

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)<sup>1</sup>, and the Planning Advisory Service (PAS)<sup>2</sup>.
- 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,

<sup>&</sup>lt;sup>1</sup> DCLG Strategic Housing Land Availability Assessments: Practical Guidance 2007

<sup>&</sup>lt;sup>2</sup> 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<sup>3</sup>, developability<sup>4</sup> 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

<sup>3 .</sup> 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.

<sup>4.</sup> 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<sup>5</sup> 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.

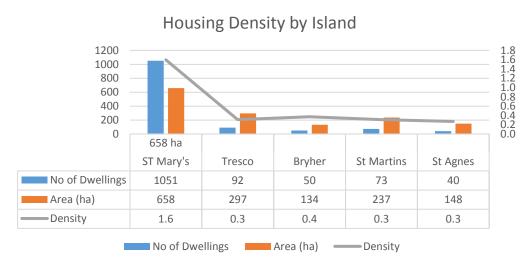
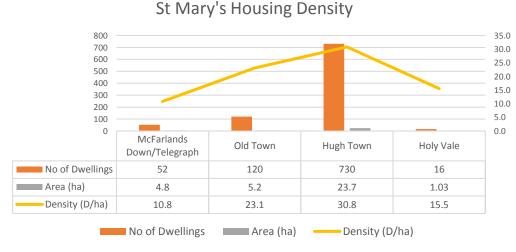


Figure 1 General Island Density

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.



**Figure 2 St Mary's Settlement Densities** 

<sup>&</sup>lt;sup>5</sup> 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.



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 Dwelling s	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 Biobubble 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 v 15kw



hubble at



infrastructure set will

				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
Т3	0.1	33	8	Yes, estimates on 8 x 15kw connections	£14,000	Private sewerage	Unknown
Т7	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.



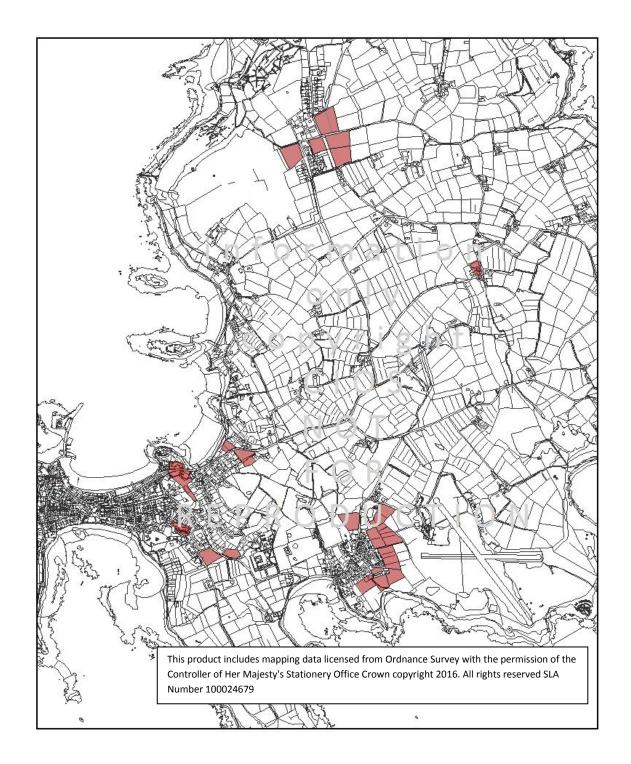








# St Mary's













Council of the Is	les of Scilly – Site Assessment					
	Site Reverence	Telegraph (A1)				
	Island	St Marys				
	Site Address	Coastguard Bungalows, Telegraph				
	Owner	The Duchy of Cornwall Estate				
Site Details		napping data licensed from Ordnance Survey with sty's Stationery Office Crown copyright 2016. All	rights re	eserved SLA		
		Within Settlement	Tick	Comments  Well related to		
	Location	Well related to existing buildings	<b>√</b>	existing dwellings at		
		Isolated		Telegraph		
	Grid Reference	91,286.566 12,105.732 metres	<u> </u>	-0 -1		
	Site Area (ha)	0.36 hectares				
	Area which is Brownfield	0				
	Min. Housing Yield	4 (10 dph)				
	Current Use(s)	Agriculture				
	-2 500(0)					











	Previous Use(s)	Agricultural					
	Surrounding Land Use(s)	Residential					
	Existing Local Plan Policy	Allocated for housing. P	roposal A1 of the 2005 Local Plan:				
		-	g Coastguard Bungalows, Telegraph				
		·	ng a minimum of 15 houses and a social				
		facility, such as a shop or	•				
		II	each site must be approved before ranted and should include details of				
			sidential density, the range of dwelling				
			andscaping and sustainability measures.				
			sary to support the development,				
			f any social facilities, must be the subject				
		of prior agreement with the Council before any form of development is started.					
	Planning History	None					
	Constraints:	None	Comments				
	(NB: all of IoS is covered	Site of Special Scientific	Comments				
	by a Conservation Area	Interest (SSSI)	No				
	and AONB)	Wildlife Site	No				
	una AOND)	Archaeological Constrain					
		Area	Telegraph Hill				
		Ancient Woodlands	No				
	There are no public rights	Nature Reserve	No				
	of way on the definitive	Scheduled Monument	No				
	footpaths map.	Listed Building	Close to Coastguards Lookout				
			Tower (GII) close to access.				
		TPOs	None				
		RAMSAR Site	No				
		Special Area of					
		Conservation (SAC)	No				
		Historic Landscape	Farmland: late post-medieval				
		Character	enclosures (C19)				
		Known Bat Roost	None				
		Historic Environment	MCO31547: Neolithic standing				
		Record (HER)	stone				
			MCO31544: Post Medieval Military				
			Tower MCO31543: Post medieval signal				
			station. Outside the site boundary.				
		Bore Hole	No				
Suitability of the	Site		Comments				
		Access	Access is available but an existing garage				
			block separates the site from the wider				
Other	Physical problems or		access/turning space				
Constraints	limitations		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				











							-	nnection to the site. No constraints to connection.		
					Ground	conditions	Appear good			
								h tree belt to the east		
					Topograp	k/Coastal	45m (above			
					Erosion (	•	45111 (above	SL)		
					above se					
					Hazardou	•	unknown	unknown		
						of Pylons	none			
						/contaminati	unknown			
					on	Contaminati	ulikilowii			
						nstraints	Masts and re	epeater station to the south.		
					Other co	Other Constraints		n area close to known		
							important ar	chaeological remains.		
	Potential	Impact	S		Landscap	e	Although the	north side of St Mary's is		
								igher land, the site is		
							-	. It is sufficiently away from		
								to ensure that impact upon		
								dscape is minimised, Some		
								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		10 111		riandscape narm.		
			-		Agricultural Quality Open Space and		Unknown			
							NO loss of co	uncil maintained parkland		
					Recreation		C t	Danasta atatian masta		
					Neighbou	uring Uses	_	Repeater station, masts,		
	Service			Distan	ce from	Within 10		nd agricultural		
	Service				ite from	Walking Ti		Sustainability Score: (1 – low, 10 – High)		
	GP Surge	r) /			niles	_		1		
	Pharmacy				niles	No (35 mins) No (35 mins)		1		
	Primary S	•			niles	No (35	,	1		
	Secondar		\l		niles	No (35	,	1		
Accessibility	Post Office				miles	No (35	-	2.5		
	Supermai		n			•	,			
	venience			1.7	miles	No (35	mins)	2.5		
							Total	9/60		
		Tick	Rea	soned	Justificatio	on				
This Site is <b>NOT</b> S	uitable		Whi	lst the	site is con:	sidered suitabl	le in many resp	pects it is not well located		
This Site is <b>NOT</b> S	uitable	✓				sidered suitabl d services on S	-	pects it is not well located		
This Site is <b>NOT</b> S This Site <b>MAY</b> be							-	pects it is not well located		
	suitable						-	pects it is not well located		
This Site <b>MAY</b> be	suitable le						-	pects it is not well located		











Outline/Full								
	No. Of D	welling	S					
Planning	Dwelling	s Comp	oleted					
Permission	Dwelling	s unde	r					
	Construc	tion						
	Dwelling	s Rema	nining					
					Tick	Comments		
		Single	Ownership		✓	Duchy of Cornwall Estate		
Legal/Ownership		Multip	le Ownership					
Constraints		Ranso	m Strip					
To		Tenancies			✓			
If constraints ider	ntified can	they b	e overcome?			Yes		
		Knowr	Developer Int	erest				
Commercial Interest		Site fo	r Sale					
		Propos	sed Use		✓	Allocated for residential		
Reasoned Justification								
This Site is <b>NOT</b> a	vailable							
This Site <b>MAY</b> be available		✓	The site has	The site has been allocated in the Local Plan as a suitable site for residential				
			developmen	t				
This Site <b>IS</b> availal	ble							
Achievability of t	Achievability of the Site							
Is there a reasona	ble prospe	ect	The site has	been sub	mitted to	the SHLAA due to its current allocation in the		
the site will be de	veloped at	t a	Local Plan. It is unlikely however the site would be developed at this time					
particular point in	time?		due to the accessibility issues of services on St Mary's.					
Reasoned Justific	ation							
This site is <b>NOT</b> ac	chievable							
This site MAY be	achievable	• 🗸	There are no	significa	int physica	al constraints, the site is a greenfield site but is		
			not in a susta	ainable o	r particula	arly accessible location.		
This site <b>IS</b> achiev	able							
Conclusions								
This site is deliver	able		₫			suitable at this time and whilst it could be		
This site is develo	-					ot sustainable in terms of its location and		
subject to overco	ming		proximity to	amenitie	es on St M	ary's and likely to increase vehicular traffic.		
minor issues								
This site is not de		✓						
Timeframe for De		stainal	oility Score) <u>BA</u>	<u>ICK</u>				
Undeliverable (10	or less)		4					
0-5 years								
6-10 years								
11-15 years								
Site Visit: (23.03.2	2016)							























Council of the Isles	s of Scilly – Site	Assessment			
	Site Reveren	ce	Telegraph (A2)		
	Island		St Marys		
	Site Address		South east of McFarlands Down		
	Owner		The Duchy of Cornwall Estate		
Site Details	Controlle	duct includes mapping dater of Her Majesty's Station 100024679			Ith the permission of the I rights reserved SLA
					0011111101110
		Within Settlemen	t		Well related to existing
	Location	Within Settlemen		<b>√</b>	
	Location			<b>√</b>	Well related to existing
	Location  Grid Referen	Well related to ex			Well related to existing dwellings at McFarlands Down and Telegraph
	Grid Referen	Well related to ex Isolated	isting buildings		Well related to existing dwellings at McFarlands Down and Telegraph
	Grid Referen Site Area (ha	Well related to ex Isolated ce	91,316.728 12,2		Well related to existing dwellings at McFarlands Down and Telegraph
	Grid Referen	Well related to ex Isolated  ce  Brownfield	91,316.728 12,2 0.51 hectares		Well related to existing dwellings at McFarlands Down and Telegraph











	Previous Use(s)		Agriculture		
	Surrounding Land U	se(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:	- C-		Comments	
	(NB: all of IoS is covered by a	Site of Spe Interest (SS	cial Scientific SSI)	No	
	Conservation Area	Wildlife Sit	е	No	
	and AONB)	Archaeolog	-	Adjacent to but not within:	
		Constraint		Pendrathen/Long Rock Down	
		Ancient W		No	
	There are no	Nature Reserve		No	
	public rights of		Monument	No	
	way on the	Listed Build	ding	No	
	definitive	TPOs		No	
	footpaths map.	RAMSAR S		No	
		Special Are Conservati		No	
		Historic La	ndscape	Farmland: Late Post Medieval	
		Character		Enclosure (C19)	
		Known Bat	Roost	Adjacent to bat roost in the garage at Jedi	
		Historic En	vironment	HER Monument <150m to the west:	
		Record (HE	ER)	Pungies Neolithic Standing Stone (1.5m	
				high standing stone)	
		Bore Hole		No	
Suitability of the Si	te			Comments	
		Access		On the junction	
	Infrastruct		ure	Water: New sewerage system required	
	Dharainal a 11			to join existing pipe along road. Would	
Other Constraints	Physical problems			need to be pumped or chamber	
	or limitations			needed. Sewerage: There is a 4 inch	
				main close with easy connection to the	
				site. No general site constraints to connection.	
				connection.	











				Ground conditions		Unknown				
				Topograp	hy			Flat field		
				Flood Risl	k/Coa	astal		45m		
				Erosion (1	Metro	es abo	ove			
				Sea Level	)					
				Hazardou	sks		Unknown			
				Location	of Py	/lons		None		
				Pollution	/cont	tamin	ation	Unknown		
				Other Co	nstra	aints		Located in	an area close to known	
								important	archaeological remains.	
	Potent	tial	Impacts	Landscap	e			Elevated bi	ut flat landscape. This site is	
								well related	d to existing development	
									nsidered development	
									e localised impact only with	
								-	ar wider views.	
				Agricultui				Unknown		
				Open Spa		nd		None		
				Recreatio						
				Neighbou					l/agricultural	
	Service	е		Distance	W	Vithin		s Walking	Sustainability Score:	
						Distan		(1 – low, 10 – High)		
	GP Surgery		2 miles			No (35 mins)		1		
	Pharmacy		2 miles			No (35 mins)		1		
Accessibility	Primar			2 miles			No (35 mins)		1	
·			/ School	2 miles			lo (35 n		1	
	Post O			1.7 miles		N	lo (35 n	nins)	2.5	
			ket/Conv	1.7 miles		N	lo (35 n	nins)	2.5	
	eniend	e S	tore						2/22	
	<u> </u>							Total	9/60	
Reasoned Justificat			344 1 4 4	<u>., .</u>	.,					
This Site is <b>NOT</b> Suit	abie	<b>~</b>		e site is considered suitable in many respects it is not well located ing shops and services on St Mary's						
This Cits MAN ha	itable		the existi	ng snops a	nu se	ervices	s on St	iviary s		
This Site MAY be su This Site IS suitable	itable									
	ito									
Availability of the S		atio	n Number			None				
	Outlin		n Number			None				
Dlanning		•	uii rellings							
Planning Permission			Completed	٠						
r et titil 551011										
			s under Construction							
Dwellings Remaining				5	Tick	k .	Comme	ntc		
	Single (	7141	archin		TICK			of Cornwall E	Estato	
Legal/Ownership			wnership				Ducity (	or Corriwall E	-3tate	
Constraints	Ranson									
Constraints			ııh		<b>✓</b>	/				
	Tenancies									











If constraints identified can they be ov		ercome?	Yes				
Commercial	Known Developer		Interest				
Interest	Site for Sale						
interest	Proposed	l Use		✓	Allocated for residential		
Reasoned Justificat	tion						
This Site is <b>NOT</b> ava	ilable						
This Site MAY be av	vailable	<b>√</b>	The site has	been allo	cated in the Local Plan as a suitable site for		
		•	residential d	evelopme	ent		
This Site <b>IS</b> available	e						
Achievability of the Site							
Is there a reasonab	le prospec	t the	The site has	been subr	mitted to the SHLAA due to its current allocation		
site will be develop	ed at a par	ticular			unlikely however the site would be developed at		
point in time?			this time due to the accessibility issues of services on St Mary's.				
Reasoned Justification							
This site is <b>NOT</b> ach	ievable						
This site MAY be achievable		<b>√</b>	There are no	significar	nt physical constraints, the site is a greenfield site		
		, ,	but is not in a sustainable or particularly accessible location.				
This site <b>IS</b> achieval	ble						
Conclusions							
This site is delivera	ble		The site is not considered to be suitable at this time and whilst it could				
This site is develop	able		be available and achievable it is not sustainable in terms of its location				
subject to overcom	ing		and proximity to amenities on St Mary's and likely to increase vehicular				
minor issues			traffic.				
This site is not deve	elopable	✓					
Timeframe for Deli	ivery <u>BACK</u>						
Undeliverable			7				
0-5 years							
6-10 years							
11-15 years	11-15 years						
Site Visit: (23.03.2016)							























Council of the Isles	of Scilly – Site Assessment					
	Site Reverence	Telegraph (A3)				
	Island		St Marys			
	Site Address	South east of McFarlands Down				
	Owner	The Duchy of Cornwall Estate				
			_			
Site Details	Controller of Her Majesty's Number 100024679	n formatio only Clos NOT FOR RODUCT	rights res			
			Tick	Comments		
		Within Settlement		Well related to		
	Location	Related to existing buildings and	✓	existing dwellings at		
		site A1		McFarlands Down		
	Grid Reference	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		
		Site of	Special Scientific		No		
		Intere	st (SSSI)		INO		
		Wildli	fe Site		No		
		Archa	eological Constraint		Adjacent to but not within:		
		Area			Pendrathen/Long Rock Down		
	( II 6. 5.	Ancier	nt Woodlands		No		
	(NB: all of IoS is		e Reserve		No		
	covered by a		uled Monument		No		
	Conservation Area	Listeu	Building		No		
	and AONB)	TPOs			No		
			AR Site		No		
		Specia (SAC)	I Area of Conservatio	n	No		
	There are no	Histor	ic Landscape		Farmland: Late Post Medieval		
	public rights of	Chara	cter		Enclosure (C19)		
	way on the definitive	Know	n Bat Roost		No		
	footpaths map.	Histor	ic Environment		HER Monument <150m to the west:		
	Tootpatiis map.	Record	d (HER)		Pungies Neolithic Standing Stone (1.5m		
					high standing stone)		
		Bore F	łole		No		
Suitability of the Sit	:e	_			omments		
	-	Access			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.		
	Physical	Ground	conditions		Appear good		
	problems or	Topogra	phy		at field		
Other Constraints	limitations		sk/Coastal Erosion	45	m		
		(Metres	above sea level)				
			ous Risks	Un	nknown		
		Location	n of Pylons	No	one		
		Pollutio	n/contamination	Un	nknown		
		Other C	onstraints	Lo	cated close to an area of known		
				im	portant archaeological remains.		
	Potential	Landsca	pe	Ele	evated but flat landscape. This site is		
	Impacts				ell related to existing development and it considered development would have		











								localised impa	act only with no particular	
								wider views.		
					Agricult	ural Qua	lity	Unknown		
					Open Sp	ace and		None		
					Recreati	ion				
					Neighbo	ouring U	ses	Residential/ag	gricultural	
		Ser	vice		Distan	W	ithin 10 mins		Sustainability Score:	
					ce		distance			
		P Surge			2 miles		No (35 mi		1	
		harmac	-		2 miles		No (35 m		1	
		rimary S			2 miles		No (35 m		1	
Accessibility	, S	econdar	y Sch	ool	2 miles		No (35 m	ins)	1	
	Р	ost Offi	ce		1.7	No (35 mins)			2.5	
	_				miles					
		uperma			1.7		No (35 m	ins)	2.5	
	V	enience	Store	9	miles				0.400	
								Total	9/60	
Reasoned Jus							1 1 1 11			
							ects it is not well located the			
			ting snops	and serv	vices on St M	ary's				
	This Site MAY be suitable									
This Site IS su		-								
Availability of						l				
		ication I	Numb	er		None				
		ne/Full								
Planning		of Dwell								
Permission		lings Co								
		lings un			uction					
	Dwel	lings Re	main	ing			1			
	_					Tick	Comments			
Legal/Owne	-	e Owne				✓	Duchy of C	ornwall Estate		
rship		iple Ow		iip						
Constraints		om Stri	)							
	Tena					✓				
If constraints						Yes	T			
Commercial		vn Deve	loper	Inter	est					
Interest		or Sale								
Proposed Use					Unallocate	d site				
Reasoned Jus										
This Site is <b>NC</b>	<b>T</b> avai	lable								
This Site MAY	be ava	ailable	✓						n but is in close proximity to	
					adjacent si	tes that	have been pr	reviously alloca	ted.	
This Site <b>IS</b> av										
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	l Justification
----------	-----------------

This site is <b>NOT</b> achievable		
This site <b>MAY</b> be achievable	<b>√</b>	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.
This site <b>IS</b> achievable		

#### Conclusions

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













Council of the Isla	es of Scilly – Site Assessmen	t					
	Site Reverence	Telegraph (A4)					
	Island	St Marys	St Marys				
	Site Address	South east of McFarlands	Down				
	Owner	The Duchy of Cornwall Est	ate				
Site Details	This product includes i	n f o r m a t i c o p y r i g i C I O S N O T F O	vey with the				
			Tick	Comments			
		Within Settlement		Well related to			
		Related to existing		existing dwellings a			
	Location	buildings	<b>✓</b>	McFarlands Down			
		Isolated		1			
	Grid Reference						
		91,404.187 12,058.773 M	ieters				
	Site Area (ha)	0.62 hectares					
_	Area which is Brownfiel	<b>d</b> None	None				
	Min. Housing Yield	7 (10 dph)					











	Current Use(s)	Agriculture						
	Previous Use(s)	Agriculture						
		Surrounding Land Use(s)			Residential/Agricultural			
	Existing Local Pla		Allocated for housing					
	Planning History	1	None					
	Constraints:	Comments						
	(NB: all of loS is covered by a	Site of Special Scientific Interest (SSSI)		erest	No			
		Wildlife Site			No			
		Archaeological Constraint Area			Adjacent to but not within:			
	Conservation	(ACA)			Pendrathen/Long Rock Down			
	Area and AONB	Ancient Woodlands			No			
	and Special	Nature Rese	rve		No			
	Area of	Scheduled M	lonument		No			
	Conservation)	Listed Buildi	ng		No			
		TPOs			No			
		RAMSAR Site	9		No			
		Special Area	of Conservation	on (SAC)	No			
	There are no	Historic Land	dscape Charact	ter	Farmland: Late Post Medieval			
	public rights of				Enclosure (C19)			
	way on the		loost		No			
	definitive footpaths map.	Historic Envi	Historic Environment Record (HER)		HER Monument <150m to the			
	Tootpaths map.				west: Pungies Neolithic Standing			
					Stone (1.5m high standing			
					stone)			
		Bore Hole		1	No			
Suitability of the S	ite	Commei						
		Access		A new Access would be required				
		Infrastructui			lew sewerage system required.			
		Sewer relativ conta		Would need to be pumped or chamber.				
					Sewerage: 4 inch water main within			
				relatively close proximity. No contamination on site.				
					pear good			
	Physical	Topography	310113	Flat field				
	problems or	Flood Risk/C	oastal	45m				
Other Constraints	limitations	Erosion (Me		13				
	l	Sea Level)	•					
		,		Unknown				
				None				
		Pollution/co		Unknown				
		Other Const			an area of known important			
				archaeological remains.				
	Potential	Landscape			d but flat landscape. This site is			
	Impacts			well related to existing development and it				
		is co		is consid	is considered development would have			











							localised impact only with no particular			
							wider views.	wider views.		
				Agricultu	ral Qu	ality	Unknown			
			Open Spa	ace an	d	None				
			Recreation							
		Neighbou		ouring Uses		Residential/ag	Residential/agricultural			
	Service	Service		Distar	ice		n 10 minutes g Time (mins)	Sustainability Score		
	GP Sur	GP Surgery			es		(35 mins)	1		
		Pharmacy			es		(35 mins)	1		
		Primary School			es	No (35 mins)		1		
Accessibility		Secondary		<u> </u>			<u> </u>			
,		School			2 miles		(35 mins)	1		
	Post O	Post Office			les	No (35 mins)		2.5		
	Superr	Supermarket/Co					· · · · ·			
	nvenie	nce S	tore	1.7 mi	les	No	(35 mins)	2.5		
							Total	9/60		
Reasoned Justifica	ation									
This Site is <b>NOT</b> Su	itable	✓	Whi	lst the site	is con	sidered su	uitable in many re	espects it is not well located		
			the e	existing sh	ops ar	nd services	s on St Mary's			
This Site <b>MAY</b> be s	uitable			·						
This Site <b>IS</b> suitable	e									
Availability of the	Site									
		App	olication Number Non			Non	е			
		Out	line/F	ull						
		No. Of Dwellings								
Planning Permission	on	Dwellings Complete			ed					
		Dwe	ellings	under						
		Construction								
		Dwellings Remainin			g					
					Tick ✓	Comn				
		Single Ownership				Duchy	of Cornwall Esta	te		
Legal/Ownershi		ple Ownership								
p Constraints	Ransom S									
		Tenancies			✓					
If constraints identified can they be overcome?			Yes	1						
Commercial -		Known Developer Interest								
Interest		Site for Sale								
Proposed Use Unallocated site										
Reasoned Justification										
This Site is <b>NOT</b> available										
I <b>√</b> I			he site is in close proximity to existing residential development and a revious housing allocation in the Local Plan.							
This Site <b>IS</b> availab	le									
Achievability of the Site										











