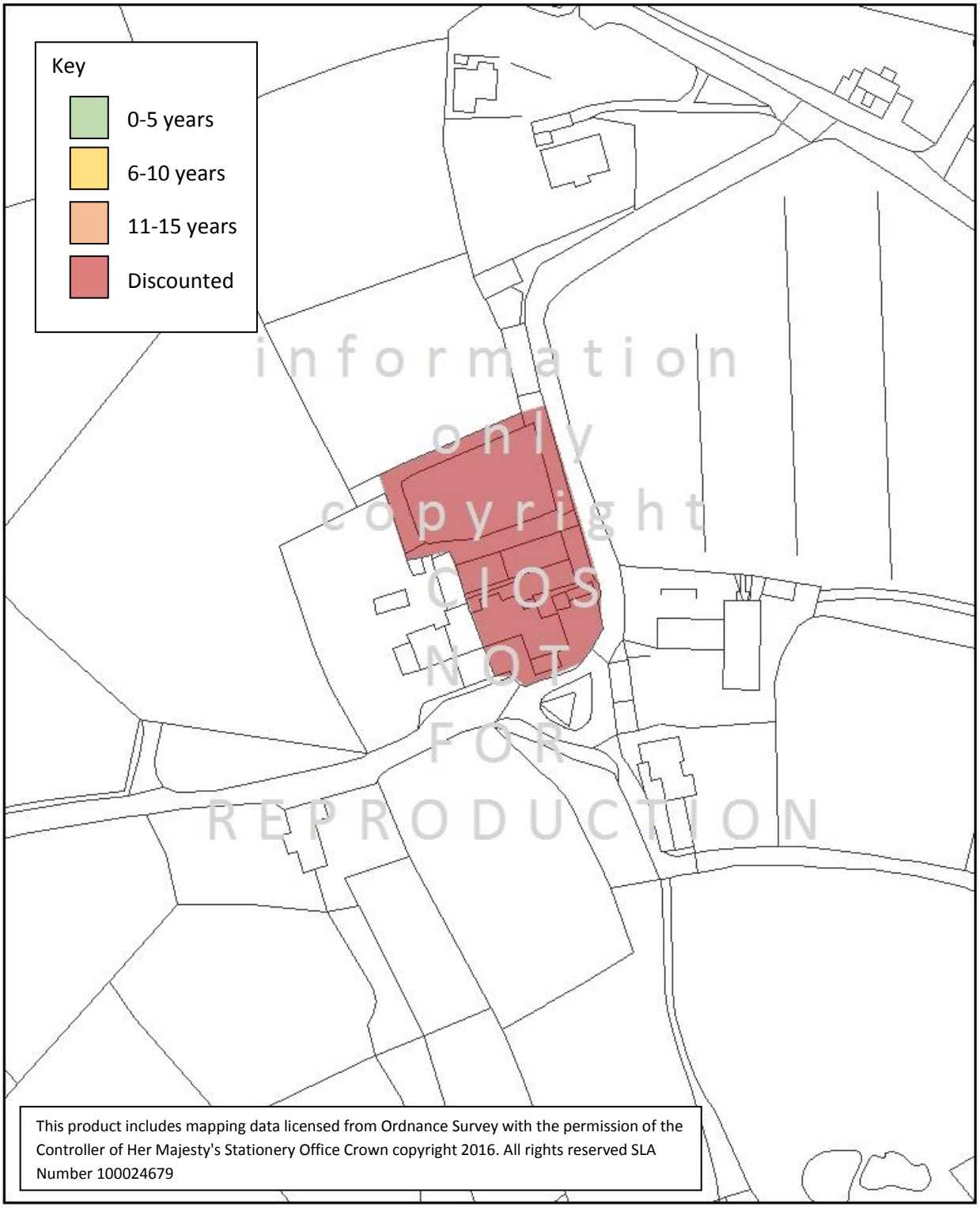


Old Town Sites

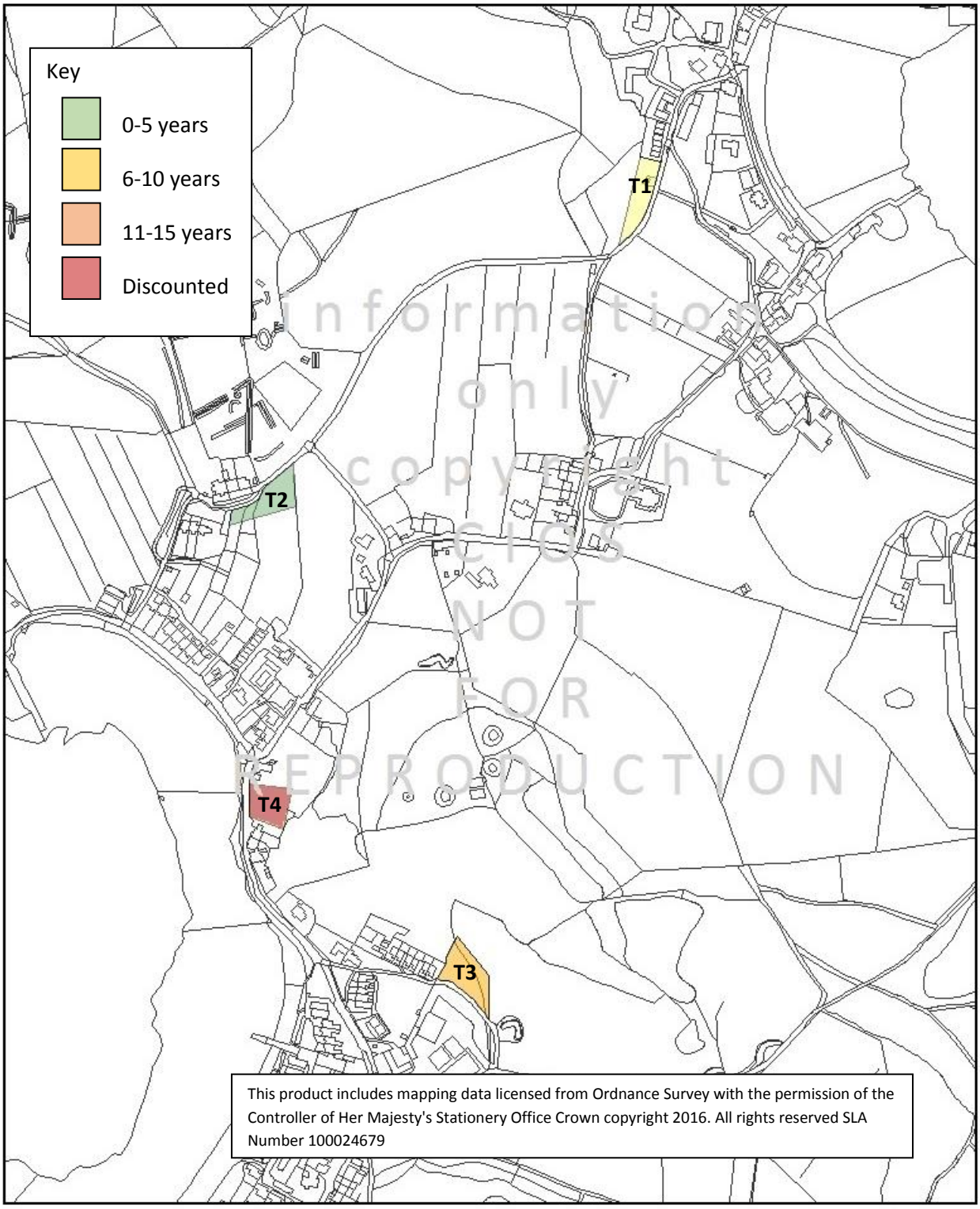


Telegraph Sites

Holy Vale Site



Tresco Sites



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Glossary

ACA	Archaeological Constraint Area
BA	Bronze Age
C19	19th Century
CIOS	Council of the Isles of Scilly
CC	Cornwall Council
CAU	Cornwall Archaeological Unit
DCLG	Department of Communities and Local Government
DPH	Dwellings per Hectare
DPD	Development Plan Documents
E	East
FS	Find Spot
GI	Grade 1
GII*	Grade 2 Star
GII	Grade 2
HA	Hectare
HER	Historic Environment Record
HS	Heritage Statement
LB	Listed Building
LPA	Local Planning Authority
M	Metres
N	North
NE	North East
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
NW	North West
PAS	Planning Advisory Service
PM	Post Medieval
S	South
SAC	Special Area of Conservation
SE	South East
SHLAA	Strategic Housing Lane Availability Assessment
SHMA	Strategic Housing Market Assessment
SM	Scheduled Monument
SMP	Shoreline Management Plan
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SW	South West
TPO	Tree Preservation Order
W	West
WPD	Western Power Distribution