Is there a reasonable prospect the		The site has not been submitted to the SHLAA but has been included				
site will be developed at a particular		on the grounds of its proximity to other current allocations in the Local				
point in time?		Plan. It is unlikely however the site would be developed at this time.				
Reasoned Justification						
This site is <b>NOT</b> achievable						
This site <b>MAY</b> 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 <b>IS</b> achievable						
Conclusions						
This site is deliverable		The site is not considered to be suitable at this time and whilst it could				
This site is developable subject		be available and achievable it is not sustainable in terms of its location				
to overcoming minor issues		and proximity to amenities on St Mary's and likely to increase vehicular				
This site is not developable	✓	traffic.				
Timeframe for Delivery BACK						
Undeliverable	7					
05 years						
6-10 years						
11 – 15 years						

Site Visit: (23.03.2016)













Council of the Isles of Scilly – Site Assessment							
	Site Reverence	Telegraph (A5)					
	Island	St Marys					
	Site Address	Telegraph Road					
	Owner	Duchy of Cornwall Estate					
Site Details	Controller of Her Majesty's Station Number 100024679	ata licensed from Ordnance Survey onery Office Crown copyright 2016.  On Iy  Opyrish  Clos  NOT  ROD  Grand  A Triangle Common Copyright 2016.	All rights				
		Within Settlement	·····				
		Well related to existing					
	Location	buildings	✓				
		Isolated					
	Grid Reference	l					
	Site Area (ha)	91,192.434 12,053.779 M 0.65					
	Area which is Brownfield	none					
İ	Min. Housing Yield	7 (10 dph)					











	Current Use(s)		Flower farming				
	Previous Use(s)		Agriculture				
	Surrounding Land	Use(s)	Residential/agriculture				
	Existing Local Plan	<b>Policy</b> Policy 3 but otherwise		unallocated.			
	Planning History	None					
	Constraints:				Comments		
		Site of Special Scientific Interest		No			
	(NID: all aftection	(SSSI)					
	(NB: all of loS is	Wildlife Site  Archaeological Constraint Area			No		
	covered by a Conservation	(ACA)			Telegraph Hill overlaps the		
	Area and AONB)	Ancient Woodlands			bottom SE corner No		
	Area ana Aono	Nature Reserve			No		
		Scheduled M		No			
	There are no	Listed Buildi	ng		Coastguards Lookout Tower (GII) to the north east		
	public rights of	TPOs			No		
	way on the	RAMSAR Site	2		No		
	definitive	Special Area	of Conservati	on (SAC)	No		
	footpaths map.	Historic Land	dscape Charac	ter	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 Si	te			Commen	ts		
		Access			ood Access		
		Infrastructur	re		ew sewerage system required to		
					ing pipe along path. Would need		
				_	mped or chamber needed.		
					e: 4 inch water main within		
				-	close proximity. No nation on site.		
	DI	Ground cond	ditions				
	Physical			Appear good  Flat, hedged on 3 sides, boarders the			
Other Constraints	problems or limitations	Topography			footpath		
Other Constraints	iimitations	Flood Risk/C	nastal	45m	Τοστρατί		
		Erosion Met		45111			
		Sea Level	ies above				
		Hazardous R	isks	No			
		Location of F		no			
		Pollution/co		Unknown			
		Other Const		None			
	Potential	Landscape		Elevated but flat landscape. This site			
	Impacts	· ·			ghtly sown to the west so would		
				2.2 5 60 511	5 - ,		











								riews from the north west	
							se development would have		
					0 111		localised im		
			Agricultural Quality			Some loss of agricultural land but quality is unknown			
			0 6						
				Recreation	Open Space and			creation space	
				Neighbourin	a Heac		Mixture of residential and agriculture		
	Service	_		Distance	Withir	10		_	
	Service	е		Distance			e (mins)	Sustainability Score	
	GP Sur	gery		2 miles	35 mins		nins	1	
	Pharm	асу		2 miles		35 r	nins	1	
	Primar	ry Sch	iool	2 miles		35 r	nins	1	
Accessibility	Second	dary		2 miles		35 r	nins	1	
	School	l							
	Post O	ffice		1.7 miles		35 r	nins	2.5	
	Superr	marke	et/Co	1.7 miles		35 r	nins	2.5	
	nvenie	ence S	Store						
					•		Total	9/60	
Reasoned Justificat	ion								
This Site is <b>NOT</b> Suit	able	✓	While	st the site is co	nsidere	d suita	ble in many re	espects it is not well located	
			the e	xisting shops a	nd servi	ices or	n St Mary's		
This Site <b>MAY</b> be su	itable								
This Site <b>IS</b> suitable									
Availability of the S	ite								
	Applic	ation	Numb	er	None				
	Outlin	e/Ful	l						
Planning	No. Of	Dwe	llings						
Permission			omplet						
	Dwelli	ngs u	nder C	onstruction					
	Dwelli	ngs R	emaini	ing					
					Tick		ments		
			nership		✓	Duch	ny of Cornwall	Estate	
Legal/Ownership		-	wnersh	nip					
Constraints	Ranso		rip						
	Tenar				✓				
If constraints identif					Yes	1			
Commercial				r Interest					
Interest	Site fo								
	Proposed Use			✓	Resid	dential			
Reasoned Justificati			ı						
This Site is <b>NOT</b> avai								151 1	
This Site <b>MAY</b> be av	aílable		✓					al Plan but is in close	
TI : 6:: 10 :: :				proximity to the	ne existi	ng resi	idential prope	rties in this part of St Mary's.	
This Site <b>IS</b> available									
Achievability of the	Site								











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

Site Visit: (23.03.2016)













Council of the Isles of	Scilly – Site Assessment					
	Site Reverence	Telegraph (A6)				
	Island	St Marys				
	Site Address	South east of McFarlands Down				
	Owner	The Duchy of Cornwall Estate				
		The buchy of contiwal Estate				
Site Details		on ly  Clos  NOT  FOR				
			Tick	Comments		
		Within Settlement	Tick	Well related to		
	Location	Related to existing buildings	Tick	Well related to existing dwellings at		
	Location	Related to existing buildings and site A2		Well related to		
	Location	Related to existing buildings		Well related to existing dwellings at		
	Location  Grid Reference	Related to existing buildings and site A2		Well related to existing dwellings at		
		Related to existing buildings and site A2 Isolated		Well related to existing dwellings at		
	Grid Reference	Related to existing buildings and site A2 Isolated 91,365.233 12,210.596 Meters		Well related to existing dwellings at		
	Grid Reference Site Area (ha)	Related to existing buildings and site A2 Isolated 91,365.233 12,210.596 Meters 0.36 hectares		Well related to existing dwellings at		











	Previous Use(s)		Agriculture			
	Surrounding Land Use(s)		Residential/Agricultural			
	Existing Local Plan Policy	,	Policy 3 but otherwise unallocated.			
	Planning History		None			
	Constraints:				Comments	
		Site of S (SSSI)	pecial Scientific Inte	erest	No	
		Wildlife	Site		No	
	(NB: all of IoS is	Archaeo	logical Constraint A	rea	Adjacent to but not within: Pendrathen/Long Rock Down	
	covered by a	Ancient	Woodlands		No No	
	Conservation Area and	Nature F			No	
	AONB and Special Area	Schedul	ed Monument		No	
	of Conservation)	Listed B	uilding		No	
		TPOs			No	
		RAMSAF	R Site		No	
		Special A	Area of Conservatio	n (SAC)	No	
	There are no public rights of way on the	Historic	Landscape Characte	er	Farmland: Late Post Medieval Enclosure (C19)	
	definitive footpaths	Known E	Bat Roost		No	
	map.	Historic	Environment Recor	d (HER)	HER Monument <150m to the west: Pungies Neolithic Standing	
					Stone (1.5m high standing stone)	
		Bore Ho	le		No	
Suitability of the Site				Comment	s	
		Access		A new Acc	ess 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		
				contamir	nation on site.	
	Physical problems or	Ground	conditions	Appear go	ood	
	limitations	Topogra	phy	Flat field		
		Flood Ri	sk/Coastal	45m No ri	sk of flooding	
		Erosion	(Metres above			
Other Constraints		Sea Leve	•			
		Hazardo		Unknown		
			of Pylons	None		
			n/contamination	Unknown		
			n/contamination onstraints	Close to a	n area of known important	
	Detential Impacts	Other Co	onstraints	Close to a archaeolo	gical remains.	
	Potential Impacts		onstraints	Close to a archaeolo	gical remains. side of St Mary's is elevated but	
	Potential Impacts	Other Co	onstraints	Close to a archaeolo The north relatively	gical remains. side of St Mary's is elevated but flat. Site is sufficiently away from	
	Potential Impacts	Other Co	onstraints	Close to a archaeolo The north relatively coastal loo	gical remains. side of St Mary's is elevated but flat. Site is sufficiently away from cations to avoid wider visual harm.	
	Potential Impacts	Other Co	onstraints	Close to a archaeolo The north relatively coastal loo	gical remains. side of St Mary's is elevated but flat. Site is sufficiently away from cations to avoid wider visual harm. he site would be seen within the	
	Potential Impacts	Other Co	onstraints	Close to a archaeolo The north relatively coastal loc Views of t localised coastal	gical remains. side of St Mary's is elevated but flat. Site is sufficiently away from cations to avoid wider visual harm.	
	Potential Impacts	Other Co	onstraints	Close to a archaeolo The north relatively coastal loc Views of t localised coastal	gical remains. side of St Mary's is elevated but flat. Site is sufficiently away from cations to avoid wider visual harm. the site would be seen within the context of Telegraph/McFarland's	











					Open S	pace and		None	
				Recrea	Recreation				
					Neighb	ouring Uses		Residential/a	gricultural
		Servic	e		Distance	Within 1	Within 10 minutes Walking		Sustainability Score
					Distance	T	ime (m	ins)	Sustainability Score
		GP Su	rgery	/	2 miles	N	lo (35 n	nins)	1
		Pharm	macy		2 miles	N	No (35 m		1
Accessibility		Prima	ry Sc	hool	2 miles	N	lo (35 n	nins)	1
Accessibility		Secon	dary	School	2 miles	N	lo (35 n	nins)	1
		Post C	Office	9	1.7 miles	N	lo (35 n	nins)	2.5
	•	Super	mark	cet/Conv	1.7 miles	N.	la /2F n	ains)	2.5
		eniend	ce St	ore	1.7 miles	IN IN	lo (35 n	11115)	2.5
								Total	9/60
Reasoned Justin	fication	١							
This Site is <b>NOT</b>	Suitab	le	✓	Whilst t	he site is co	nsidered su	itable i	in many respe	cts it is not well located the
				existing	shops and	services on S	St Mar	y's	
This Site MAY b	e suital	ble							
This Site <b>IS</b> suita	able								
Availability of t	he Site	Į.							
-	Applic	cation N	lum	ber		None			
	Outlir	ne/Full							
Planning	No. O	f Dwell	ings						
Permission	Dwell	ings Co	mple	eted					
			-	Construction	on				
		ings Re							
				J		Tick	Comr	ments	
		Single	e Ow	nership		✓	Duch	y of Cornwall Es	state
Legal/Ownershi	p		iple Ownership					·	
Constraints		Rans	om S	Strip					
		Tena		•		✓			
If constraints id	entified	d can th	ey b	e overcom	ie?	Yes	1		
				eveloper Ir					
Commercial Int	erest	Site f							
		Prop	osed	Use			Unall	ocated site	
Reasoned Justin	fication	,					_		
This Site is <b>NOT</b>	availab	ole							
This Site MAY b	e availa	able	<b>✓</b>	The si	ite has beer	n submitted	to the	SHLAA for ass	essment as a potential
									allocation in the 2005 Local
					_	=			ously considered for housing.
This Site <b>IS</b> avai	lablo		+	T Idii k	out tills site	13 1103 1101 0	CITCI WI	3c been previ	dusty considered for flousing.
Achievability of		۱۵							
			L 4J-	Thors	ite has been	o submitted	to the	SHI VV duo to	its current allocation in the
Is there a reaso			tne						
	site will be developed at a particular point in time?				=			oe developed at this time	
				aue t	o tne acces	sibility issue:	s ot sei	rvices on St M	ary S.
Reasoned Justin									
This site is <b>NOT</b>			<b>!</b>	, <u> </u>					
This site <b>MAY</b> b	e achie	vable	<b>~</b>	Incre	_				site is a greenfield site but is
				not in	a sustaina	ble or partic	ularly a	accessible loca	ation.
This site <b>IS</b> achie	evable								
Conclusions									











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

Site Visit (23.03.2016):













council of the isle	s of Scilly – Site Assessment							
	Site Reverence	Carn Thomas (A7)						
	Island	St Marys						
	Site Address	Carn Thomas, Telegraph Ro	วลด					
	Owner	Duchy of Cornwall Estate						
Site Details		napping data licensed from Ordnance Survesty's Stationery Office Crown copyright 201						
		Within Settlement		Well related to				
	Location	Well related to existing	<b>√</b>	built-up area of				
	LUCALIUM	buildings	•					
		Isolated		Hugh Town				
	Grid Reference	90,676.843 10,662.582 Me	eters	1				
	Site Area (ha)	0.6ha						
	Area which is Brownfield							











	Current Use(s)			Vacant School Site				
	Previous Use(s)		Edu	cational				
	Surrounding Land	Use(s)	Mix	ed use/reside	ntial and retail			
	Existing Local Plan	Policy	cy Policy 3 but otherwise unallocated.					
	Planning History		None					
	Constraints:			Comments				
		Site of Spe Interest (S		cientific	No			
	(NB: all of IoS is	Wildlife Sit	e		No			
	covered by a Conservation	Archaeological C		Constraint	Opposite 17: Porth Mellon ACA			
	Area and AONB)	Ancient W	oodla	ınds	No			
		Nature Res	serve		No			
		Scheduled	Mon	ument	No			
	There are no public rights of way on the	Listed Build	ding		Church of St Marys (GII); Wall and Gateway to St Marys Church (GII); Godolphin House (GII)			
	definitive	TPOs			No			
	footpaths map.	RAMSAR S	RAMSAR Site		No			
		Special Area of Conservatio (SAC)		Conservation	No			
		Historic La Character	Historic Landscape Character		Settlement			
		Known Bat	(nown Bat Roost		No			
		Historic En Record (HE	_	ment	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 Si	te			Comments				
		Access		would be pro	s to the lower section, higher ground oblematic to reach without significant operations to provide vehicular access			
	Physical	Infrastruct	ure	balance prev dwellings. Se	pacity, although needs to counter- vious use as a school against new ewerage: 6 inch water main in road.			
Other Constraints	problems or			Feed needs	replacing (1 and ½ inch copper).			
	limitations	Ground conditions		unknown				
		Topograph	У		the south. High ridge of granite (Isles usion – Granite)			
		Flood Risk/Coast	ood 10/15/20/2		·			











				Erosion	1	This notes a longer ter	_			
			(Metres al Sea Level)		_	ea levels and address the is likely to be necessary.				
				Hazardous		unknown				
				Risks						
				Location o	of	None				
				Pylons						
				Pollution/		Unknown				
				amination Other		Unknown				
				Constraint		Unknown				
	Potent	·ial		Landscape		Wooded to the south,	coastal to the north			
	Impac			Lanuscape	-	•	impact. Following demolition			
	mpac						ildings the site is clear and			
							ive change for this area. Any			
						development would no	eed to ensure an			
						enhancement to the w	ider character of the CA and			
						AONB/Heritage Coast				
				Agricultura Quality	al	Not agricultural land				
				Open Space		Former recreation use associated with the School.				
				and		Now re-sited at Carn Gwaval				
				Recreation						
				Neighbouring			y site also close proximity to			
	_			Uses		the Church and Rectory (both LBs)				
	Servic	е				hin 10 minutes	Sustainability Score			
	GP Surgery			0.3 mile		Iking Time (mins) 5 mins	9.5			
	Pharm	<u> </u>		0.4 mile	5 mins		9.5			
	Primai		ool	0.4 mile		5 mins	9			
Accessibility	Secon	-	001	0.4 mile		5 mins	9			
	Schoo					2				
	Post O			0.4 mile		2 mins	9			
	Superi	narke	et/Co	0.3 mile		2 mins	9.5			
	nvenie	nce S	itore							
						Total	55/60			
Reasoned Justificat			ı							
This Site is <b>NOT</b> Suit										
This Site MAY be su	itable									
This Site <b>IS</b> suitable						•	aced on the island and as a			
	It is					=	y to be viable for another use.			
				vell located to existing services and infrastructure of St Marys. The site eviously developed land (PDL)						
Availability of the S	ite		13 Pic	Trousiy deve	Jopet	(1 DL)				
Planning		ation	Numbe	er P/1	5/059	9/FUL				
Permission	Outlin			Ful	-	<u></u>				
Termission outline/Tun										











No. Of Dw		welling	gs	N/a				
	Dwellings Cor			n/a				
	Dwelling			n/a				
	Construc							
	Dwellings Rema			This was an application approved for the demolition of the				
				secondary school building.				
				Tick	Comments			
Single Owners		wners	hip					
	Multiple Ownership		ership		Council of the Isles of Scilly (with Duchy of Cornwall			
Legal/Ownership				✓	Estate educational use covenants on)			
Constraints	_							
	Ransom Strip							
	Tenanc							
If constraints identif				Yes				
	Known		per					
Commercial	Interest							
Interest	Site for							
	Propose	ed Use			Mixed use and housing.			
Reasoned Justificati			T					
This Site is <b>NOT</b> avail								
This Site MAY be ava	ailable							
This Site <b>IS</b> available		✓		The site is vacant and unused with no other interest to re-use the building.				
Achievability of the	Site							
Is there a reasonable		t the	Yes, as the	e site is	owned by the Council. The site has been demolished.			
site will be develope	-				·			
particular point in tir	me?							
Reasoned Justificati	on							
This site is <b>NOT</b> achie	evable							
This site MAY be ach	nievable							
This site <b>IS</b> achievable	le		The site is	within	the single ownership of the Council with no major			
		✓	constraint	ts other	development costs and is being demolished to reduce			
			any logist	ical build	ding risks and improve its viability.			
Conclusions								
This site <b>is</b> deliverab	le	✓	The Coun	cil has a	duty to make the best use of any land within its control			
This site <b>is</b> developa	ble		and a dut	y to kee	p the site safe and in keeping with the character of the			
subject to overcomi	ng		wider con	servatio	on area.			
minor issues								
This site is <b>not</b> devel	opable		Residentia	al develo	opment would ensure a supply of housing to meet local			
			needs wh	ilst maxi	imising the use of previously developed land.			
Timeframe for Deliv	ery <u>BACK</u>							
Undeliverable								
0-5 years			26					
6-10 years								
11 – 15 years								











Site Visit: (March 2016)













# A7-A

	of Scilly – Site Assessment					
	Site Reverence	Carn Thomas A7-A				
	Island	St Marys				
	Site Address	Carn Thomas, Telegraph Road				
	Owner	Duchy of Cornwall Estate				
Site Details	I PY	data licensed from Ordnance Survey tionery Office Crown copyright 2016.				
			Tick	Comments		
		Within Settlement	Tick			
	Location	Well related to existing	Tick	Well related to		
	Location	Well related to existing buildings		Well related to built-up area of		
	Location	Well related to existing		Well related to		
	Location  Grid Reference	Well related to existing buildings	<b>✓</b>	Well related to built-up area of		
		Well related to existing buildings Isolated	<b>✓</b>	Well related to built-up area of		
	Grid Reference	Well related to existing buildings Isolated 90,676.843 10,662.582 Met	<b>✓</b>	Well related to built-up area of		











	Current Use(s)		Vac	ant School Site	2	
	Previous Use(s)		Edu	cational		
	Surrounding Land	Use(s)	Mix	ed use/reside	ntial and retail	
	Existing Local Plan	Policy	cy Policy 3 but otherwise unallocated.			
	Planning History		None			
	Constraints:		ı		Comments	
		Site of Spe Interest (SS		cientific	No	
	(NB: all of IoS is	Wildlife Sit			No	
	covered by a Conservation	Archaeological Co Area (ACA)		Constraint	Opposite 17: Porth Mellon ACA	
	Area and AONB)	Ancient Wo	oodla	nds	No	
		Nature Res	serve		No	
		Scheduled	Mon	ument	No	
	There are no public rights of way on the	Listed Build	ding		Church of St Marys (GII); Wall and Gateway to St Marys Church (GII); Godolphin House (GII)	
	definitive	TPOs			No	
	footpaths map.	RAMSAR S	ite		No	
		Special Area of Conse (SAC)		Conservation	No	
		Historic Landscap Character		pe	Settlement	
		Known Bat	Known Bat Roost		No	
		Historic En Record (HE	_	ment	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 Sit	e			Comments		
		Access		runs to the s	s from the main Telegraph Road which south of this site.	
	Physical	Infrastruct	ure	balance prev dwellings. Se	rpacity, although needs to counter- vious use as a school against new ewerage: 6 inch water main in road. replacing (1 and ½ inch copper).	
Other Constraints	problems or	Ground		unknown		
	limitations	conditions				
		Topograph	У	Relatively flatherear.	at site with the carn of Carn Thomas to	
		Flood Risk/Coast Erosion	al	10/15/20/25 SMP2: Custo	om house to Carn Thomas	
		Erosion				











				(Metres a		This notes a longer term realignment to			
				Sea Level	)	accommodate rising sea levels and address the increasing risk factors is likely to be necessary.			
				Hazardou	IS	unknown			
				Risks					
				Location	of	None			
				Pylons					
				Pollution,		Unknown			
				aminatio	n				
				Other		Unknown			
	Potent	tial		Constrain		The site is in a promine	ent location situated adjacent		
	Impac			Landscap	e		nain roads. The current		
	iiipac					buildings although not			
							orth. Significant positive		
						benefits could be achie	•		
						landscape with the ren	noval of later unsympathetic		
						buildings.			
				Agricultu	ral	Not agricultural land			
				Quality					
				Open Spa	ice	Former recreation use associated with the School.			
				and		Now re-sited at Carn Gwaval			
				Recreatio		D : + : - 1 / C : t-	1411		
				Neighbou Uses	ırıng	Residential/Community site also close proximity to the Church and Rectory (both LBs)			
				USES					
	Service	۵			\\/it	hin 10 minutes	· · ·		
	Service	e		Distance		hin 10 minutes king Time (mins)	Sustainability Score		
	<b>Service</b> GP Sur						· · ·		
		gery		Distance		king Time (mins)	Sustainability Score		
	GP Sur	rgery	ool	<b>Distance</b> 0.3 mile		king Time (mins) 5 mins	Sustainability Score 9.5		
Accessibility	GP Sur	gery acy ry Sch	ool	0.3 mile 0.4 mile		king Time (mins) 5 mins 5 mins	Sustainability Score  9.5 9		
Accessibility	GP Sur Pharm Primar Second School	rgery lacy ry Sch dary	ool	0.3 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins	9.5 9		
Accessibility	GP Sur Pharm Primar Second School Post O	rgery lacy ry Schi dary l		0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		s mins 5 mins 5 mins 5 mins 5 mins 2 mins	9.5 9 9 9		
Accessibility	GP Sur Pharm Primar Second School Post O	rgery acy ry Sch dary I office marke	t/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 5 mins 5 mins	9.5 9 9		
Accessibility	GP Sur Pharm Primar Second School Post O	rgery acy ry Sch dary I office marke	t/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 2 mins 2 mins	9.5 9 9 9 9 9 9 9.5		
	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	t/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		s mins 5 mins 5 mins 5 mins 5 mins 2 mins	9.5 9 9 9		
Reasoned Justificat	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	t/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 2 mins 2 mins	9.5 9 9 9 9 9 9 9.5		
	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	t/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 2 mins 2 mins	9.5 9 9 9 9 9 9 9.5		
Reasoned Justificat This Site is <b>NOT</b> Suit	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	et/Co tore	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	Wal	5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total	9.5 9 9 9 9 9 9 9.5		
Reasoned Justificat This Site is NOT Suit This Site MAY be su	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery racy ry Schodary l offfice marke ence S	et/Co tore	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	Wal	5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total	9.5 9 9 9 9 9 55/60		
Reasoned Justificat This Site is NOT Suit This Site MAY be su	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	tore  The so	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	Wal	s mins 5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total  ional use have been replailding this site is unlikely	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a		
Reasoned Justificat This Site is NOT Suit This Site MAY be su This Site IS suitable	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery lacy ry Schodary l offfice marke ence S	the so	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	recreat hool but to exist	s mins 5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total  ional use have been replailding this site is unlikely	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a to be viable for another use.		
Reasoned Justificat This Site is NOT Suit This Site MAY be su This Site IS suitable  Availability of the S	GP Sur Pharm Primar Second School Post O Superr nvenie ion able itable	rgery racy ry Schodary l offfice markee	The so purpool It is we is pre	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile  chool and rese built scled viously deviced and reserved and reserve	recreat hool but to exist	5 mins 5 mins 5 mins 5 mins 5 mins 7 mins 7 mins 7 mins 7 mins 1 mins 1 mins 1 mins 1 mins 2 mins 2 mins 2 mins 3 mins 4 mins 4 mins 5 mins 6 mins 7 mins 7 mins 6 mins 7 mins 7 mins 8 mins 8 mins 9 mins 1	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a to be viable for another use.		
Reasoned Justificat This Site is NOT Suit This Site MAY be su This Site IS suitable	GP Sur Pharm Primar Second School Post O Superr nvenie ion able itable	rgery nacy ry Sch dary I office marke ence S	The so purpool it is we is pre	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile  chool and rese built scled viously deviced and reserved and reserve	recreat to exist veloped one	5 mins 5 mins 5 mins 5 mins 5 mins 7 mins 7 mins 7 mins 7 mins 1 mins 1 mins 1 mins 1 mins 2 mins 2 mins 2 mins 3 mins 4 mins 4 mins 5 mins 6 mins 7 mins 7 mins 6 mins 7 mins 7 mins 8 mins 8 mins 9 mins 1	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a to be viable for another use.		











	No. Of Dwellings			N/a			
	Dwellings Completed			n/a			
	Dwellings under			n/a			
	Construction						
	Dwelling	s Rema	ining	n/a			
				Tick	Comments		
	Single 0	Owners	hip	✓	Duchy of Cornwall Estate		
Legal/Ownership	Multipl	e Owne	ership				
Constraints	Ranson	n Strip					
	Tenanc	ies					
If constraints identif	ied can th	ey be o	vercome?	Yes			
	Known	Develo	per				
Commercial	Interes	t					
Interest	Site for	Sale					
	Propos	ed Use		✓	Mixed use and housing.		
Reasoned Justificati	on						
This Site is <b>NOT</b> avai	lable						
This Site <b>MAY</b> be ava	ailable						
This Site IS available		✓	The site h	The site has been submitted to the SHLAA for consideration for housing.			
Achievability of the	Site	<u>I</u>					
Is there a reasonable	e prospec	t the	The Duch	y has so	ught conservation advice and produced a heritage		
site will be develope	d at a		statemen	t which	suggests the original school building should be retained		
particular point in ti	me?		and re-us	sed.			
Reasoned Justificati	on						
This site is <b>NOT</b> achie	evable						
This site MAY be ach	nievable						
This site <b>IS</b> achievab	le		The site is within the single ownership of the Duchy of Cornwall Estate.				
		<b>√</b>	The site is	s constra	ined by the existence of its current use and buildings		
		<b>,</b>	but a wor	ut 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 <b>is</b> deliverab	le	✓	The Coun	icil has a	duty to make the best use of any land within its control		
This site <b>is</b> developa	ble		and a dut	ty to kee	p the site safe and in keeping with the character of the		
subject to overcomi	ng		wider cor	nservatio	n area. With the removal of some later unsympathetic		
minor issues			buildings	the site	has significant potential to improve a highly visible site.		
This site is <b>not</b> devel	opable						
Timeframe for Deliv	ery BACK						
Undeliverable							
0-5 years			7				
6-10 years							
11 – 15 years							
Site Visit: (March 20	16)						













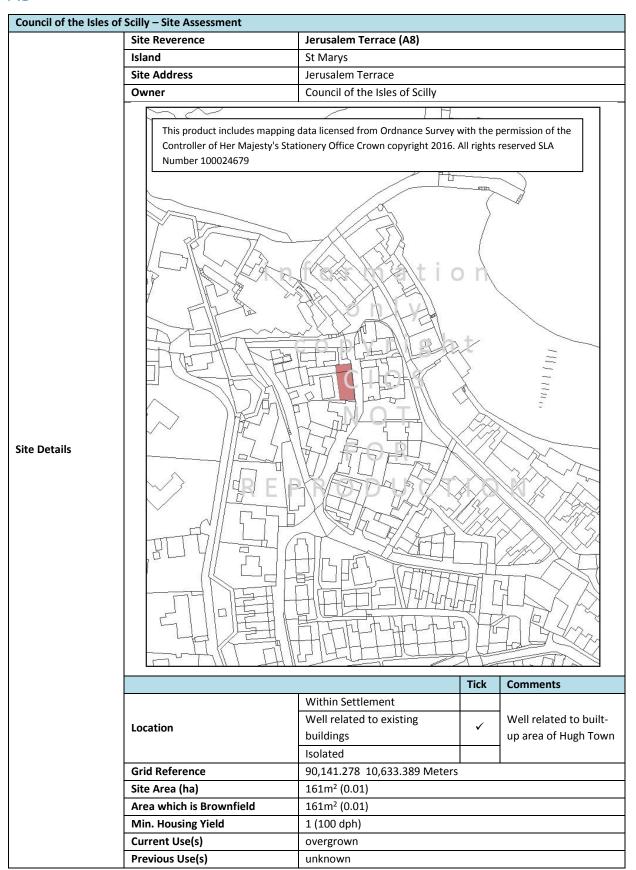






















	Surrounding Land	d Use(s)	Residential				
	Existing Local Pla	n Policy	Policy 3 but otherwise unallocated. Identified as Council				
			maintained Parkland.				
	Planning History		P02	P0257/P3368/P3728/P3856/P3856A/P3998/P4235/P4271			
	Constraints:				Comm	nents	
		Site of Special S	cienti	ific Interest (SSSI)	No		
		Wildlife Site			No		
	(NB: all of IoS is	Archaeological (	Const	raint Area (ACA)	Withir	n the Mount Hollis ACA.	
	covered by a	Ancient Woodla	nds		No		
	Conservation	Nature Reserve			No		
	Area and	Scheduled Mon	umen	nt	Close	to the Garrison Walls SM	
	AONB)	Listed Building			Close	to the Garrison Walls LB (GI)	
					and N	o 3 Garrison Hill (G11)	
		TPOs			No		
		RAMSAR Site			No		
	There are no	Special Area of 0	Conse	ervation (SAC)	No		
	public rights of	Historic Landsca	pe Ch	haracter	Settle	ment	
	way on the	Known Bat Roos	st		No		
	definitive	Historic Environ	ment	Record (HER)	To the	west side of High Steps:	
	footpaths map.				Roma	no-British Shrine.	
		Bore Hole			No		
Suitability of the Site					Comm	nents	
		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			
	Physical	Topography		Site slopes up steeply to the west. Some large granite			
	problems or		boulders present				
	limitations	Flood Risk/Coas	•		cular ide	ntified risk in the SMP2	
		Erosion (Metres					
		above Sea Level			tation		
		Hazardous Risks		Adjacent to sub-station			
Other Constraints		Location of Pylo					
		Pollution/contai	minat	nati Unknown			
		on Other Constrain		Halmann			
	Detential		ıs	Unknown			
	Potential Impacts	Landscape			pact, some local impact upon street onsideration to the setting of adjacent		
	impacts					ive nature of street scene	
				_		Area. Enhancements could be	
				made.	i vation A	area. Elmaneements could be	
		Agricultural Qua	ality	n/a			
		Open Space and		1	tion snac	e but some loss of open space	
		Recreation				and), but not particularly	
				accessible or utili			
		Neighbouring U	ses	Residential, close			
	Service	Distance		Within 10 minutes W		Sustainability Score	
Accessibility				Time (mins)		,	
,	GP Surgery	0.5 mile		10-15 mins		8.5	
L		_ I				L	











1			, -				
	Pharm	-		0.5 mile		10-15 mins	8.5
	Primary School		ool 0	0.6 mile		15-20 mins	8
	Second	dary	0	0.6 mile		15-20 mins	8
	School	<u> </u>					
	Post O	ffice	<	<0.1 mile		2 min	10
	Superr	narke	t/Co <	0.1 mile		2 min	10
	nvenie	nce S	tore				
			•			Total	53/60
Reasoned Justification	1						
This Site is <b>NOT</b> Suitab	le						
This Site <b>MAY</b> be suita	ble	✓	The site is	small ar	nd wo	uld represent a very high density of	of development compared to
			the avera	ge for Hu	ıgh To	own. Potential constraint of the ac	djacent electricity sub-station
			and adjac	ent dwel	lling.	Potential restriction of connecting	to sewerage system.
This Site <b>IS</b> suitable							
Availability of the Site		L					
·		ation	Number			None	
	Outline						
	No. Of						
Planning Permission			ompleted				
			nder Cons	truction			
			emaining				
				Tick		Comments	
	Single	Owr	ership	<b>√</b>		Council owned	
Legal/Ownership			wnership			edunen ewned	
Constraints	Ranso				/	Potentially, right of way exists to	the south
Constraints	Tenar		ıρ			Totelliany, right of way exists to	ine south.
If constraints identified				If sn	ecific	space standards (or easements) e	vist relative to the sub-station
overcome?	a can tin	cy bc				above constraints could not be over	
overcome.	Know	n Dev	/eloper				
	Intere		ciopei				
Commercial Interest	Site fo		 P				
		osed Use				Vacant land	
Reasoned Justification		Joeu C	,,,,			Tucanic iana	
This Site is <b>NOT</b> availab		T	1				
This Site MAY be availa		1					
This Site <b>IS</b> available		1	The Co	uncil is c	urren	tly identified as being 'Council Ma	intained Parkland' hut is in a
Site is available		✓				to offer any 'park' use.	
Achievability of the Si	te		1 .537	- 1-30		, p	
Is there a reasonable p		the	Unlikel	y. The co	nstra	ined nature and topography of thi	s small site may not be
site will be developed						ment. Further investigations would	
particular point in time			-			nate make it unviable to progress.	
Reasoned Justification			1		,		
This site is <b>NOT</b> achiev		<b>√</b>	Constra	aints may	v not	be overcome.	
This site MAY be achie		+	2311361		,		
This site <b>IIS</b> achievable							
Conclusions							
This site <b>is</b> deliverable			For the	ahove r	eason	is it is considered that this site is u	nlikely to come forward
This site <b>is</b> developable	<u> </u>	-	_	the perio		is it is considered that this site is u	innery to come forward
subject to overcoming			uuring	are perio	Ju.		
issues	,						
	ahla	<b>✓</b>	-				
This site is <b>not</b> develop	Javie						











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

Site Visit: August 2015















Council of the Isles	of Scilly – Site Assessment						
Council of the isles	Site Reverence	Circus Field (A9)					
	Island	St Mary's					
	Site Address	Circus Field, Old Town Road/Hospital Lane					
	Owner	Duchy of Cornwall Estate	•				
	BA \ // // // // //		5 7				
Site Details		data licensed from Ordnance Survey of onery Office Crown copyright 2016.	All rights				
		Within Settlement	Tick	Commence			
		Well related to existing					
	Location	buildings	✓				
		Isolated		1			
	Grid Reference	90,825.386 10,303.188 Met	ers	1			
	Site Area (ha)	4176m² (0.4ha)					
	Area which is Brownfield	None					
	Min. Housing Yield	16 (30 dph)					
<u> </u>		1 = = 1: /					











	Current Use(s)	Agricultural use					
	Previous Use(s)		Agricultural use				
	Surrounding Lan	d Use(s)		Agriculture/Residential			
	Existing Local Pla		Policy 3 but otherwise unallocated.				
	Planning History						
	Constraints:				Comments		
		Site of Special	Scienti	fic	No		
		Interest (SSSI)			NO		
	(NB: all of IoS is	Wildlife Site			No		
	covered by a	Archaeologica	l Constr	raint	King Edward's Road, Hugh Town		
	Conservation	Area (ACA)			Time Edward 5 Hoddy Flagin Form		
	Area and	Ancient Wood	llands				
	AONB)	Nature Reserv					
		Scheduled Mo	numen	t	PLATFORM CAIRN ON NORTHERN		
					PENINNIS HEAD, 200M ESE OF BUZZA		
	There are no	18 11			TOWER		
	public rights of	Listed Building	3		No		
	way on the	TPOs RAMSAR Site			No No		
	definitive	Special Area o	f Conso	ryation	No		
	footpaths map.	(SAC)	Conse	ivation	No		
		Historic Lands	cane Ch	naracter	Settlement		
		Known Bat Ro			No		
		Historic Enviro	ironment Record				
		(HER)			Circus Field		
		Bore Hole	le		No		
Suitability of the Si	ite			Commen	its		
		Access		Good Access			
		Infrastructure			inch main in road, none in site.		
			_		e: At capacity, although easy connection		
					lugh Town. Man-hole in field.		
		Ground condit	tions	Appears			
		Topography			indulating but relatively flat. Land is		
	Physical				above the pavement, enclosed to the a retaining stone wall.		
	problems or	Flood Risk/Coa	astal		ot identified as at risk in the SMP2		
Other Constraints	limitations	Erosion (Metro		231111 110	re racintinea as at risk in the Sivil 2		
		above Sea Lev					
		Hazardous Ris		Unknow	1		
		Location of Py	lons	Yes			
		Pollution/cont	tamin	Not knov	vn		
		ation					
		Other Constra	ints	None			
	Potential	Landscape			ry prominent in the street scene and its		
	Impacts				position would result in development		
				being visible from longer distances across St			











						Mary's. Some impac	t of development would be	
				minimised due to the proximity of the site to the				
					edge of Hugh Town			
			Agricultural (	Quality	Not known			
				Open Space a	and	No impact		
				Recreation				
				Neighbourin	g Uses	Residential/Agricult	ural/Medical	
	Service			Distance	Wit	hin 10 minutes	Sustainability Score	
					Wa	lking Time (mins)		
	GP Surgery	,		0.1 mile		Yes 2 mins	10	
	Pharmacy			0.1 mile		Yes 2 mins	10	
Accessibility	Primary Sc	hool		0.1 mile		Yes 2 mins	10	
Accessibility	Secondary	Scho	ol	0.1 mile		Yes 2 mins	10	
	Post Office			0.5 mile		Yes 10 mins	8.5	
	Supermark	et/Co	onv	0.5 mile		Yes 10 mins	8.5	
	enience Sto	ore						
						Total	57/60	
Reasoned Justi	fication							
This Site is <b>NOT</b>	Suitable		The	site is within a	highly	sensitive historic envir	onment and contains a	
		✓	Sch	eduled Monun	nent. A	Additionally the site is p	rominent in the landscape	
			and	d streetscene.				
This Site MAY b	e suitable							
This Site IS suita	able							
Availability of t	he Site							
		App	licati	on Number		None		
		Out	line/F	ull				
		No.	Of D	wellings				
Planning Permi	ssion	Dw	ellings	s Completed				
		Dw	ellings	s under				
		Con	struc	tion				
		Dw	Dwellings Remaining					
					Tick	Comments		
		Sing	gle Ov	vnership	✓	Duchy of Cornwall Est	ate	
Legal/Ownersh	ip	Mu	ltiple	Ownership				
Constraints		Ran	som S	Strip				
		Ten	ancie	S	✓			
If constraints id	entified can	they	be ov	ercome?	Yes			
	Known D			eveloper				
Commercial Int	erest		erest					
Commercial me	Commercial interest		for S	ale				
		Pro	posed	d Use				
Reasoned Justi								
This Site is <b>NOT</b>								
This Site MAY b								
This Site <b>IS</b> avai		✓	Th	ne site has bee	n subm	nitted for consideration	for housing by the landowner	
Achievability of	f the Site							











t	The site is unlikely to become available given the historic designation.
ı	
./	The site is well-related to shops and services and is considered to be in a
•	sustainable location.
	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.
✓	
	16
	✓ ✓ ✓

Site Visit: (18<sup>th</sup> November 2016)













Council of the Isles	uncil of the Isles of Scilly – Site Assessment									
	Site Reverence	Penold Lane (A10)								
	Island	St Marys								
	Site Address	Land at Penold, Old Town Road								
	Owner	Duchy of Cornwall Estate								
	EZZ J VII Z									
Site Details		ng data licensed from Ordnance Survey with the permission of the Stationery Office Crown copyright 2016. All rights reserved SLA								
	8	Tick Comments								
		Within Settlement Control of the Con								
	Landin	Well related to existing								
	Location	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	e(s)	Residential, Agricultural and close to School				
	Existing Local Plan Po	licy	Policy 3 but otherwise unalloca			ted.	
	Planning History		None				
	Constraints:				Comn	nents	
		Site of Special Scientific Interest (SSSI)			No		
	(NB: all of IoS is	Wildlife Si	te		No		
	covered by a Conservation Area	Archaeolo (ACA)	gica	l Constraint Area	No		
	and AONB)	Ancient W	/ood	llands	No		
		Nature Re	serv	e	No		
	There are no public	Scheduled	Мо	nument	No		
	rights of way on the	Listed Buil	lding	5	No		
	definitive footpaths	TPOs			No		
	map.	RAMSAR S	Site		No		
		Special Are	ea o	f Conservation	No		
		Historic La	ands	cape Character	Settle	ment	
		Known Ba	t Ro	ost	No		
			nviro	onment Record		djacent at Penold and on the	
		(HER)			road to the School		
		Bore Hole			Unknown		
Suitability of the Site		T A			Comn		
		Access	ha.a		Good Access Sewerage: At capacity.		
		Infrastruct	ture		Would need to be pumped or chamber needed. Water: 6 inch water off road, however low pressure.		
		Ground co	ndit	tions	Good		
	Physical problems or	Topograpi	hy		Slopes up from the road		
	limitations	Flood Risk	/Coa	astal Erosion	25m Not identified as at risk in the		
		(Metres al	bove	e Sea Level)	SMP2		
		Hazardous			Unknown		
Other Constraints		Location o			No		
Other Constraints		-		amination	Unknown		
		Other Con		ints	None Known		
	Potential Impacts	Landscape	9		Site is prominent in the landscape so development will be visible from longer distances. The adjacent edge of		
					_	Town and existing residential	
						opment on Church Road would	
						le some mitigation.	
		Agricultur	al Qı	uality	Unkno		
				nd Recreation	None		
		Neighbou	ring	Uses	Reside	ential	
	Service	Score		Within 10 minutes Walking Time (mins	s)	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	
	1					1	











	Post Office			mile	Yes 10 mins		8.5	
	Supermarket/Conv		0.5 mile			Yes 10 mins	8.5	
Accessibility enience S			e					
•	, <u> </u>						Total	57/60
Reasoned Justificatio	n							
This Site is <b>NOT</b> Suital	ole							
This Site <b>MAY</b> be suita	able		The si	te is o	therwis	e un	constrained but in a particular	ly prominent site/location but
		✓					ve to amenities	,,,
This Site <b>IS</b> suitable			,					
Availability of the Site	e	<u> </u>	1					
7.1.4.1.4.1.4.7.4.1.4.1.4.1.4.1.4.1.4.1.	Application	on N	Jumher			No	one	
	Outline/F		· · · · · · · · · · · · · · · · · · ·			.,,	, , , , , , , , , , , , , , , , , , ,	
	No. Of D		ingc					
Planning Permission	Dwellings		_	1				
	Dwelling				ion			
	_				ion			
	Dwelling	з ке	maining		<b>-</b>			
					Tick		omments	
	Single Ow				✓	Dι	ichy of Cornwall Estate	
Legal/Ownership	Multiple C		ership					
Constraints	Ransom S	trip						
	Tenancies				✓			
If constraints identifie	ed can they	be c	overcom	ie?	Yes			
	Known De	velo	per					
Commercial	Interest	:						
Interest	Site for Sa	e for Sale						
	Proposed	Use						
Reasoned Justificatio	n							
This Site is <b>NOT</b> availa	ble							
This Site MAY be avai	lable							
This Site <b>IS</b> available		✓	The landowner has submitted the site for consideration for housing.					on for housing.
Achievability of the S	ite							
Is there a reasonable		e	A sing	le owi	nership	site	on the edge of the existing set	tlement on the main road
site will be developed			_				s/Hospital/Hugh Town and Ol	
particular point in tim				between the school, or symospitaly rugh rown and old rown				
Reasoned Justificatio								
This site is <b>NOT</b> achiev								
This site MAY be achi		<b>√</b>	If the	landso	cape imi	pact	can be addressed then the sit	e would be suitable for
							evelopment	
This site <b>IS</b> achievable	<u> </u>		2.2.0.01					
Conclusions		<u> </u>						
This site <b>is</b> deliverable	<u> </u>		Thosi	to ic a	greenfi	ماط د	ite hut otherwise vory well sit	uated relative to services and
This site <b>is</b> developab			4		-		ntly elevated site. Developme	
	-				_		likely to be unacceptable for d	-
	to overcoming minor issues  This site is not developable		Promi	iiciil c	ariu as S	ucii	incry to be unacceptable for u	evelopment
This site is <b>not</b> develo		Ľ						
Timeframe for Delive	ry <u>BACK</u>							
Undeliverable			6					
0-5 years								
6-10 years								
11-15 years								
Site Visit: (18 <sup>th</sup> Noven	nber 2016)							















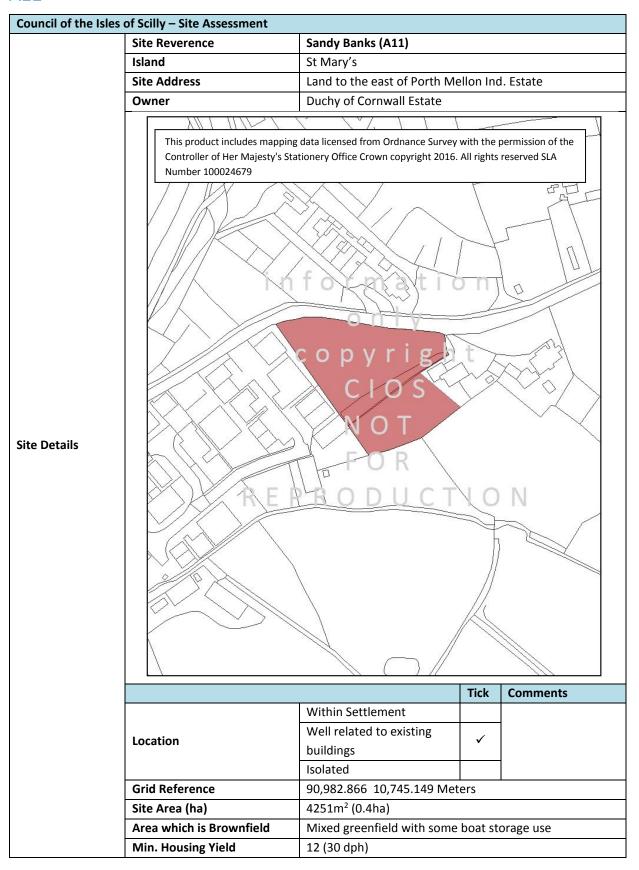






















	Current Use(s)		Agricultural but with some minor ancillary boat storage				
	Previous Use(s	)	Agricultural				
	Surrounding La	and Use(s)	Industrial/Residential				
	Existing Local F	Policy 3 but otherwise unallocated.					
	Planning Histo	None					
	Constraints:			Comments			
	(NB: all of IoS	Site of Special	Scientific Int	terest	Lower Moors is located 81m to		
	is covered by	(SSSI)			the South of this site		
	а	Wildlife Site			No		
	Conservation	Archaeological Constraint Area			88m to the NW is Porth Mellon		
	Area and AONB)	(ACA)			ACA, 55m to the N is Mount Flaggon ACA		
		Ancient Wood	llands		No		
		Nature Reserv	e		No		
		Scheduled Monument			90m to the North is Harry's Walls		
	There are no				Scheduled Monument		
	public rights	Listed Building			NO		
	of way on the	TPOs			None		
	definitive	RAMSAR Site			NO		
	footpaths	Special Area of Conservation (SAC)			NO		
	map.	Historic Landscape Character			Farmland: Anciently Enclosed		
					Land, prehistoric to early Post-		
					Medieval		
		Known Bat Roost			Unknown		
			nment Reco	ord (HER)	Porth Mellon Modern Flying Boat		
					Station – 75m to the NW		
Code billion of the Ci		Bore Hole		Unknown			
Suitability of the Si	te T	<b>A</b>		Commer			
		Access Infrastructure		Good Acc			
		Illirastructure		Water: 6 Inch ring main running through the site, although shallow depth of 750mm.			
					e: At capacity. Nearest connection		
				_	dustrial Estate.		
		Ground conditions		Unknown			
				Relatively flat behind hedge, set lower than			
		Topography		road			
	Physical	Flood Risk/Coastal		5m above sea level. Identified in the SMP2 as			
Other Constraints	problems or	Erosion (Metres above		42.5: Realignment beyond epoch 1 needed			
	limitations	Sea Level)		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			
				flooding.			
		Hazardous Ris		None Known			
			ocation of Pylons None				
		Pollution/cont	tamination	Potential given current use			











	Other Constra		ints Close to low lying land							
	Potential		Landscape		Limited due to I	Limited due to location, visible from north				
	Impacts		Ag	Agricultural Quality		Not recorded				
			Oı	pen Space ar	nd	No				
			Re	ecreation						
			Ne	eighbouring	Uses	Industrial/Resid	Industrial/Residential			
	Service			Distance	With	in 10 minutes	Score			
					Walki	ng Time (mins)				
	GP Surgery			0.5 mile		10 mins	8.5			
	Pharmacy			0.5 mile		10 mins	8.5			
	Primary School		I	0.6 mile		10 mins	8			
Accessibility	Seconda	iry		0.6 mile		10 mins	8			
	School									
	Post Off	ice		0.5 mile		10 mins	8.5			
	Superma	arket/0	Co	0.5 mile		10 mins	8.5			
	nvenien	-								
				<u> </u>		Total	50/60			
Reasoned Justificat	ion						,			
This Site is <b>NOT</b> Suit	table									
This Site MAY be su	itable		The	site is well l	ocated to	the east side of Hug	h Town at Porth Mellon and			
		1		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 <b>IS</b> suitable			VVICI	ir the proxim	ity or the .	site to the coast and	Tiow Tyling Hatare of the land.			
Availability of the S										
Availability of the 3		ion Nu	mho	or	None					
	Application Number Outline/Full				None					
			~~							
Planning	No. Of Dwellings									
Permission	Dwellings Completed									
	Dwellings under									
		Construction								
	Dwelling	gs Rem	ainii	ng						
					Tick ✓	Comments				
		Single Ownership				Duchy of Cornwall	Estate			
Legal/Ownership		Multiple Ownership								
Constraints		Ransom Strip								
Tenancies					✓					
If constraints identified can they be overcome?				rcome?	Yes					
Commercial	Known Developer Interest									
Commercial	Site for Sale									
Interest	Proposed Use					Submitted to SHLA	AA as a potential housing site.			
Reasoned Justificat	ion									
This Site is <b>NOT</b> ava	ilable									
This Site MAY be available										
L		1	L							











This Site <b>IS</b> available		The site is an available site with no known barrier to progressing				
	<b>✓</b>	development				
Achievability of the Site						
Is there a reasonable prospec	t the	The site has been submitted as a housing site.				
site will be developed at a						
particular point in time?						
Reasoned Justification						
This site is <b>NOT</b> achievable						
This site <b>MAY</b> 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 <b>IS</b> achievable						
Conclusions						
This site <b>is</b> deliverable		A well-located site with some boat storage use to the west side, good				
This site <b>is</b> developable		access to the road network.				
subject to overcoming	✓	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				
minor issues		of its proximity to Harry's Walls SM (approx 100m) and because there				
This site is <b>not</b> developable		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				
Timeframe for Delivery DACK	,	can form part of any development scheme.				
Timeframe for Delivery BACK Undeliverable						
		42				
0-5 years		12				
6-10 years						
11-15 years						

Site Visit: (23.03.2016)



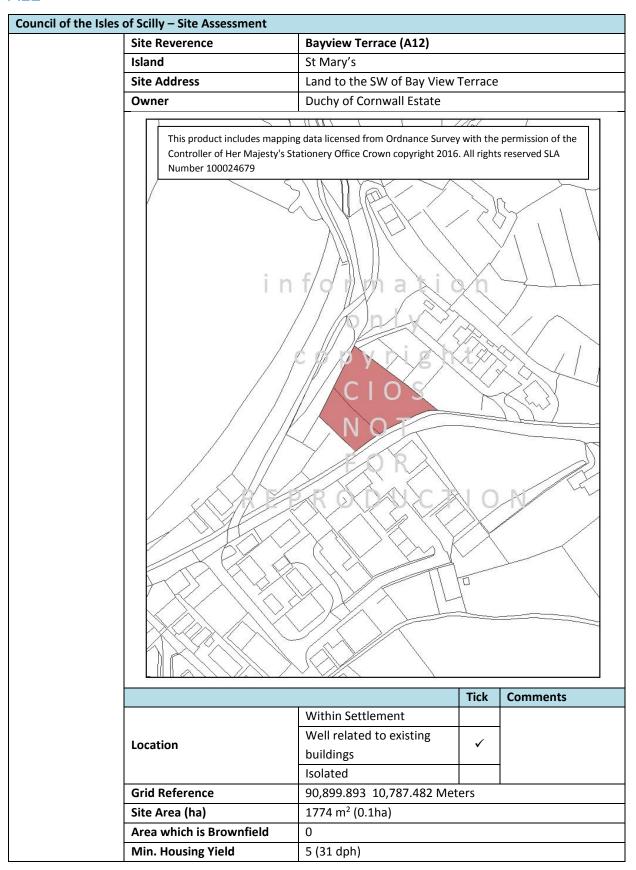






















	Current Use(s)	Agricultural					
	Previous Use(s)		Agricultural				
	Surrounding Lan	d Use(s)	Residential				
	Existing Local Pla		Policy 3 bu	Policy 3 but otherwise unallocated.			
	Planning History						
	Constraints:				Comments		
		Site of Speci	al Scientific I	nterest	Lower Moors is located 160m to		
		(SSSI)			the South of this site		
		Wildlife Site			No		
		Archaeological Constraint Area			25m to the NW is Porth Mellon		
		(ACA)			ACA, 50m to the N is Mount		
	(NID: all after in				Flaggon ACA		
	(NB: all of IoS is covered by a	Ancient Woo					
	Conservation	Nature Rese					
	Area and	Scheduled Monument			91m to the North east is Harry's Walls Scheduled Monument		
	AONB)	Listed Buildi	ng		no		
	,	TPOs	iig		None		
		RAMSAR Site	۵		No		
				tion	NO		
	There are no	Special Area of Conservation (SAC)			No		
	public rights of	Historic Landscape Character			Farmland: Anciently Enclosed		
	way on the				Land, prehistoric to early Post-		
	definitive				Medieval		
	footpaths map.	Known Bat Roost			Unknown		
		Historic Environment Record			Porth Mellon Modern Flying Boat		
		(HER)			Station – 14m to the NW		
		Bore Hole			Unknown		
Suitability of the Sit	te	T		its			
		Access		Good Access			
		Infrastructui	re		e: No connection to sewerage.		
					eed a separate system. Water: 6		
		Casuadasa			er from Shark's Pit Footpath		
		Ground conditions		Slopes up to the north			
		Topography		5m Identified in the SMP2: 42.5:			
	Physical	Flood Risk/Coastal		Realignment beyond epoch 1 needed to			
Other Constraints	problems or	Erosion (Metres above Sea Level)		consider management of the increasing flood risk.			
Other Constraints	limitations						
					s No Active Intervention with		
				_	coastal flood defences, this area e vulnerable to tidal flooding based		
				on the erosion risk maps within the SMP2.			
		Hazardous Risks		None Known			
		Location of I	Pylons	None			
		Pollution/contaminatio		Unlikely			
		n					











	Other Co			Other Consti	traints 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 impa	acts of the site
						would be limited.			
				Agricultural Quality			Unknown		
				Open Space and			None		
				Recreation					
				Neighbouring Uses			Residential/Agricultural		
	Service	е		Distance		Within 10 minutes			Score
					Wa	lkir	ng Time (mins)		
	GP Surgery			0.5 mile			10 mins		8.5
	Pharm			0.5 mile			10 mins		8.5
	Primar	•	iool	0.6 mile			10 mins		8
Accessibility	Second School	•		0.6 mile			10 mins		8
	Post O	ffice		0.5 mile			10 mins		8.5
	Superr	narke	et/Co	0.5 mile			10 mins		8.5
	nvenience Store								
							Total		50/60
Reasoned Justificat	ion								
This Site is <b>NOT</b> Suit	able								
This Site <b>MAY</b> be su	itable		The	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 ingres						
			and	eventual sea	level rises	. N	lo other known co	onstraints	
This Site <b>IS</b> suitable									
Availability of the S									
	Application Numb			ber None					
	Outline/Full								
Planning	No. Of Dwellings								
Permission	Dwellings Completed								
	Dwelli								
	Construction  Dwellings Remaining								
	Dweiii	ngs ĸ	emair	ning	Tial.	_			
	Single Ow			n	Tick ✓		omments uchy of Cornwall	Ectato	
Logal/Ownarship				•	*	ט	ucity of corriwall	Estate	
Legal/Ownership Constraints	Multiple Ownership			siiih					
	Ransom Strip Tenancies			<b>✓</b>					
If constraints identified can they be overcome?			ercome?	Yes					
Known Developer Interest				163					
Commercial	Site for Sale			or miterest					
Interest	Proposed Use								
	Тторс	Joeu (	J 3 C	Reasone	ed Justifica	atio	on		
This Site is <b>NOT</b> ava	ilable								
This Site MAY be av									
Line Site Mint Se dv									











This Site <b>IS</b> available	✓	No known constraints to developing the site				
Achievability of the Site						
Is there a reasonable prospect t	the					
site will be developed at a						
particular point in time?						
Reasoned Justification						
This site is <b>NOT</b> achievable						
This site <b>MAY</b> be achievable	✓	Close to sea level and coastal flooding, although behind dunes.				
This site <b>IS</b> achievable						
Conclusions						
This site <b>is</b> deliverable		Given the proximity of the site to Porthmellon beach it may be subject to				
This site <b>is</b> developable		water ingress and sea level rises. Any development would need to				
subject to overcoming minor	✓	address this.				
issues						
This site is <b>not</b> developable		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.				
Timeframe for Delivery BACK						
Undeliverable						
0-5 years		5				
6-10 years						
11-15 years						
Site Visit: (23.03.2016)						























Council of the Isle	the Isles of Scilly – Site Assessment							
	Site Reverence	Old Town 2 (A13)						
	Island	St Marys						
	Site Address	North of Ennor Farm						
	Owner	Duchy of Cornwall Estate						
Site Details	1 11	g data licensed from Ordnance Survey attionery Office Crown copyright 2016  only  opyrigh  Clos  NoT  FOR  DU  PRODUCT  FOR  FOR  PRODUCT  FOR  PRODUCT  FOR  FOR  PRODUCT  FOR  FOR  FOR  PRODUCT  FOR  FOR  FOR  FOR  FOR  FOR  FOR  FO		s reserved SLA				
		Within Settlement		30				
		Well related to existing		-				
	Location	buildings	<b>✓</b>					
		Isolated		-				
	Grid Reference	91,443.454 10,457.282 Met	ers	1				
	Site Area (ha)	5363m² (0.5ha)						
	Area which is Brownfield							
		0 45 (22 dala)						
ı	Min. Housing Yield	using Yield 15 (23 dph)						











	Current Use(s)		Agricultural			
	Previous Use(s)		Agricultural			
	Surrounding Land	Use(s)	Residential and	d agricultural		
	Existing Local Plan	Policy	Policy 3 but ot	herwise unallocated.		
	Planning History		None			
	Constraints:			Comments		
		Site of Spe	cial Scientific	Very close to (8m) but outside the		
		Interest (S	SSI)	Lower Moors SSSI		
		Wildlife Sit		No		
			gical Constraint	No		
	(NB: all of IoS is	Area (ACA)				
	covered by a	Ancient W		No		
	Conservation	Nature Res		Lower Moors		
	Area and AONB)		Monument	46m To the north of Ennor Castle SM		
		Listed Build	ding	No		
		TPOs		None		
	There are no	RAMSAR S		NO		
	public rights of	Special Are		NO		
	way on the	Conservati	* *			
	definitive	Historic La	ndscape	Settlement		
	footpaths map.	Character	D +	N <sub>2</sub>		
		Known Bat Roost Historic Environment		No		
		Record (HE		To the west of Old Town Chapel HER		
		Bore Hole	-11)	Unknown		
Suitability of the Sit	l te	Bore Hore		Comments		
		Access		Good Access		
		Infrastruct	ure	Sewerage: Gravity-fed direct to Bio-		
				bubble or pumped to the mains along the		
				road. Water: 6 inch water along the road.		
		Ground co	nditions	Good		
		Topograph	У	Slopes down to the north west corner		
	Dhariaal	Flood Risk	/Coastal	5m above SL. In relation to flooding then		
	Physical	Erosion (M	etres above	this site is considered to be vulnerable to		
	problems or limitations	Sea Level)		both ground water and tidal surges from		
Other Constraints	IIIIItations			the north side, due to the topography of		
				the landscape, which is just within the		
				estimated flood risk zone.		
		Hazardous	Risks	None known		
		Location o	f Pylons	Yes		
		Pollution/o	contamination	Unknown		
		Other Cons	straints	Unknown		
	Potential	Landscape		The site is highly visible from one of the		
	Impacts			islands' main roads so there would be an		
				immediate localised impact upon within		











					Old Town from the north and vie				n and views from	
						Parting Carn.				
				al Qua	ality		Unknown	Jnknown		
				Open Spac	en Space and creation		None			
				Recreation						
				Neighbour	ing U	ses		Agricultural/	Residential	
	Service	9		Distance	:	Wi	thin :	10 minutes		Score
						Wal	king	Time (mins)		
	GP Sur	gery		0.6 miles	5		13	mins		8
	Pharm	асу		0.6 miles	5		13	mins		8
	Primar	y Sch	iool	0.5 miles	5		10	mins		8.5
Accessibility	Secon	dary S	School	0.5 miles	5		10	mins		8.5
Accessibility	Post O	ffice		1 mile			20	mins		6
	Superr	narke	et/Conv	<0.1			1	min		10
	eniend	e Sto	re							
								Total		49/60
Reasoned Justificat	ion									
This Site is <b>NOT</b> Suit	able									
This Site MAY be su	itable	✓	There	are no phys	sical c	onstra	ints	and it is well lo	cated relat	ive to amenities,
			but the	e site is pro	mine	nt on t	the a	pproach to Old	d Town fron	n the north side
			of Old	Old Town. Development of this site could be particularly intrusive						
			aesthe	netically. Very close to the SSSI at Lower Moors and close to the						
			Schedu	duled Monument at Ennor Castle						
This Site <b>IS</b> suitable										
Availability of the S	ite									
	Applic	ation	Number	r None						
	Outlin	e/Ful	I							
Diameter	No. Of	Dwe	llings							
Planning	Dwelli	ngs C	omplete	d						
Permission	Dwelli	ngs u	nder							
	Constr	uctio	n							
	Dwelli	ngs R	emainin	g						
					Tick		Com	ments		
	Single	Owr	nership		<b>✓</b>	/	Duch	y of Cornwall	Estate	
Legal/Ownership	Multi	ple O	wnershi	p						-
Constraints	Ranso	m St	rip							
	Tenar	ncies	-		<b>✓</b>	/				
If constraints identif	fied can	they	be overc	come?	Yes	ı				
			veloper I							
Commercial	Site fo									
Interest	Propo									
Reasoned Justificat										
This Site is <b>NOT</b> avai										
This Site <b>MAY</b> be av										
This Site <b>IS</b> available		١,	/ The	e site has be	een si	ubmitt	ted fo	or consideration	n as a hous	ing site.
Achievability of the										











Is there a reasonable prospect	the	Yes, depending on mitigation impacts in relation to SSSI water run-off
site will be developed at a		and heritage impact.
particular point in time?		
Reasoned Justification		
This site is <b>NOT</b> achievable		
This site <b>MAY</b> 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.
	$\checkmark$	
		Appropriate flood mitigation would need to be considered and a flood
		risk assessment to support an application for development.
This site <b>IS</b> achievable		
Conclusions		
This site <b>is</b> deliverable		Whilst the site is otherwise in a sustainable location and could help
This site <b>is</b> developable		support service improvements and facilities in Old Town given the
subject to overcoming	$\checkmark$	proximity to designations and visibility on the northern entrance into
minor issues		Hugh Town it is considered that this site is particularly sensitive to the
This site is <b>not</b> developable		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.
Timeframe for Delivery BACK		
Discounted		
0-5 years		
6-10 years		15
11-15 years		
Site Visit: (2016)		













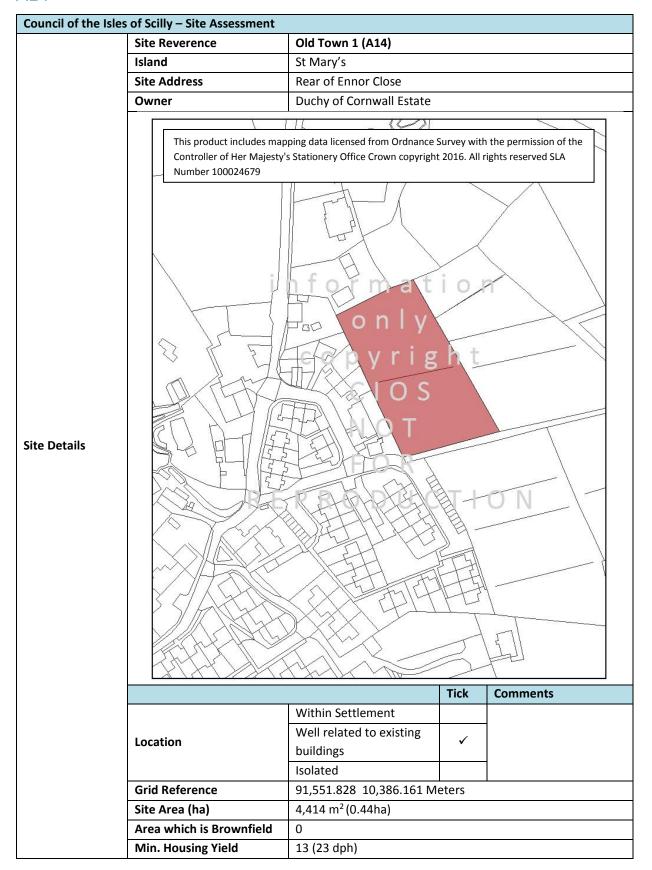






















	Current Use(s)		Agricultural (Flo	gricultural (Flower/Bulb strip field)			
	Previous Use(s)		Agricultural				
	Surrounding Land	l Use(s)	Residential/Agri	cultural ar	nd Airport		
	Existing Local Plan	n Policy	Policy 3 but oth	erwise una	rwise unallocated.		
	Planning History		None				
	Constraints:				Comments		
	(NB: all of IoS is	Site of Sp	ecial Scientific Int	terest	No		
	covered by a	(SSSI)			NO		
	Conservation	Wildlife S	Site		No		
	Area and AONB)	Archaeol	ogical Constraint	Area	No		
		(ACA)			140		
	There are no	Ancient V	Woodlands		No		
	public rights of	Nature R	eserve		No		
	way on the	Schedule	d Monument		No		
	definitive	Listed Bu	ilding		No		
	footpaths map.	TPOs			No		
		RAMSAR	Site		No		
		Special A	rea of Conservation	on (SAC)	No		
		Historic L	andscape Charac	ter	Farmland: anciently enclosed		
					land (prehistoric to early post-		
					medieval)		
		Known B	at Roost		No		
			Environment Reco	rd (HER)	No		
		Doro Hol			NI =		
		Bore Hole	e		No		
Suitability of the S	ite		e	Commer	nts		
Suitability of the S	ite	Access		Good Ac	nts		
Suitability of the S	ite			Good Acc	nts cess e: Gravity-fed direct to Bio-bubble		
Suitability of the S	ite	Access		Good Acc Sewerage or pump	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road.		
Suitability of the S	ite	Access Infrastruc	cture	Good Acc Sewerage or pump Water: 6	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road.		
Suitability of the S	ite	Access Infrastruc	cture conditions	Good Acc Sewerage or pump Water: 6 Good, slo	nts cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east		
Suitability of the S	Physical	Access Infrastruc	cture conditions	Good Acc Sewerage or pump Water: 6 Good, sld Ploughed	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow		
Suitability of the S		Access Infrastruct Ground of Topograp	cture conditions ohy	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundari	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies		
Suitability of the S	Physical	Access Infrastruct Ground of Topograp Flood Ris	conditions bhy k/Coastal	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundari 10-15m.	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow		
Suitability of the S	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion (	cture conditions ohy k/Coastal Metres above	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundari	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies		
	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level	cture conditions ohy k/Coastal Metres above	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies		
Suitability of the S  Other Constraints	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou	cture  conditions  bhy  k/Coastal  Metres above  l)  us Risks	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundard 10-15m. SMP2	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies		
	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location	cture conditions chy k/Coastal Metres above l) us Risks of Pylons	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundard 10-15m. SMP2	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerowies.  Not identified as at risk in the		
	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution	cture  conditions  bhy  k/Coastal  Metres above  l)  us Risks  of Pylons /contamination	Good Acc Sewerage or pumpe Water: 6 Good, sld Ploughed boundari 10-15m. SMP2	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerowies.  Not identified as at risk in the		
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution Other Co	cture  conditions  chy  k/Coastal  Metres above  l)  us Risks  of Pylons /contamination  nstraints	Good Acc Sewerage or pump Water: 6 Good, sld Ploughed boundard 10-15m. SMP2 No No None knd	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies  Not identified as at risk in the		
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution	cture  conditions  chy  k/Coastal  Metres above  l)  us Risks  of Pylons /contamination  nstraints	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No No None kno Low impa	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerowies  Not identified as at risk in the  own own own out		
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution Other Co	cture  conditions  chy  k/Coastal  Metres above  l)  us Risks  of Pylons /contamination  nstraints	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No No None kno Low impo	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerowies.  Not identified as at risk in the own own own act upon the wider landscape. ws will be from existing residential		
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution Other Co Landscap	cture  conditions  chy  k/Coastal  Metres above  l)  us Risks  of Pylons  /contamination  nstraints	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundard 10-15m. SMP2 No No None kno Low impa Main vietand from	nts  cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerow ies  Not identified as at risk in the  own own act upon the wider landscape. ws will be from existing residential in the path down from the airport		
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution Other Co Landscap Agricultu	cture  conditions  chy  k/Coastal  Metres above  l)  us Risks  of Pylons /contamination  nstraints  ee  ral Quality	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No None kno Low impo Main vie and from Not know	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerow ies.  Not identified as at risk in the own extended the wider landscape. we will be from existing residential in the path down from the airport		
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution Other Co Landscap  Agricultu Open Spa	cture  conditions  chy  k/Coastal  Metres above  l)  us Risks  of Pylons  /contamination  nstraints  pe  ral Quality  ace and	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundard 10-15m. SMP2 No No None kno Low impa Main vietand from	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerow ies.  Not identified as at risk in the own extended the wider landscape. we will be from existing residential in the path down from the airport		
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion ( Sea Level Hazardou Location Pollution Other Co Landscap  Agricultu Open Spa Recreation	cture  conditions  chy  k/Coastal  Metres above  l)  us Risks  of Pylons  /contamination  nstraints  pe  ral Quality  ace and	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No None kno Low impo Main vie and from Not know	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerowies.  Not identified as at risk in the own eact upon the wider landscape. ws will be from existing residential in the path down from the airport win.		











	Service		Distance		Within 10 minutes Score					
					Wa	lking Time (mins)				
	GP Surgery			0.6 mile	е		13 mins	8		
	Pharmacy			0.6 mile	e		13 mins	8		
	Primary So				е		10 mins	8.5		
	Second	ary	School	0.5 mile	е		10 mins	8.5		
Accessibility	Post Of	fice	<u> </u>	1 mile			20 mins	6		
Accessibility	Superm	ark	et/Con	<0.1 mi	ile		1 min	10		
	veniend	e S	tore							
					-		Total	49/60		
Reasoned Justificat	tion									
This Site is <b>NOT</b> Sui	table									
This Site MAY be su	uitable									
This Site <b>IS</b> suitable		<b>√</b>	There a	are no sig	nifica	ant v	isual impacts or co	nstraints		
Availability of the	Site									
	Applica	tio	n Numbe	r	Nor	ne				
	Outline	/Fu	II							
	No. Of	Dw	ellings							
Planning	Dwellin	gs	Complete	ed						
Permission	Dwellin									
	Constru	_								
			Remainin	ng						
		0-			Tick	ck Comments				
	Single C	)wr	nership		<b>✓</b>	✓ Duchy of Cornwall Estate				
Legal/Ownership			wnership			,				
Constraints	Ranson									
	Tenanc		<u>.</u>		<b>✓</b>	/				
If constraints identi			y be ove	rcome?	Yes					
			veloper li							
Commercial	Site for		•							
Interest	Propos									
Reasoned Justificat										
This Site is <b>NOT</b> ava										
This Site <b>MAY</b> be a										
This Site <b>IS</b> available		۰,	/ The	site has	been	suh	mitted to the SHI A	A for housing consideration		
Achievability of the			1	3.00 1143	.,	240		20.000000000000000000000000000000000000		
Is there a reasonab		ct	Yes							
the site will be deve			1.23							
particular point in t	-	. •								
Reasoned Justificat										
This site is <b>NOT</b> ach		T								
This site MAY be ac		+								
This site <b>IS</b> achieval			✓		part	icula	ar constraints ident	ified to prevent this site coming		
			forv	ward						
Conclusions										
This site <b>is</b> delivera	ble		✓							











# This site is developable subject to overcoming minor issues

This site is **not** developable

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.

#### Timeframe for Delivery BACK

Discounted	
0-5 years	
6-10 years	13
11-15 years	

Site Visit: (March 2016)













Council of the Isles	of Scilly – Site Assessment					
	Site Reverence	Old Town 3 (A15)				
	Island	St Mary's				
	Site Address	Land to the south of Launceston Close				
	Owner	Duchy of Cornwall Estate				
Site Details		adata licensed from Ordnance Survey with the permission ationery Office Crown copyright 2016. All rights reserved S				
		Tick Comm	ents			
		Within Settlement				
	Location	Well related to existing				
		buildings				
		Isolated				
	Grid Reference	91,502.721 10,176.188 Meters				
	Site Area (ha)	4227m² (0.4ha)				
		0				
	Area which is Brownfield	0				











	Current Use(s)		Agricultural				
	Previous Use(s)		Agricultural				
	Surrounding Lan	d Use(s)	Residential	and Agricultural, close to the Airport			
	Existing Local Pla	an Policy Policy 3 bu		t otherwise unallocated.			
	Planning History	ı	None				
	Constraints:			Comments			
		Site of Speci	al Scientific	no			
		Interest (SSS	SI)	110			
	(NB: all of IoS is	Wildlife Site		no			
	covered by a	Archaeologic	cal	80m Old Town Harbour ACA and 40m			
	Conservation	Constraint A	rea (ACA)	Tolman Point/Porth Minick ACA			
	Area and	Ancient Woo	odlands	No			
	AONB)	Nature Rese		No			
		Scheduled N	1onument	93m The Old Quay			
		Listed Buildi	ng	77m Former Fish Salting Trough (GII)			
	Th	TPOs		No			
	There are no	RAMSAR Site	e	No			
	public rights of	Special Area		180m To the South at Porth Minick and			
	way on the definitive	Conservation	n (SAC)	144m Old Town Bay			
	footpaths map.	Historic Land	dscape	Farmland Modern Enclosures Post 1908			
	Tootpatris map.	Character		(excluding bulb strips)			
		Known Bat R	Roost	No			
		Historic Envi		35m Tolman Carn BA Cist			
		Record (HER	.)				
		Bore Hole		No			
Suitability of the Sit	te			Comments			
		Access		Via Launceston Close			
		Infrastructur	re e	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 cond	ditions	Open field: overtopping and breaching of the			
				defences at the back of Porth Minick. There is			
				additional groundwater flooding as well			
	Physical	Tonography		resulting in long term ponding of salt water.			
Other Constraints	problems or	Topography		Relatively flat			
	limitations	Flood Risk/C		5-10 m above sea level, sloping gently down to the west side. Identified as 42.15 in the			
		Erosion (Me	ties above	SMP2: It is recommended to hold the line in			
		Jea Level)		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.			
				5			











							Possibly vulnera	ble to tidal and ground water
						flooding, within the estimated flood risk zone.		
				Hazardous R	isks		None known	
				Location of Pylons		None		
				Pollution/co	ntamina	atio	None Known	
				n				
				Other Consti	raints		None known	
				Landscape			I	n the wider landscape. Site
							would be visible	if developed to a limited
								th Minick but as it's located
								Launceston Close and Ennor
		tent	-					impact would be minimised.
	lm	pac	cts	Agricultural	Quality		· ·	bly low due to salinity of
							ponding of salt v	water.
				Open Space	and		None	
				Recreation	- 11		Davidantial and	
				Neighbourin		!!# l= !	Residential and	agricultural
	S	erv	ice	Distance			10 minutes Time (mins)	Score
	CD Sur		27	0.4 mile	VVa		0 mins	9
	GP Sur			0.4 mile				9
	Pharmacy Primary School			0.4 mile		10 mins 10 mins		8.5
Accessibility							0 mins	8.5
	Secondary School Post Office			+	10 mins			
				1 mile		1 min		6
	-		ket/Co Store	0.1 mile	1111111		1 111111	0
	HVEIH	-1100	31016			Total	51/60	
Reasoned Justificati	on						10ta1	31/00
This Site is <b>NOT</b> Suit								
This Site MAY be sui								
This Site <b>IS</b> suitable			There	are no significant constra			ints to developing	this site and it is well located
		<b>√</b>					have limited visu	
Availability of the S	ite							r
,		atic	n Numb	er	None			
	Outlin							
		-	/ellings					
Planning			Comple	ted				
Permission			under					
	Constr	_						
	Dwelli	ngs	Remain	ing				
					Tick	Cor	nments	
	Single	e 0v	wnership	)	✓	Duc	chy of Cornwall Es	tate
Legal/Ownership	Multi	ple	Owners	hip				
Constraints	Ranso	om :	Strip					
	Tenar	ncie	:S		✓			
If constraints identif	ied Can	the	y be ove	ercome?	Yes			











Commorcial	Known D	Develo	per Interest						
Commercial	Site for S	Sale							
Interest	Propose	d Use							
Reasoned Justification	on								
This Site is <b>NOT</b> availa	able								
This Site <b>MAY</b> be ava	ilable								
This Site <b>IS</b> available			The landowner	has su	omitted the site to the SHLAA for consideration for				
		<b>✓</b>	housing						
Achievability of the S									
Is there a reasonable	-	the	Yes						
site will be developed									
particular point in tin	ne?								
Reasoned Justification	on								
This site is <b>NOT</b> achie	evable								
This site MAY be ach	ievable	<b>√</b>	Appropriate flo	ood miti	gation would need to be considered and a flood risk				
		V	assessment to	support	an application for development.				
This site <b>IS</b> achievable	e								
Conclusions			<u> </u>						
This site <b>is</b> deliverable	e	<b>√</b>	There are no co	onstrair	its to development, no significant landscape impact,				
This site <b>is</b> developab					of agricultural use currently. Otherwise the site is a				
subject to overcomin			1	sustainable location and could help support service improvements and					
minor issues	16		facilities in Old Town.						
This site is <b>not</b> develo	ملطمور		racilities ili Olu	TOWII.					
			are no heritage Heritage States application. Th of eight Schedu (Old Town Chu proposed deve sites. There is a buried archaec assess – a Bron houses were bo nearby.  Flood Risk Mar of any future d	e design ment (His is become the control of the con	sites at Old Town cover a large area. Although there ations within the site boundaries we advise that a S) would be required in support of any planning ause the proposed development area is within 200m muments and less than 500m from a Listed Building e HS would need to consider the impact of the st on the setting/significance of these designated derate to high potential for currently unidentified remains within the area which the HS will need to cist burial was found when the Launceston Close 264 and the GHER records two other possible cists and Strategy/Plan would need to be submitted as part ment proposal to ensure mitigation measures can opment scheme.				
Timeframe for Delive	ery <u>BACK</u>								
Discounted									
0-5 years			12						
6-10 years									
11-15 years									
Site Visit: (24.03.201	6)								

























Council of the Isles	of Scilly – Site Assessment					
	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				
Site Details	This product includes mapping	g data licensed from Ordnance Survey ationery Office Crown copyright 2016.				
		Within Settlement	TICK	Comments		
		Well related to existing				
	Location	buildings	✓			
		Isolated				
	Grid Reference	91,546.748 10,240.535 Met	orc o			
		1033m <sup>2</sup> (0.10ha)	-13			
	Site Area (ha)					
	Area which is Brownfield	0				
	Min. Housing Yield	3 (20 dph)				











	Current Use(s)		Vacant	Vacant agricultural land			
	Previous Use(s)		Agriculture				
	Surrounding Lan	d Use(s)	Resider	Residential/Agricultural			
	Existing Local Pla	an Policy	Policy 3	Policy 3 but otherwise unallocated.			
	Planning History		None				
	Constraints:				Comments		
		Site of Speci	al Scienti	fic Interest (SSSI)	No		
		Wildlife Site			No		
		Archaeologi	cal Const	raint Area (ACA)	No		
		Ancient Woo	odlands		No		
	(NB: all of IoS is	Nature Rese	rve		No		
	covered by a	Scheduled M	1onumen	t	No		
	Conservation	Listed Buildi	ng		No		
	Area and	TPOs			No		
	AONB)	RAMSAR Site	e		No		
				ervation (SAC)	No		
		Historic Land	dscape Cl	naracter	Farmland: anciently		
	There are no				enclosed land (pre-historic		
	public rights of				to early post-medieval)		
	way on the	Known Bat Roost			Yes - Builders Barn, Old		
	definitive				Town, garage attached to		
	footpaths map.				main storage building.		
			toric Environment Record (HER)		No		
Cuitability of the Cit		Bore Hole		Commonto	No		
Suitability of the Sit	ie T	Comments			Launceston Close		
		Access Infrastructur	<b>70</b>		e to Launceston Close.		
		iiiiastiuctui	C		sewerage on site direct to Bio-		
				bubble at capacity			
		Ground cond	ditions	Good some water retention issues in the south			
		Or our a corn	410113	west corner			
		Topography		Relatively flat with	n mature hedgerow		
				boundaries			
		Flood Risk/C	oastal	Land lies between	5 and 10 metres above sea		
Oth on Comptusints	Physical	Erosion (Me	tres	level. Slopes up fr	rom south west to north east.		
Other Constraints	problems or limitations	above Sea Le	evel)	Identified in the SI	MP2 as close to 42.15 (Old		
	IIIIItations			Town Slip to Old T	own Church): It is		
				recommended to	hold the line in the short term		
				and consider the controlled roll back of the			
				defences over long	ger term.		
		Hazardous R		None known			
		Location of I		None			
		Pollution/co	ntamin	Unknown			
		ation					
		Other Const	raints	Unknown			











	Potential			Landscape		Site is situated behind Middle Carn and			
	Impacts					screened behind dunes at Porth Minick. SMP			
						Policy is current Hold the Line			
	Agricultural (		ral Quali	ty	Not known				
				Open Spa	ice and		None		
				Recreation	n				
				Neighbou	ring Use	es	Residential and Agri	cultural	
				D:		1	Within 10 minutes	C	
		serv	vice	DIST	ance	W	/alking Time (mins)	Score	
	GP Sur	ger	у	0.5 m	ile		12 mins	8.5	
	Pharm	асу		0.5 m	ile		12 mins	8.5	
A 11.111	Primar	y So	chool	0.5 m	ile		10 mins	8.5	
Accessibility	Second	dary	/ School	0.4 m	ile		10 mins	9	
	Post O	ffic	e	1 mile	!		20 mins	6	
	Superr	mar	ket/Con	v <0.1 r	nile		3 mins	10	
	enienc								
				1		<u> </u>	Total	50.5/60	
Reasoned Justificati	on							·	
This Site is <b>NOT</b> Suita	able	1							
This Site <b>MAY</b> be sui	table								
This Site <b>IS</b> suitable			There	are no constraints to development of this site and no significant					
		✓		cts upon the landscape					
Availability of the Si	ite	<u> </u>	'	<u> </u>		•			
,		atio	n Numb	er	Nor	ne			
	Outlin								
		-	ellings	<u> </u>					
Planning	Dwellings Completed			ted					
Permission		Dwellings under							
	Construction								
			Remain	ning					
	2 11 0 111	85		6	Tick	7	Comments		
	Single	· Ov	vnership	)	,				
Legal/Ownership			Owners						
Constraints	Ranso								
<b>C</b> 0110t1 u111t0	Tenar					/			
If constraints identif				ercome?	Yes		1		
constraints identifi			-	r Interest	103				
Commercial	Site fo								
Interest	Propo								
Reasoned Justificati		,,,,,	. 030						
This Site is <b>NOT</b> avai									
This Site MAY be ava									
This Site <b>IS</b> available			ТІ	ne site had	heen si	ıhm	itted to the SHI AA for	r assessment for housing	
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	Sito			13 110	55410U3	2011	straint to the sites av	unavincy.	
Achievability of the	Jite								











Is there a reasonable prospect the		There is a reasonable prospect that the site could come forward during				
site will be developed at a		the life of the local plan				
particular point in time?						
Reasoned Justification						
This site is <b>NOT</b> achievable						
This site MAY be achievable						
This site <b>IS</b> achievable	<b>√</b>	The site is both available and achievable for potential housing				
		development				
Conclusions						
This site <b>is</b> deliverable	✓	No significant adverse impacts have been identified and the site is well				
This site <b>is</b> developable		screened. Otherwise the site is a sustainable location and could help				
subject to overcoming minor		support service improvements and facilities in Old Town.				
issues						
This site is <b>not</b> developable		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.				
Timeframe for Delivery BACK						
Discounted						
0-5 years		3				
6-10 years						
11-15 years						
Site Visit: (March 2016)						















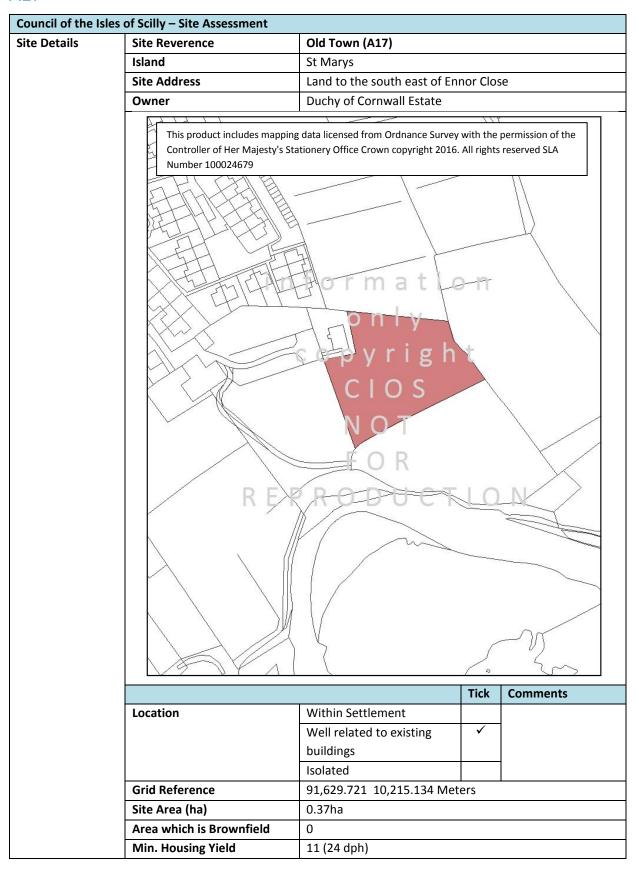






















	Current Use(s)		Agricultural				
	Previous Use(s)		Agricultural				
	Surrounding Lan	d Use(s)	Residenti	al/Agricultural			
	Existing Local Pla	n Policy	Policy 3 but otherwise unallo		ocated.		
	Planning History		P/09/005	/FUL (Construction	of Vets)		
	Constraints:				Comments		
		Site of Specia	al Scientific	Interest (SSSI)	No		
		Wildlife Site			No		
	(NB: all of IoS is			int Area (ACA)	No		
	covered by a	Ancient Woo	odlands		No		
	Conservation	Nature Rese	rve		No		
	Area and	Scheduled M	lonument		No		
	AONB)	Listed Buildi	ng		No		
		TPOs			No		
		RAMSAR Site	9		No		
	Thoro are no	Special Area	of Conserv	ration (SAC)	No		
	There are no public rights of	Historic Land	dscape Cha	racter	Farmland: anciently		
	way on the				enclosed land (prehistoric		
	definitive			to early post-medieval)			
	footpaths map.	Known Bat Roost			60m to the west		
	Tootputiis map.	Historic Environment Record (HER)			None		
		Bore Hole			None known		
Suitability of the Sit				Comments			
Other Constraints	Physical	Access		Good access from			
	problems or	Infrastructur	e	Mains Sewerage at Ennor Close direct to Bio-			
	limitations			bubble at capacity. Water: 4 inch pipe to			
		0 1	1	Launceston Close			
		Ground cond	ditions	Good. Open field: overtopping and breaching			
				of the defences at the back of Porth Minick, to			
				a lesser extent than adjacent field. There is			
					Iditional groundwater flooding as well		
		Topography		Slopes up to the e	ulting in long term ponding of salt water.		
		Flood Risk/C	oastal		ound 7m to 10 across the		
		Erosion (Met			est to north east. The SMP		
		above Sea Le			cy approach for this site as		
		above sea Le	everi	Do Nothing.	cy approach for this site as		
				Do Nothing.			
				Possibly vulnerable to tidal and ground water			
					ne estimated flood risk zone.		
		Hazardous R	isks	None known			
		Location of F		None			
		Pollution/co		None Known			
	Í.						
		ion					
		ion Other Consti	raints	None known			











	Potent	ial		Landscape			The site is relative	ly well screened lower down
	Impacts			·		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	n visible distant views but as
							part of the contex	t of Old Town. No significant
							_ ·	scenic beauty of the AONB
				Agricultural (	Qualit	ty	Not known	·
				Open Space	and	•	None	
				Recreation				
				Neighbourin	g Use	S	Residential/Agricu	ltural
							thin 10 minutes	
	S	ervi	ce	Distance	1	Wal	king Time (mins)	Score
	GP Sur	ger	у	0.5 mile			12m	8.5
	Pharm	асу		0.5 mile			12m	8.5
	Primar	y So	chool	0.5 mile			10m	8.5
Accessibility	Second	dary	/	0.5 mile			10m	8.5
	School							
	Post O	ffice	e	1 mile			20m	6
	Superr	nar	ket/Co	0.1 mile			2m	10
	nvenie	nce	Store					
				<u> </u>	ı		Total	50/60
Reasoned Justificat	ion							
This Site is <b>NOT</b> Suit	able							
This Site MAY be su	itable							
This Site <b>IS</b> suitable		✓	The sit	e is suitable v	with n	o kno	own constraints to c	levelopment and no adverse
			impact	ts identified.				
Availability of the S	ite							
Planning	Applica	atio	n Numb	er	Non	e		
Permission	Outline	e/Fı	الد					
	No. Of	Dw	ellings					
	Dwelli	ngs	Complet	ted				
	Dwelli	ngs	under					
	Constr	ucti	ion					
	Dwelli	ngs	Remaini	ing				
					Tick		Comments	
	Single	e Ov	vnership		<b>\</b>		Duchy of Cornwall	Estate
Legal/Ownership	Multi	ple	Ownersl	nip				
Constraints	Ransc	m S	Strip					
	Tenancies			✓				
If constraints identif	ied can	the	y be ove	rcome?	Yes			
Commercial	Know	n D	evelope	r Interest				
Interest	Site fo	or S	ale					
	Propo	sec	l Use					
Reasoned Justificat	ion							
This Site is <b>NOT</b> avai	lable				· <u> </u>			











This Site <b>MAY</b> be available		
This Site <b>IS</b> available	<b>✓</b>	Submitted as a potential housing site by the landowner.
Achievability of the Site		, ,
Is there a reasonable prospect	the	With no adverse impacts identified and the land owner submitting the
site will be developed at a		site then it is considered that there is a reasonable prospect of the site
particular point in time?		coming forward for development over the plan period.
Reasoned Justification		
This site is <b>NOT</b> achievable		
This site MAY be achievable	<b>✓</b>	Appropriate flood mitigation would need to be considered and a flood
	<b>'</b>	risk assessment to support an application for development.
This site <b>IS</b> achievable		
Conclusions		
This site <b>is</b> deliverable	✓	The site is considered both available and achievable and as such its
This site <b>is</b> developable		allocation for housing is recommended. Otherwise the site is a
subject to overcoming		sustainable location and could help support service improvements and
minor issues		facilities in Old Town.
This site is <b>not</b> developable		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.
Timeframe for Delivery BACK		
Discounted		11
0-5 years		11
6-10 years		
11-15 years		
Site Visit: (March 2016)		























Council of the Isles	of Scilly – Site Assessment		
	Site Reverence	Old Town (A18)	
	Island	St Marys	
	Site Address	Land to the east of Ennor Close, Old Town	
	Owner	Duchy of Cornwall Estate	
Site Details	1 1/1	data licensed from Ordnance Survey with the permission of the ationery Office Crown copyright 2016. All rights reserved SLA	
		Within Settlement	
	Lacation	Well related to existing	
	Location	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)	
		== v= L::1	











	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	
		Site of Special Scientific Interest (SSSI)			No	
		Wildlife Sit	:e		No	
		Archaeolo	gical Constra	int Area (ACA)	No	
	(NB: all of IoS is	Ancient W	oodlands		No	
	covered by a	Nature Res	serve		No	
	Conservation	Scheduled	Monument		No	
	Area and AONB)	Listed Build	ding		No	
		TPOs			No	
		RAMSAR S	ite		No	
	There are no	Special Are	ea of Conserv	vation (SAC)	No	
	There are no	Historic La	ndscape Cha	racter	Farmland: anciently enclosed	
	public rights of way on the				land (prehistoric to early	
	definitive				post-medieval)	
	footpaths map.	Known Bat Roost			No	
	Tootpatris map.	Historic Environment Record (HER)			None	
		Bore Hole			None	
		50.0		1	None	
Suitability of the Si	te			Comments		
Suitability of the Si	te	Access		Limited farm a	access to the north boundary, by other SHLAA sites such as	
Suitability of the Si	te		ure	Limited farm a unless linked b A17 Mains Sewera bubble at capa	access to the north boundary,	
Suitability of the Si	te	Access Infrastruct		Limited farm a unless linked b A17 Mains Sewera bubble at capa Ennor Close	occess to the north boundary, by other SHLAA sites such as ge at Ennor Close direct to Bio-	
Suitability of the Si	te	Access		Limited farm a unless linked b A17 Mains Sewera bubble at capa Ennor Close Good	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to	
Suitability of the Si	Physical	Access Infrastruct	nditions	Limited farm a unless linked b A17  Mains Sewera bubble at capa Ennor Close Good Slopes up gen	occess to the north boundary, by other SHLAA sites such as ge at Ennor Close direct to Bio-	
Suitability of the Si	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk,	nditions y /Coastal	Limited farm a unless linked b A17  Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massing site the series of the serie	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above	
	Physical	Access  Infrastruct  Ground co Topograph  Flood Risk, Erosion (M	nditions y /Coastal letres	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished masses level. Sufficients	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal	
Suitability of the Si	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk,	nditions y /Coastal letres	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished masses level. Sufficients	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access  Infrastruct  Ground co Topograph  Flood Risk, Erosion (M	nditions  y  /Coastal letres Level)	Limited farm a unless linked by A17  Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished mass Sloping site the sea level. Suffareas subject to	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access  Infrastruct  Ground co  Topograph  Flood Risk, Erosion (M above Sea	nditions  Y  /Coastal letres Level)	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished my Sloping site the sea level. Suffareas subject to the SMP2 revi	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access  Infrastruct  Ground co Topograph  Flood Risk, Erosion (M above Sea  Hazardous Location o	nditions  Y  /Coastal letres Level)	Limited farm a unless linked k A17  Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massablished massablished massablevel. Suffareas subject to the SMP2 revious None known	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access  Infrastruct  Ground co Topograph  Flood Risk, Erosion (M above Sea  Hazardous Location o Pollution/o	nditions  /Coastal letres Level)  Risks f Pylons contaminat	Limited farm a unless linked k A17  Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished mass Sloping site the Sea level. Suffareas subject the SMP2 revious None known none	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access  Infrastruct  Ground co Topograph  Flood Risk, Erosion (M above Sea  Hazardous Location o Pollution/dion	nditions  Py  /Coastal letres Level)  Risks f Pylons contaminat	Limited farm a unless linked k A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished m Sloping site th sea level. Suffareas subject the SMP2 revi None known none None known	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or limitations	Access  Infrastruct  Ground co Topograph  Flood Risk, Erosion (Mabove Sea  Hazardous Location o Pollution/dion Other Cons	nditions  Py  /Coastal letres Level)  Risks f Pylons contaminat	Limited farm a unless linked by A17  Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massablished massables at the SMP2 revious None known none None known Limited visual	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to  tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in ew.	
	Physical problems or limitations	Access  Infrastruct  Ground co Topograph  Flood Risk, Erosion (Mabove Sea  Hazardous Location o Pollution/dion Other Cons	nditions  Py  /Coastal letres Level)  Risks f Pylons contaminat	Limited farm a unless linked k A17  Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massablished massablished massablect the SMP2 revious None known none None known None known Limited visual landscape due	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in ew.	











			Open Space and		No			
			Recreation		Decidential/Activities by 1.14			
	Neig			Neighbour	ighbouring Uses Residential/Agricultural and Airpo			ricultural and Airport
	Service			Distance			hin 10 minutes ing Time (mins)	Score
	GP Sur	ger	У	0.6 miles			13 mins	8
	Pharm	асу	1	0.6 miles			13 mins	8
Accessibility	Primar	y S	chool	0.5 miles			11 mins	8.5
Accessibility	Secon	dary	/ School	0.5 miles			11 mins	8.5
	Post O	ffic	e	1 mile			20 mins	6
	Superr	nar	ket/Co	<0.1 mile			2 mins	10
	nvenie	nce	Store					
							Total	49/60
Reasoned Justificat	ion							
This Site is <b>NOT</b> Suit	able							
This Site MAY be su	itable							
This Site <b>IS</b> suitable		✓	There	are no identi	fied	constr	aints to developm	ent
Availability of the S	ite							
	Applic	atio	n Numb	er	No	one		
	Outlin	e/F	ull					
Diameter	No. Of	Dw	vellings .					
Planning	Dwellings Completed							
Permission	Dwellings under							
	Construction							
	Dwelli	ngs	Remain	ing				
					Tic	ck	Comments	
	Single	Ov	vnership	)		✓	Duchy of Cornwa	ll Estate
Legal/Ownership	Multi	ple	Owners	hip				
Constraints	Ranso	m :	Strip					
	Tenar	ancies				✓		
If constraints identif	ied can	the	y be ove	rcome?	Ye	!S		
	Know	n D	evelope	r Interest				
Commercial	Site fo	or S	ale					
Interest	Propo	sec	Use					
Reasoned Justificati						l l		
This Site is <b>NOT</b> avai	lable							
This Site <b>MAY</b> be av	ailable							
This Site <b>IS</b> available	ite <b>IS</b> available		ne site has be ousing site.	ens	submitt	ted by the Duchy o	of Cornwall as a potential	
Achievability of the	Site							
Is there a reasonable	e prospe	ect	the A	n unconstrair	ned	site in s	single ownership h	as a good prospect of being
site will be develope	ed at a		d	eveloped dur	ing	the life	of the plan period	l.
particular point in ti	me?							
Reasoned Justificat	ion							
This site is <b>NOT</b> achi	evable							
This site MAY be acl	nievable							











✓	
✓	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.
	other possible cists hearby.
	20























Council of the Isles	of Scilly – Site Assessment					
	Site Reverence	Old Town 7 (A19)				
	Island	St Mary's				
	Site Address	Between Ennor Close and the Airport				
	Owner	Duchy of Cornwall Estate				
Site Details		g data licensed from Ordnance Survey with the permission of the ationery Office Crown copyright 2016. All rights reserved SLA  O N  O N  O N  O N  Tick Comments				
l		Within Settlement				
	Location	Well related to existing				
		buildings				
		Isolated				
	Grid Reference	91,609.401 10,394.628 Meters				
	Site Area (ha)	5800m² (0.58ha)				
	Area which is Brownfield	0				
	Min. Housing Yield	16 (28.1 dph)				
	3	Y 1 1				











	Current Use(s)		Agricultural			
	Previous Use(s)		Agricultural			
	Surrounding Lan	d Use(s)	Agricultural/Resid	ential		
	Existing Local Pla	n Policy	Policy 3			
	Planning History		None			
	Constraints:				Comments	
		Site of Specia	al Scientific Interest	(SSSI)	NO	
		Wildlife Site			No	
	(NB: all of IoS is	Archaeologic	cal Constraint Area	(ACA)	No	
	covered by a	Ancient Woo	odlands		No	
	Conservation	Nature Rese	rve		No	
	Area and	Scheduled M	lonument		No	
	AONB)	Listed Buildin	ng		No	
		TPOs			No	
		RAMSAR Site	2		No	
	Th	Special Area	of Conservation (SA	AC)	No	
	There are no	Historic Land	scape Character		Farmland: anciently	
	public rights of				enclosed land (prehistoric	
	way on the definitive				to early post-medieval)	
	footpaths map.	Known Bat R			No	
	Tootpatris map.	Historic Envi	ronment Record (H	ER)	None	
		Bore Hole			None	
Suitability of the Sit	e	<u> </u>		Comments		
		Access		Farm track access and permissive		
				footpath to the airport along the		
				south and west boundary. Access		
		1-6		directly off Ennor Close		
		Infrastructur	e	Sewerage: Mains Sewerage at Ennor		
				Close direct to Bio-bubble at capacity.  Water: 4 inch pipe to Ennor Close –		
	Physical			Low Pressure		
	problems or	Ground cond	Vitions	Good		
	limitations	Topography	ittions	Slopes steeply up to the north east		
			oastal Erosion	-	Around 10 m above sea level.	
Other Constraints			ve Sea Level)	Alouna	to ili above sea ievei.	
		Hazardous R		None kno	nwn	
		Location of F		None	SWII	
		Pollution/co	-	Not knov	vn	
		Other Constr		Not knov		
	Potential	Landscape			l by a thin belt of mature Elm	
	Impacts	Lanascape			ng the back of Ennor Close.	
					vider views of the site.	
		Agricultural	Quality	Not knov		
			and Recreation	None		
		Neighbourin		Residenti	ial	











	Service			Distance	With	in 10 minutes Walking	Saara		
				Distance		Time (mins)	Score		
	GP Surgery			0.6 mile		12 mins	8		
	Pharmacy			0.6 mile	12 mins		8		
	Primary School			0.5 mile	11 mins		8.5		
Accessibility	Secondary			0.5 mile		11 mins	8.5		
	School								
	Post Office			1 mile	20 mins		6		
	Superma		ket/Co	<0.1 mile	2 mins		10		
	nveni	ienc	e Store						
						Total	49/60		
Reasoned Justificat	ion								
This Site is <b>NOT</b> Suit	able								
This Site <b>MAY</b> be		✓	No ob	No obvious constraints to development and no significant landscape/visual					
suitable	suitable			harm identified. However the site is more elevated relative to houses in Old					
				Town and this site is closer to the airport.					
This Site <b>IS</b> suitable									
Availability of the S	ite								
	Appli	catio	on Numl	ber	None				
	Outline/Full								
Planning	No. Of Dwellings								
Permission	Dwellings Completed								
1 (1111331011	Dwellings under								
	Construction								
	Dwellings			Remaining					
					Tick	Comments			
	Single Ownership				✓	Duchy of Cornwall			
Legal/Ownership	Multip	ole C	wnersh	ip					
Constraints	Ranso	m St	rip						
	Tenancies				✓				
If constraints identi	fied Car	ied Can they be overcome?							
Commercial	Knowi	n De	veloper	Interest					
Interest	Site fo	r Sa	le						
micrest	Propo	roposed Use							
Reasoned Justificat	ion								
This Site is <b>NOT</b> ava	This Site is <b>NOT</b> available								
This Site <b>MAY</b> be av	ailable								
This Site <b>IS</b> available	•		<b>√</b> T	The site has been submitted for consideration for housing					
Achievability of the	Site								
Is there a reasonable		ect	the T	There is a good prospect that the site would come forward during the					
site will be developed at a			þ	plan period.					
particular point in time?									
Reasoned Justificat									
This site is <b>NOT</b> ach	ievable								











This site <b>MAY</b> 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 <b>IS</b> achievable		
Conclusions		
This site is deliverable		On the basis of being unconstrained, well situated to facilities and
This site <b>is</b> developable	✓	services as well as being both available and achievable it is considered
subject to overcoming minor		that the site is deliverable. Otherwise the site is a sustainable location
issues		and could help support service improvements and facilities in Old Town.
This site is <b>not</b> developable		
		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.
Timeframe for Delivery BACK		
Discounted		16
0-5 years		
6-10 years		
11-15 years		

Site Visit: (March 2016)



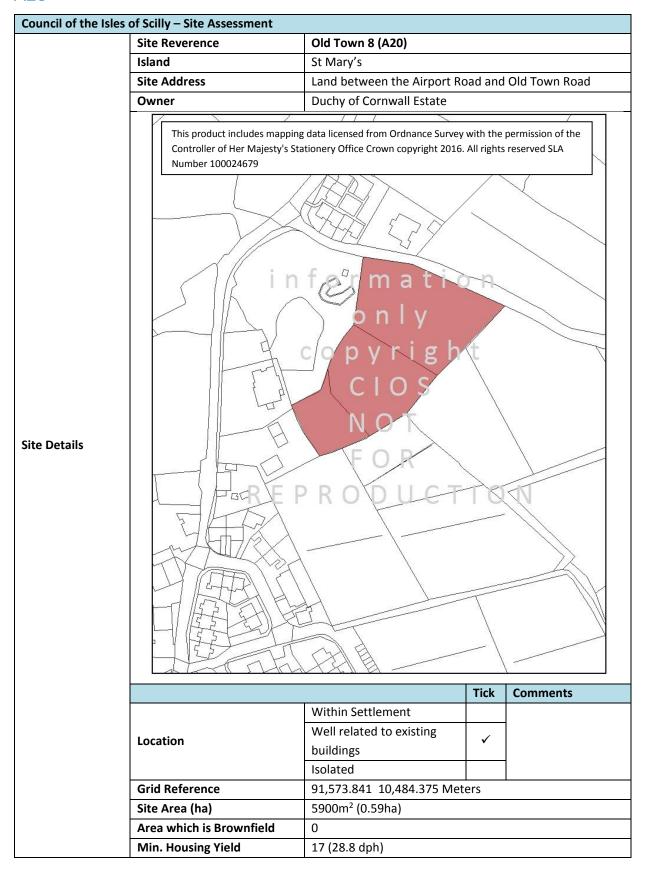






















	Current Use(s)		Unused			
	Previous Use(s)		Unknown			
	Surrounding Land	d Use(s)	Agricultural/Residential/Airport			
	Existing Local Pla	n Policy	Policy 3 but otherwise unallocated.			
	Planning History	None				
	Constraints:				Comments	
		Site of Special Scientific Inter		rest (SSSI)	No	
		Wildlife Site			No	
	(NB: all of IoS is	Archaeological Constraint Area (ACA)			No	
	covered by a	Ancient Woodlands			No	
	Conservation	Nature Reserve			No	
	Area and	Scheduled M	lonument	No		
	AONB)	Listed Buildi	ng	No		
		TPOs		No		
	There are no	RAMSAR Site	<u>.</u>	No		
	public rights of	Special Area	of Conservation	No		
	way on the definitive	Historic Land	lscape Characte	r	Farmland: anciently enclosed	
				land (prehistoric to early		
	footpaths map.				post-medieval)	
		Known Bat Roost			None	
			ronment Record	None		
		Bore Hole		None		
Suitability of the Sit	te	T		T .	Comments	
		Access		Limited access but adjoins the airport		
		Access		_	less but aujoins the airport	
				road		
		Infrastructur	e	road Sewerage:	located at Hanover Court	
			e	road Sewerage: pumped to	located at Hanover Court  Bio-bubble at capacity.	
			e	road Sewerage: pumped to Water: Ext	located at Hanover Court  Bio-bubble at capacity. reme low pressure. Mains	
			e	road Sewerage: pumped to Water: Ext need renev	located at Hanover Court  Bio-bubble at capacity.  reme low pressure. Mains  wing and infrastructure set will	
	Physical	Infrastructur		road Sewerage: pumped to Water: Ext need renev need repla	located at Hanover Court  Bio-bubble at capacity. reme low pressure. Mains	
	problems or	Infrastructur  Ground cond		road Sewerage: pumped to Water: Ext need renev need repla Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport.	
	· ·	Infrastructur  Ground cond Topography	ditions	road Sewerage: pumped to Water: Ext need renew need repla Unknown Slopes up s	located at Hanover Court Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport.	
	problems or	Infrastructur  Ground cond Topography Flood Risk/C	ditions oastal Erosion	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport.	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo	ditions oastal Erosion ve Sea Level)	road Sewerage: pumped to Water: Ext need renew need repla Unknown Slopes up s Between 1 level.	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo Hazardous R	ditions  oastal Erosion ve Sea Level) isks	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F	ditions  oastal Erosion ve Sea Level) isks Pylons	road Sewerage: pumped to Water: Ext need rener need repla Unknown Slopes up s Between 1 level. None know	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F Pollution/co	ditions  oastal Erosion  ve Sea Level)  isks  Pylons  ntamination	road Sewerage: pumped to Water: Ext need renew need repla Unknown Slopes up s Between 1 level. None know None Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Consti	ditions  oastal Erosion  ve Sea Level)  isks  Pylons  ntamination	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F Pollution/co	ditions  oastal Erosion  ve Sea Level)  isks  Pylons  ntamination	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Consti	ditions  oastal Erosion  ve Sea Level)  isks  Pylons  ntamination	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impassloping up	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Consti	ditions  oastal Erosion ve Sea Level) isks Pylons ntamination raints	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Constitution	ditions  oastal Erosion ve Sea Level) isks Pylons ntamination raints  Quality	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa sloping up landscape.	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F Pollution/co Other Consti Landscape	ditions  oastal Erosion ve Sea Level) isks Pylons ntamination raints  Quality	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa sloping up landscape. Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Construction Landscape	ditions  oastal Erosion ve Sea Level) isks Pylons ntamination raints  Quality and	road Sewerage: pumped to Water: Ext need rener need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa sloping up landscape. Unknown None	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	











		Ser	vice		Distance		Within 10 minutes Walking Time (mins)	Score
	GP Su	rger	v		0.7 miles		15 mins	7.5
		rmacy		0.7 miles		15 mins	7.5	
		Primary So			0.6 miles		13 mins	8
Accessibility	Secon	•		ol	0.6 miles		13 mins	8
	Post C		-	<u> </u>	1.1 miles		23 mins	5.5
	Super			onv	<0.1 mile		2 mins	10
	enien		-		1012111110			
							Total	46.5/60
Reasoned Justificat	ion							
This Site is <b>NOT</b> Suit	table							
This Site MAY be su	itable	<b>✓</b>	inve	stigat and t	ted the sui he fact tha	tabilit at is it	nknown conditions at this site by of the site is unclear. The control of cultivated as the adjacen constraints.	vergrown nature of this
This Site <b>IS</b> suitable								
Availability of the S	ite							
	Applic	atic	n Nun	nber		Non	e	
	Outlin	e/F	ull					
Planning	No. O	f Dw	velling	S				
Permission	Dwelli	ngs	Comp	letec	k			
Permission	Dwelli	ngs	under	r				
	Consti	ruct	ion					
	Dwelli	ngs	Rema	ining				
						Tick	Comments	
	Single	Owr	nership	р		✓	Duchy of Cornwall Estate	
Legal/Ownership	Multip	le O	wners	hip				
Constraints	Ransor	n St	rip					
	Tenano	cies				<b>√</b>		
If constraints identi	fied Can	the	y be c	verc	ome?	Yes		
Commorcial	Known	De	velope	er Inte	erest			
Commercial Interest	Site for	Sal	е					
interest	Propos	ed I	Use					
Reasoned Justificat	ion							
This Site is <b>NOT</b> ava	ilable		✓	The	site has be	en su	bmitted for housing consider	ation.
This Site MAY be av	ailable							
This Site <b>IS</b> available	9							
Achievability of the	Site							
Is there a reasonable		ect	the			_	is required to understand th	e precise suitability of
site will be develope				aeve	elopment i	s this	site.	
particular point in t								
This site is <b>NOT</b> ach								
This site is <b>NOT</b> ach			<b>✓</b>	Tha	holow are	und s	anditions are unknown	
		<u> </u>		ine	neiow groi	una co	onditions are unknown.	
This site <b>IS</b> achievab	ne							











Conclusions					
This site <b>is</b> deliverable		There are no known development constraints at this time suggesting the			
This site <b>is</b> developable	✓	site is developable. The site appears to have been devoid of use.			
subject to overcoming minor		Otherwise the site is a sustainable location and could help support			
issues		service improvements and facilities in Old Town.			
This site is <b>not</b> developable					
		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			
		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.			
Timeframe for Delivery BACK					
Discounted		17			
0-5 years					
6-10 years					
11-15 years					
Site Visit: (March 2016)					























# A21

Location    Within Settlement   ✓   Well related to existing   buildings   Isolated	Council of the Isles	of Scilly – Site Assessment			
Site Address  St Mary's Power Station  Owner  Western Power Distribution  This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 10024679  Number 100224679  Within Settlement  Within Settlement  Well related to existing buildings Isolated		Site Reverence	Hugh Town (A21)		
Downer  Western Power Distribution  This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679  Well related to existing buildings Isolated		Island	St Mary's		
This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Within Settlement		Site Address	St Mary's Power Station		
Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679    Controller of Her Majesty's St		Owner	Western Power Distribution		
Location  Within Settlement  Well related to existing buildings Isolated	Site Details	This product includes mapping Controller of Her Majesty's Sta Number 100024679	g data licensed from Ordnance Survey		s reserved SLA
Location  Well related to existing buildings Isolated					Comments
buildings Isolated				<b>✓</b>	
buildings Isolated		Location			
Grid Reference 90, 700, 215, 10, 426, 093, Maters					
		Grid Reference	90,700.215 10,426.093 Met	ers	
Site Area (ha) 0.32ha (3,258m²)		Site Area (ha)	0.32ha (3,258m²)		
Area which is Brownfield 0.32ha		Area which is Brownfield	0.32ha		
Min. Housing Yield 10 (31.3 dph)		Min. Housing Yield	10 (31.3 dph)		











	Current Use(s)	Power Station				
	Previous Use(s)		Unknown	1		
	Surrounding Lan	d Use(s)	Residenti	al		
	Existing Local Pla	n Policy	Policy Policy 3 but others		rwise unallocated.	
	Planning History		None			
	Constraints:				Comments	
	(NB: all of IoS is	Site of Specia	al Scientific	2	No	
	covered by a	Interest (SSS	I)		NO	
	Conservation	Wildlife Site			No	
	Area and	Archaeologic	cal Constra	int	Adjacent to Buzza Hill ACA	
	AONB)	Area (ACA)			Adjacent to Buzza mili ACA	
		Ancient Woo	odlands		No	
		Nature Rese	rve		No	
		Scheduled M	lonument		77m to the north east of ROUND	
	There are no				CAIRN WITH FUNERARY CHAMBER	
	public rights of				ON BUZZA HILL, 45M WEST OF THE	
	way on the definitive				BUZZA TOWER, ST MARY'S	
		Listed Buildin	ng		No	
	footpaths map.	TPOs			45m to the north east of Buzza	
					Towner, GII LB	
			RAMSAR Site		No	
			Special Area of Conservation		No	
			(SAC) Historic Landscape Character Known Bat Roost		5	
					Settlement	
					No	
		Historic Envi	ronment k	ecora	BUZZA HILL - Bronze Age entrance	
		(nek)	(HER)		grave, prehistoric find spot, BUZZA HILL - Romano British find spot	
		Bore Hole			no	
Suitability of the Site	Δ	bore riole		Comme	_	
Suitability of the Site	С	Access			width access and parking	
		Infrastructur	.e		ge mains on site at capacity. Water:	
		iiiiiastiactai	C		Reservoir 6 inch mains nearby.	
		Ground cond	Hitions	Unknov		
		Topography	310113		ucted in a former quarry site	
	Physical	Flood Risk/C	oastal		20m above sea level. Not at risk of	
	problems or			flooding		
Other Constraints	limitations	above Sea Level)			0	
					currently a power stations	
					, .	
					wn	
		ion				
		Other Constr	raints	Power	Station	
		Other Constraints Power				
	Potential	Landscape Limite			landscape impact given context	











			Open Space	and	None		
			Recreation		<u> </u>		
	Neighbourin				Residential		
	Se	rvice	Score	_	nin 10 minutes	Score	
				Wal	king Time (mins)		
	GP Surg		0.2 miles		3 mins	10	
	Pharma		0.2 miles		3 mins	10	
	Primary		0.3 miles		5 mins	9.5	
Accessibility	Second	ary	0.3 miles		5 mins	9.5	
	School						
	Post Of		0.4 miles		8 mins	9	
	1	arket/Co			8 mins	9	
	nvenier	ce Store	2				
					Total	57/60	
			Reason	ed Justific	ation		
This Site is <b>NOT</b> Suit	able						
This Site <b>MAY</b> be	~		-		e clearance required b	efore redevelopment can	
suitable		take	place at this si	te			
This Site <b>IS</b> suitable							
Availability of the S							
		tion Nur	nber	none			
	Outline						
Planning		Owelling					
Permission		gs Comp					
		gs under	•				
	Constru						
	Dwellin	gs Rema	ining				
				Tick	Comments		
	Single O			✓	Western Power Dist	ribution	
Legal/Ownership	Multiple	Owners	hip				
Constraints	Ransom	Strip					
	Tenancie						
If constraints identi	fied can t	ney be o	vercome?		ar whether WPD wou	ld be happy with the	
	Known F	)evelone	er Interest	reueveio	oment of this site.		
Commercial	Site for S		. microst				
Interest	Propose						
Reasoned Justificat		. 030					
This Site is <b>NOT</b> ava			The site has n	ot been si	Ibmitted by the landov	wner hut it has heen	
This site is <b>ivo</b> i ava						to SMART Energy and	
					=	other site. If the Smart	
		✓				ces to a new site to deal	
			with combined waste and power on the island then this site may be available in the future.				
This Site MAY be av	ailable						
This Site <b>IS</b> available							











Achievability of the S	Site					
Is there a reasonable prospect the		the	There is a chance that during the life of the new plan this site may			
site will be developed	d at a		become available but at the current time it is unlikely to be available			
particular point in tin	ne?					
Reasoned Justification	on					
This site is <b>NOT</b> achie	vable	✓	The site is currently in use as the site of the Islands diesel power station.			
This site MAY be ach	ievable					
This site <b>IS</b> achievable						
Conclusions						
This site is deliverable	е		Whilst ideally situated and utilising previously developed land,			
This site <b>is</b> developab	ole		development of this site for housing would make significant			
subject to overcomir	ng minor		improvements locally. This hinges on the Smart Island projects being			
issues			successful and moving forward as planned. At the current time it is not a			
This site is <b>not</b> develo	pable	✓	developable site.			
Timeframe for Delive	ery <u>BACK</u>					
Discounted	10					
0-5 years						
6-10 years						
11-15 years						

Site Visit: (22<sup>nd</sup> October 2016)













# A22

Council of the Isles	of Scilly – Site Assessment			
	Site Reverence	Holy Vale (A22)		
	Island	St Mary's		
	Site Address	St Mary's Power Station		
	Owner	Holy Vale Partnership		
Site Details	This product includes mapping	g data licensed from Ordnance Survey ationery Office Crown copyright 2016	. All right:	s reserved SLA
		Mithin Cattless set	Tick	Comments
		Well related to existing		
	Location	Well related to existing	✓	
		buildings		
	Cuid Pafausses	Isolated		
	Grid Reference	91,991.212 11,565.766 Met	ers	
	Site Area (ha)	0.23ha (2,322m²)		
	Area which is Brownfield	0.23ha		
	Min. Housing Yield	4 (17.4 dph)		











	Current Use(s)	Former Agricultural Buildings				
	Previous Use(s)		Agricultura	ıl		
	Surrounding Land	Use(s)	Residential	/Agricult	ural	
	Existing Local Plan	Policy	Policy 3 but otherwise unallocated			
	Planning History	P/16/060/F	FUL Conv	version of outbuildings to 4 dwellings		
		(open market) – Refused, Early 2017 is the subject of an Appeal				
	Constraints:				Comments	
		Site of Special Scientific			150m to the South is Higher Moor	
		Interest (S	SSI)		and Porth Hellick Pool SSSI	
	(NB: all of IoS is	Wildlife Sit	e		No	
	covered by a Conservation	Archaeolog	gical Constra	int	Holy Vale 30m to the north	
	Area and AONB)	Ancient W	oodlands		No	
		Nature Res	serve		No	
			Monument		No	
	There are no	Listed Build	ding		No	
	There are no public rights of	TPOs			No	
	way on the	RAMSAR S			No	
	definitive footpaths map.	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 En	Historic Environment Record (HER)		Immediately to the south is Holy	
		(HER)			vale Prehistoric Find spot: A large	
					bowl quern and part of another	
					situated at the junction at Holy	
					Vale.	
		Bore Hole	ole		No	
Suitability of the Si	te			Commo	ents	
		Access		Existing	g road into Holy Vale	
		Infrastruct	ure	No sew capacit	rerage. Water 4 inch pipe is at y.	
		Ground co	nditions		are primarily existing buildings with an ed enclosed woodland garden.	
		Topograph	У	Situate	d in a valley location but generally the	
	Physical			site is f	lat and enclosed by mature trees to	
Other Constraints	problems or			the nor	th	
	limitations	Flood Risk,			I 15m above sea level at no risk of	
		Erosion (M		floodin	g particularly from the sea.	
		above Sea				
		Hazardous		None k	nown	
		Location o		none		
		Pollution/contaminat		None k	nown	
		ion				











			Other Const	raints None Known				
	Poter	ntial	Landscape		Limited impact upon wide	Limited impact upon wider landscape views		
	Impacts			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	None			
			Recreation					
			Neighbouri	ng Uses	Residential/Holiday lets			
	s	ervice	Distance	With	nin 10 minutes Walking Time (mins)	Score		
	GP Su	ırgery	1.5 miles		30 mins	3.5		
	Pharr		1.5 miles		30 mins	3.5		
		ary School	1.6 miles		30 mins	3		
A	Secor		1.6 miles		30 mins	3		
Accessibility	Schoo	ol						
	Post (	Office	1.5 miles		30 mins	6.5		
	Supe	rmarket/C	1.5 miles		30 mins	6.5		
	onvei	nience						
	Store							
					Total	26/50		
Reasoned Justificat								
This Site is <b>NOT</b> Suit	able							
This Site <b>MAY</b> be				· ·	ny natural or historic design			
suitable			o significant impacts identified outside of the water and sewage ections required. Walking distances from this location are on the higher					
		conne	ections required	\/\/alking		.1 1 . 1		
This Site <b>IS</b> suitable		and fo				are on the higher		
		end fo	or accessing am			are on the higher		
Availability of the C	ita	end fo				are on the higher		
Availability of the S			or accessing am	enities and	l services.			
Availability of the S		end fo	or accessing am	enities and	I services.  id permission in place but P	/16/060/FUL is the		
Availability of the S			or accessing am	No vali	id permission in place but P t of an appeal for 100% ope	/16/060/FUL is the		
	Appli	cation Num	or accessing am	No vali	I services.  id permission in place but P	/16/060/FUL is the		
Planning	Appli	cation Num	or accessing am	No vali subject resider	id permission in place but P t of an appeal for 100% ope	/16/060/FUL is the		
	Appli Outlin	cation Num ne/Full of Dwellings	br accessing am	No vali	id permission in place but P t of an appeal for 100% ope	/16/060/FUL is the		
Planning	Outlin No. C	cation Num ne/Full of Dwellings lings Compl	ber eted	No vali subject resider	id permission in place but P t of an appeal for 100% ope	/16/060/FUL is the		
Planning	Outlin No. C Dwell Dwell	cation Num ne/Full of Dwellings lings Compl	ber  eted  Construction	No vali subject resider	id permission in place but P t of an appeal for 100% ope	/16/060/FUL is the		
Planning	Outlin No. C Dwell Dwell	cation Num ne/Full of Dwellings lings Compl	ber  eted  Construction	No vali subject resider 3-4	id permission in place but P t of an appeal for 100% ope	/16/060/FUL is the		
Planning	Outlin No. Con Dwell Dwell Dwell	cation Num ne/Full of Dwellings lings Compl	ber  eted  Construction ning	No vali subject resider 3-4	id permission in place but P t of an appeal for 100% ope ntial development.	/16/060/FUL is the n market		
Planning	Outlin No. Con Dwell Dwell Dwell Sing	cation Num ne/Full of Dwellings lings Compl lings under lings Remai	ber  eted  Construction ning	No vali subject resider 3-4	id permission in place but P, t of an appeal for 100% opential development.	/16/060/FUL is the n market		
Planning Permission	Outlin No. Control Dwell Dwell Dwell Single Mult	cation Num ne/Full of Dwellings lings Compl lings under lings Remai	ber  eted  Construction ning	No vali subject resider 3-4	id permission in place but P, t of an appeal for 100% opential development.	/16/060/FUL is the n market		
Planning Permission  Legal/Ownership	Outline No. Control Dwell Dwell Dwell Sing Multi Rans	cation Num ne/Full of Dwellings lings Compl lings under lings Remai	ber  eted  Construction ning	No vali subject resider 3-4	id permission in place but P, t of an appeal for 100% opential development.	/16/060/FUL is the n market		
Planning Permission  Legal/Ownership	Outlin No. Control Dwell Dwell Dwell Sing Multi Rans	cation Num ne/Full of Dwellings lings Compl lings under lings Remai	ber  eted  Construction ning  ip ship	No vali subject resider 3-4	id permission in place but P, t of an appeal for 100% opential development.	/16/060/FUL is the n market		
Planning Permission  Legal/Ownership Constraints  If constraints identi	Outline No. Control Dwell Dwell Dwell Dwell Rans Tenafied car	cation Num ne/Full of Dwellings lings Compl lings under lings Remai	eted Construction ning ip ship	No vali subject resider	id permission in place but P, t of an appeal for 100% opential development.	/16/060/FUL is the n market		
Planning Permission  Legal/Ownership Constraints	Outline No. Control Dwell Dwell Dwell Rans Tena fied car	cation Num ne/Full of Dwellings lings Compl lings under lings Remai	eted Construction ning ip ship	No vali subject resider	id permission in place but P, t of an appeal for 100% opential development.  Comments  Holy Vale Partnership (Sible	/16/060/FUL is the n market		











Reasoned Justification		
This Site is <b>NOT</b> available		
This Site <b>MAY</b> be available		
This Site <b>IS</b> available	✓	
Achievability of the Site		
Is there a reasonable prospect t	the	Yes
site will be developed at a		
particular point in time?		
Reasoned Justification		
This site is <b>NOT</b> achievable		
This site <b>MAY</b> 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 <b>IS</b> achievable		
Conclusions		
This site <b>is</b> deliverable		The site is available for development, it is accessible, unconstrained and
This site <b>is</b> developable		would unlikely have a detrimental impact upon the local landscape.
subject to overcoming minor		
issues		The site is considered to be deliverable if it is viable. However it is likely
This site is <b>not</b> developable	<b>√</b>	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.
Timeframe for Delivery BACK		
Discounted		4
0-5 years		
6-10 years		
11-15 years		
Site Visit: (11 <sup>th</sup> August 2016)		















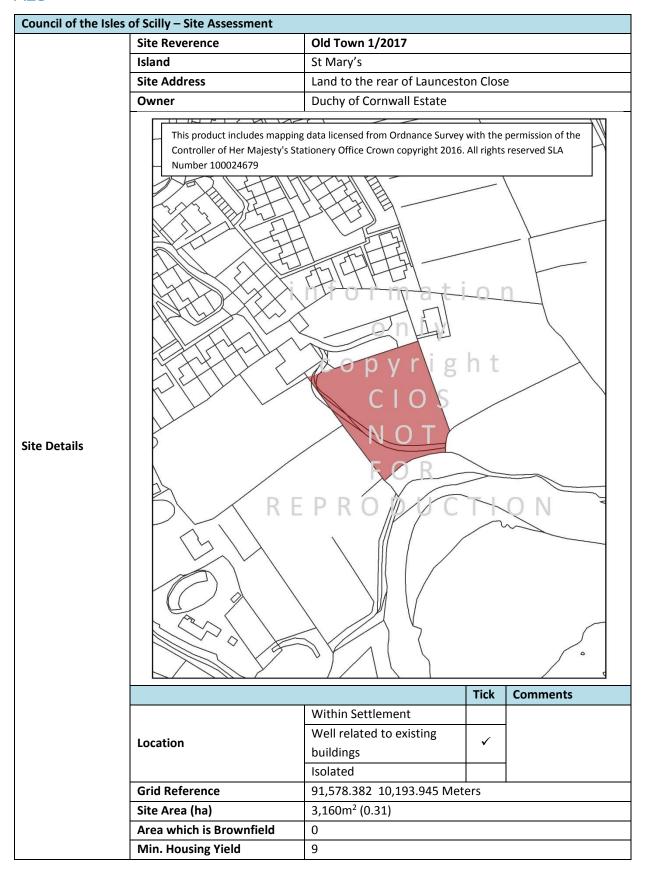








### **A23**













	Current Use(s)		Unused			
	Previous Use(s	)	Unkn	own		
	Surrounding La	ınd Use(s)	Agric	ultural/Resident	ial	
	Existing Local P	Plan Policy	Policy	Policy 3 but otherwise unallocated.		
	Planning History		None			
	Constraints:	onstraints:			Comments	
	(NB: all of IoS	Site of Special	Scienti	fic Interest	No	
	is covered by	(SSSI)			NO	
	a	Wildlife Site			No	
	Conservation	Archaeologica	l Const	raint Area	Adjacent to Tolman Point/Porth	
	Area and	(ACA)			Minick	
	AONB)	Ancient Wood	llands		No	
		Nature Reserv	'e		No	
	There are no	Scheduled Mo	numen	it	100m to SE: HUT CIRCLE	
	public rights				SETTLEMENT AND CIVIL WAR	
	of way on the				BREASTWORK NORTH EAST OF	
	definitive				PORTH MINICK, ST MARY'S	
	footpaths	Listed Building	5		No	
	map.	TPOs			No	
	The CAC	RAMSAR Site			No	
	The SAC Complex	Special Area o	of Conservation (SAC)		No	
	covers all of	Historic Lands	scape Character		Farmland Modern Enclosures Post	
	the waters				1908 (excluding bulb strips)	
	around the	Known Bat Ro	Bat Roost		None	
	islands up to	Historic Enviro	Environment Record (HER)		70 m to the south is PORTH	
	MHW.				MINICK - Prehistoric findspot	
		Bore Hole		T	None	
Suitability of the Sit	te			Comments		
		Access			o A16, A17 and A18 at Launceston	
				Close and Enn		
		_		_	ues due to ground levels therefore	
				1 *	asible for gravity feed. New	
					em required to join existing pipe at	
			chamber need		ose. Would need to be pumped or	
					ed. Water: 4 inch pipe to	
	Physical	6 1 10		Launceston Clo		
Other Constraints	problems or	Ground condit	tions	-	ertopping and breaching of the	
	limitations				e back of Porth Minick. There is	
				_	undwater flooding as well resulting	
		Tonography		in long term ponding of salt water.		
		Topography Flood Risk/Coa	actal	Relatively flat	42.14 Notes It is recommended to	
		Erosion (Metro			the short term and consider the	
		above Sea Lev			back of the defences over longer	
		above sea Lev	CIJ	term.		
					record from 1989 suggests recent	
				flooding event	s 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			
			Loca	ation of Pylons		None			
			Poll	ution/contami	n	Unknown			
			atio	n					
			Oth	er Constraints		Unknown			
	Potential		Lan	dscape			the south of Old Town and		
	Impacts						ces at Porth Minick. The		
						-	lowest point to both the There are limited views of		
							eption of the coast path that		
							and south east side, Hedges		
						=	eening, No wide landscape		
						impact.	G, 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
		Ī	Agri	cultural Qualit	у	Unknown			
		F	Ope	n Space and		None			
			Recreation						
			Neighbouring Uses		S	Residential/Airport/Agricultural			
	Serv	/ice		Distance		Within 10 minutes Walking Time (mins)	Score		
	GP Surger	GP Surgery		0.5 mile		12 mins	8.5		
	Pharmacy	1		0.5 mile		12 mins	8.5		
Accessibility	Primary So	ry School		0.5 mile	10 mins		8.5		
recessionity		ndary School		0.4 mile	10 mins		9		
		Post Office		1 mile	20 mins		6		
		upermarket/Conv		onv <0.1 mile		3 mins	10		
	enience St	tore				<del>-</del>	F0.F		
Reasoned Justificat						Total	50.5		
This Site is <b>NOT</b> Suit									
This Site MAY be su			Pr	ntential infrast	ruc	ture issues with the low	v-lying nature of the land at		
							on to ascertain viability of		
				-	-	=	tes that there is a need for		
			lo	ng term planni	ing	for the whole southern	section of the island		
		<b>✓</b>	in	cluding a revie	w c	of critical infrastructure	both in terms of immediate		
							be supported by better		
			in	formation on v	vav	e climate and monitori	ng of water levels.		
			1	-		=	o be considered and a flood		
This Site <b>IS</b> suitable			118	or assessinell	io S	support an application f	or development.		
Availability of the S	ite								
Availability of the 3									
	Applicatio	n Nur	her	No	ne				











Outline/		Full						
	No. Of Dwe		gs					
Planning	Dwelling	s Com	pleted					
Permission	Dwelling	gs unde	er					
Constru		ction						
	Dwelling	s Rem	aining					
			-	Tick	Comments			
	Single Ov	vnersh	ip	✓	Duchy of Cornwall Estate			
Legal/Ownership	Multiple				,			
Constraints	Ransom		· ·					
	Tenancie	<u>.</u> S		✓				
If constraints identi	fied can th	ey be	overcome?	Yes				
			er Interest					
Commercial	Site for S							
Interest	Proposed							
Reasoned Justificat								
This Site is <b>NOT</b> ava								
This Site MAY be as								
This Site <b>IS</b> available		<b>√</b>	The site has be	een submit	ted for housing consideration			
Achievability of the					9			
Is there a reasonab		t the	Further invest	Further investigation is required to understand the precise suitability of				
site will be develop			development is this site.					
particular point in t								
Reasoned Justificat								
This site is <b>NOT</b> ach								
This site MAY be ac		<b>√</b>	The below gro	ound cond	itions are unknown and as such the site may not			
			be suitable if the flood risk issues cannot be overcome.					
This site <b>IS</b> achieval	ole							
Conclusions								
This site <b>is</b> deliveral	ole		There are no known development constraints at this time suggesting the					
This site <b>is</b> develope	able	<b>√</b>	site is developable. The site appears to have been devoid of use.					
subject to overcom			Otherwise the site is a sustainable location and could help support					
minor issues	0				nd facilities in Old Town.			
This site is <b>not</b> deve	lopable							
			The proposed	housing si	tes at Old Town cover a large area. Although			
				_	signations within the site boundaries we advise			
			that a Heritage Statement (HS) would be required in support of any					
					s 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					
			_	-	development on the setting/significance of these			
					s also moderate to high potential for currently			
			=		aeological remains within the area which the HS			
					ronze Age cist burial was found when the			
					s were built in 1964 and the GHER records two			
	<u> </u>	other possible cists nearby. Flood Risk Management Strategy/Plan would						











	need to be submitted as part of any future development proposal to
Timeframe for Delivery BA	ensure mitigation measures can form part of any development scheme.
Discounted	<u> </u>
	9
0-5 years	9
5-10 years	
L1-15 years Site Visit:	



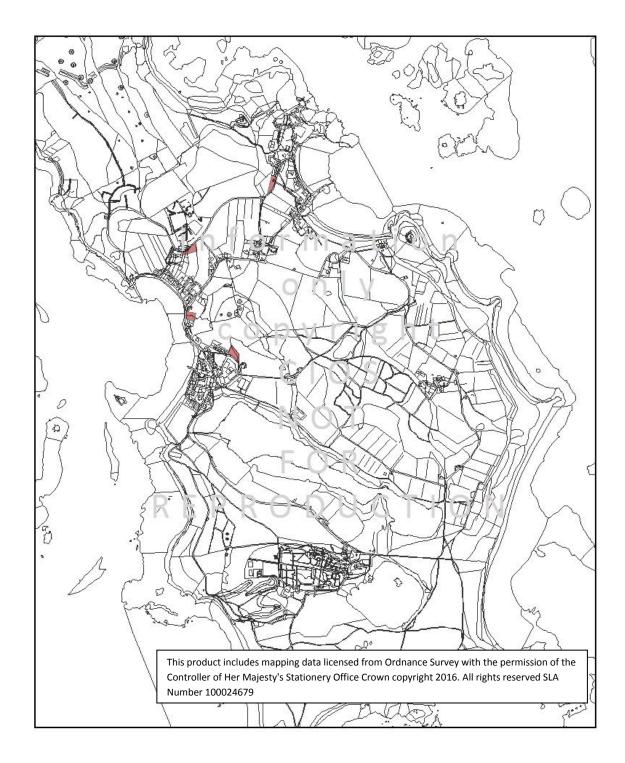








### Tresco













#### Tresco

















Council of the Isle	s of Scilly – Site Assessment					
	Site Reverence	Palace Row/Back Lane (1	Г1)			
	Island	Tresco				
	Site Address	Palace Lane/Back Lane				
	Owner	Tresco Estate				
		2010 - 591				
Site Details		data licensed from Ordnance Survicionery Office Crown copyright 20				
		Within Settlement				
	Lasation	Well related to existing	<b>√</b>	Tresco Island is		
	Location	buildings		relatively isolated.		
		Isolated				
	Grid Reference	88,920.011 15,418.890 N	/leters	I		
	Site Area (ha)	1000m² (0.1ha)				
	Area which is Brownfield	none				
	Min. Housing Yield (D/ha)	8 (80 dph)				
	Will. Housing freid (D/Ha)					











	Current Use(s)		Agriculture			
	Previous Use(s)	-	Agriculture			
	Surrounding Lan	d Use(s)	Residential/A	Agriculture		
	Existing Local Pla	n Policy	Policy 3			
	Planning History		None			
			_		Comments	
	Constraints:		Site of Specia		No	
			Interest (SSSI	)		
			Wildlife Site		No	
			Archaeologic		4m Castle Downs	
			Constraint Ar		50m Towns Hill	
			Ancient Woo		No	
			Nature Reser		No	
			Scheduled M		11m Dial Rocks	
			Listed Buildin	ng	133m Dolphin House	
	(NB: all of IoS is o	overed by a	TPOs		No	
	Conservation Are	•	RAMSAR Site		No	
	AONB)		Special Area		No	
	,		Conservation			
			Historic Landscape Character		Farmland	
	Thoro are no nucl	lia riabta of	Known Bat Roost		No	
	There are no pub way on the defin	-	Historic Environment		15m Dial Rocks PM FS	
	footpaths map.	itive	Record (HER)	1		
			Bore Hole		No	
Suitability of the Si	te			Comments		
		Access		Good Acce	SS	
		Infrastructu				
		Ground con		good		
		Topography			rom the South.	
	Physical	Flood Risk/0		10-15m – I	No Flood Risk	
	problems or limitations	Erosion (Me	etres above			
	IIIIItations	Sea Level) Hazardous I	Dieks	None Known		
		Location of		Run NW-SE across the field.		
			ontamination	None Know		
Other Constraints		Other Const		None knov		
	Potential	Landscape	trairits		ble in the landscape,	
	Impacts	Lanuscape			y to the west, channel and from	
	puets			· ·	ider views from elsewhere on	
				-	ly to be limited. The site is not	
					or protected	
		Agricultural	Quality	Unknown		
		Open Space	and	No		
		Recreation				
		Neighbouri	ng Uses	Residential/Agricultural		











	Service	Service		Distance		in 10 minutes ng Time (mins)	Score	
	GP Surgery (o	nce	0.3 m	iles	У		9.5	
	Pharmacy		n/a	ì		n/a	n/a	
A	Primary Scho	ol	0.3m	ile		У	9.5	
Accessibility	Secondary School		On St M	lary's		n /n	- /-	
			(Weekly	Boat)		n/a	n/a	
	Post Office		0.3 m	ile		У	9.5	
	Supermarket,		0.3 m	ile		у	9.5	
	nvenience Sto	ore						
				_		Total	38/60	
			Tick	Reason	ed Justif	ication		
This Site MAY be and								
This Site MAY be suitable	itable		<b>✓</b>					
This Site IS suitable  Availability of the S	ito		v					
Availability of the 5	Application N	umbo	r	None				
	Outline/Full	umbe		None				
	No. Of Dwelli	nac						
Planning	Dwellings Complete		2d	1				
Permission	Dwellings under							
	Construction							
	Dwellings Remainir		g					
		-	<u> </u>		Tick	Comments		
		Sing	le Ownersh	nip	<b>√</b>	Tresco Estates		
	_	Multiple Owner		•				
Legal/Ownership Co	onstraints	Ransom Strip						
		Tenancies						
If constraints identif	ied can they be	over	come?			I		
		Knov	wn Develo <sub>l</sub>	per				
Commercial Interest	<b>.</b>	Inte	rest					
Commercial interest		Site	for Sale					
		Prop	osed Use		✓	Residential		
		Tick		Reasoned Justification				
This Site is <b>NOT</b> avai								
This Site MAY be av								
This Site <b>IS</b> available		_	·				Tresco and they have	
A 11 1 1111 6 11	C'i		put	the site f	orward a	as a potential futu	re housing site.	
Achievability of the		_!# -	:u   v	L., L. 1	l -	Alea in susser 110	unification to too !	
Is there a reasonable				Yes but it depends on the increase/diversification in tourism and the demand for additional housing.				
be developed at a p		in time		tne dem			<u>.                                      </u>	
This site is <b>NOT</b> achi		TICK	Reas	oneu ju	stille at 10			
This site is <b>NOT</b> acm								
THIS SILE IVIAT DE dCI	iievabie							











This site <b>IS</b> achievable	2	<b>✓</b>	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	e		The site is both available and achievable but could result in a			
This site <b>is</b> developab	le <b>subject</b>	1	prominent form of development and as such it is essential that			
to overcoming minor	to overcoming minor issues		siting and design are both assessed very carefully with a			
This site is <b>not</b> develo	pable		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.			
Timeframe for Delive	ery <u>BACK</u>					
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:

























Council of the Isla	es of Scilly – Site Assessment						
Council of the isle	Site Reverence	Back Lane (T2)					
	Island	Tresco					
	Site Address	Back Lane					
	Owner	Tresco Estate					
		1					
Site Details		Tick Comments					
		Within Settlement					
	Location	Well related to  existing buildings					
		Isolated					
	Grid Reference	89,224.282 15,672.890 Meters					
	Site Area (ha)	89,224.282 15,672.890 Meters 1000m <sup>2</sup> (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 Scientif	ic	No		
		Interest (SSSI)		NO		
		Wildlife Site		No		
		Archaeological Constr	aint	4m Dolphin Town		
		Area (ACA)		411 Bolphin Town		
		Ancient Woodlands		No		
		Nature Reserve		No		
		Scheduled Monument	t	175m Dial Rocks		
		Listed Building		116m Walls to Kelp Pit		
		TPOs		No		
		RAMSAR Site		No		
	(ND, all afters in account house	Special Area of		No		
	(NB: all of loS is covered by a	Conservation (SAC)		NO		
	Conservation Area and	Historic Landscape		Farmland		
	AONB)	Character				
	There are no public rights of	Known Bat Roost		No		
	way on the definitive	Historic Environment		100m PM Coastguard Station		
	footpaths map.	Record (HER)		Toom in Coastgaara Station		
		Bore Hole		No		
Suitability of the Sit	te			nments		
		Access		od Access		
		Infrastructure		known		
		Ground conditions		ll drained		
		Topography		oes up to the north west		
				10m Not at risk from flooding		
	Physical problems or	Erosion (Metres				
	limitations	above sea level)				
		Hazardous Risks		lot known		
		Location of Pylons		lone		
Other Constraints		Pollution/contamin	Unli	Unlikely		
		ation				
		Other Constraints				
	Potential Impacts	Landscape		be visible in the immediate		
				nity but wider views likely to be		
				ted. The site is not designated or		
				tected and relates well to the		
			Tow	ting development at Dolphin		
		Agricultural Quality	100	/11.		
		Agricultural Quality				











					Open Sp	pace and			
					Recreat	ition			
					Neighbo	ouring Use	S		
	g	Service		Dista	ance			0 minutes	Score
						Walkir	ng T	ime (mins)	
	GP Surgery			0.1r				У	10
	Pharmacy			On St I			n,	/a	n/a
		y Schoo		0.1 r			'	У	10
	Second	dary Sch	ool	St Mary			n	/a	n/a
				once a					
Accessibility	Post O			0.6 r	mile			Υ	8
	-	narket/	Conv	0.6 r	mile		,	у	8
	enienc	e Store							0.5.1.0
			_					Total	36/40
		Tick	Reaso	oned Justif	fication				
This Site is <b>NOT</b> Suit	able								
								•	pulation. Only when
						velopmen	t, w	here there be	a need to increase staff
			accor	nmodatior	٦.				
This Site <b>MAY</b> be su	itable	<b>√</b>	<b>C</b> :						
				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 <b>IS</b> suitable			any o	utiali.					
Availability of the S	ito								
Availability of the 3		ation Nu	ımbar		None				
	Outline		illibei		None				
		Dwellir	ac						
Planning		ngs Con		4					
Permission		ngs und	-	<i>A</i>					
	Constr	_	Ci						
		ngs Rem	naining	,					
	DVVCIIII	ישי ויפוו	iiiig	<u> </u>	<u> </u>	Tick	C	omments	
			Sing	le Owners	hin	√ ×	-		
				tiple Owne					
Legal/Ownership Co	nstraint	S		som Strip	5. np				
				ancies					
If constraints identif	fied can	they he							
constraints identifi	ica cari	city be		wn Develo	ner				
			Inte		, p. C.				
Commercial Interes	t			for Sale					
				oosed Use		<b>✓</b>	Re	esidential	
		Tick		- 3004 000				Justification	
This Site is <b>NOT</b> avai	ilable								
This Site MAY be av									
Site Wirt be dv			1						











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

**Site Photos** 

to the west.



























Council of the Isles of Scilly – Site Assessment							
Site Reverence Vane Hill (T3)	Vane Hill (T3)						
Island Tresco	Tresco						
Site Address Vane Hill/Abbey Farm	Vane Hill/Abbey Farm						
Owner Tresco Estate							
This product includes mapping data licensed from Ordnance Survey with the perm Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights resenvents of the Production of th							
Within Settlement							
Vell related to existing							
Location buildings							
Isolated							
130/4/20	89,073.869 15,038.972 Meters						
<b>Grid Reference</b> 89,073.869 15,038.972 Meters							
Grid Reference         89,073.869 15,038.972 Meters           Site Area (ha)         1,217 m² (0.12ha)							











	Previous Use(s)		unknown				
	Surrounding Land	Use(s)	Municipal/civic/residential/tourism				
	Existing Local Plan	Policy	Policy 3 but ot	herwise unallo	ocated		
	Planning History		None				
					Comments		
	Constraints:		Site of Special	Scientific	NO		
			Interest (SSSI)		110		
			Wildlife Site		No		
			Archaeological	Constraint	50m Abbey Farm, 35m		
			Area (ACA)		Vane Hill		
			Ancient Wood		No		
			Nature Reserve		No		
			Scheduled Mo	nument	100m Round Cairn 25m SW of Vane Hill Summit		
			Listed Building		No		
	(NB: all of IoS is cov	•	TPOs		No		
	Conservation Area	and	RAMSAR Site		No		
	AONB)		Special Area of	:	No		
			Conservation (	SAC)	NO		
			Historic Landscape		Farmland		
	There are no public	rights of	Character				
	way on the definiti	_	Known Bat Roost		No		
	footpaths map.	••	Historic Environment Record (HER)		100m Bronze Age Cairn		
			Bore Hole		No		
Suitability of the Sit	ie .			Comments			
		Access		Good Acces	S		
		Infrastruct	ture	Unknown			
		Ground co	onditions	Stable but s	teeply sloping		
		Topograpl	hy	Slopes up in	a northerly direction		
	Physical	Flood Risk		10+m			
	problems or	,	letres above				
	limitations	sea level)					
		Hazardous		unknown			
		Location o	-	None			
Other Constraints			contamination	unlikely			
	B	Other Con			ıknown archaeology		
	Potential Impacts	Landscape			nt on this sloping site would		
					nt from land to the south- and south west. The site is		
					her than the adjacent built-		
				_	as such there is the potential		
					ment to be intrusive.		
		Agricultur	al Quality	Not known			
		Open Space		No			
		Recreation					
i	i						











			Neighbou	uring Uses Residential						
		Service	Distance	,	Within 10 minutes Walking Time		Score			
	•	Sei vice	Distance				Score			
	GP Surgery		0.5 mile		у		8.5			
	Pharmacy		n/a	n/a		a	-			
	Primary		0.5 mile		У		8.5			
	School									
Accessibility	Secondary		St Mary's		n/a		-			
	School		once a week							
	Post Office		0.1 mile	У			10			
	Supermarket			У			10			
	/Convenienc									
	e Store									
						Total	37/60			
		Tick	Reasoned Justific	cation						
This Site is <b>NOT</b>										
Suitable										
This Site <b>MAY</b> be		Limited vehicular access to the site, but the same applied to the existing								
suitable	dwellings (which are relatively new) so may									
		<b>✓</b>		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 <b>IS</b> suitable										
Availability of the S		11 4		Ι						
		olication N	Number	mber None						
		tline/Full								
Planning		Of Dwell								
Permission		ellings Co	•							
		ellings un								
		nstruction								
	DW	ellings Re	maining	1						
			Size alla Occura anno	Tick	<b>/</b>	Comments				
			Single Owners	nıp	•					
			Multiple							
Legal/Ownership Co	nstra	aints	Ownership							
			Ransom Strip							
If an activative tide 111		Tenancies								
If constraints identif		<u> </u>								
Commercial Interest				Known Developer						
			Interest							
		Site for Sale		./						
7:1			Proposed Use	Proposed Use   ✓   Reasoned Justification						
This City is NOT	Ticl	(			Keas	onea Justifica	tion			
This Site is <b>NOT</b>										
available										











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

Site Photos

heritage/natural environment constraints.













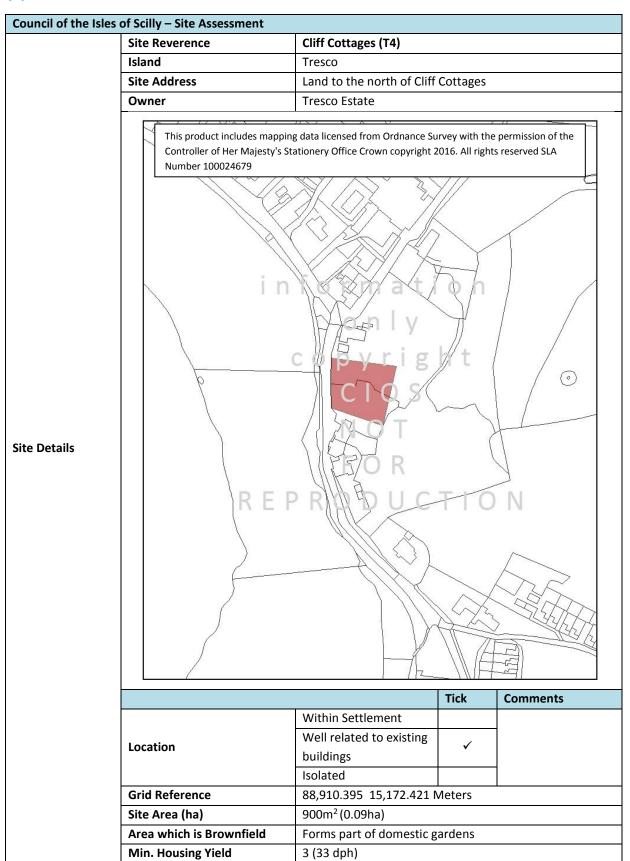






















	Current Use(s)		Residential curtilage			
	Previous Use(s)		unknown			
	Surrounding Lan	d Use(s)	Residential/Tourism			
	Existing Local Pla	n Policy	Policy 3 but otherwise unallocated			
	Planning History		None			
					Comments	
	Constraints:		Site of Special Scientific		No	
			Interest (SS		No	
			Wildlife Site		No	
			Archaeological		80m Abbey Farm, 20m Vane	
			Constraint Area (ACA)		Hill	
	(NID. II. 61.61		Ancient Woodlands		No	
	(NB: all of loS is o		Nature Reserve		No	
	Conservation Are	ea and	Scheduled Monument		90m Round Cairn 25m SW of Vane Hill Summit	
			Listed Building		No	
			TPOs		No	
	Thorograms as a second	dia miab+f	RAMSAR Si	te	No	
	There are no pub way on the defin	_	Special Are Conservation		No	
	footpaths map.		Historic Landscape Character		Farmland, late Post Medieval	
			Known Bat Roost		No	
			Historic Environment		-	
			Record (HE		100m Bronze Age Cairn	
			Bore Hole		No	
Suitability of the Si	Suitability of the Site			Comments		
		Access		Good Access	5	
		Infrastructu	re Not known			
		Ground con	ditions Not known			
		Topography	1	Relatively fla	at	
		Flood Risk/0	Coastal	15m – Based on the SMP2, coastal erosion		
	Physical	Erosion (Me	etres above	risk mapping this site would be vulnerable to		
	problems or sea leve			tidal flooding (and potentially lost).		
	limitations	Hazardous Risks		Not Known		
		Location of Pylons		To the rear of the site, at the foot of Vane		
Other Constraints				Hill.		
		Pollution/contamination		None known		
		Other Constraints		None known		
	Potential	Landscape		Some impact upon landscape particularly		
	Impacts			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		No				
				Recreation							
				Neighbourin	Neighbouring Uses			sidential			
	Service			Distanc	Distance		hin 10	minutes Walking	Score		
	Service			Distant	=		Ti	me (mins)	Score		
	GP Surgery			0.4 mile	0.4 mile		Υe	es (8 mins)	9		
	Pharmacy			n/a	n/a			No	0		
	Primary School			0.4 mile	0.4 mile		Yε	es (8 mins)	9		
Accessibility	Secondary			n/a	n/a			No	0		
	School							140	Ŭ		
	Post Office				0.2 mile		Υe	es (3 mins)	10		
	Supermarket/Co			l 0.2 mile	0.2 miles		Υe	es (3 mins)	10		
	nvenience Store			е							
								Total	38/60		
		Tic	k R	easoned Justific	ation						
This Site is <b>NOT</b> Suit	able	<u> </u>									
This Site MAY be								=	co, easily accessible		
suitable		✓		however there are concerns regarding vulnerability to coastal flooding.							
				Appropriate flood mitigation would need to be considered and a flood risk							
	sessment to support an application for development.										
	This Site <b>IS</b> suitable										
Availability of the S	_			<u> </u>							
			n Nu	mber	Non	ie					
	Outli										
Planning			velling								
Permission				pleted							
		_	unde	er							
	Cons										
	Rema	aining	L		_						
	1.			Comn	nents						
Single Ow						<b>√</b>					
Legal/Ownership	Multiple Own										
Constraints	_			•	-						
16				enancies							
If constraints identif					_	T					
Come ma a maio I Imbo ma at		Known Developer Interest									
Commercial Interest	_	Site for Sale			-	<b>√</b>					
	Proposed						Docco	ned Justification			
This Site is <b>NOT</b> avai	This Site is NOT available						neas0	neu Justincation			
This Site <b>MAY</b> be available  This Site <b>IS</b> available  ✓											
Achievability of the			•								
Is there a reasonable		nect	the	If the demand	for lo	ncal ho	nusina	/staff accommodat	ion arises then this		
site will be develope	-		LIIC	site would be			Jusing	, stair accommodat	נווכוו נוווט		
-	particular point in time?					·ubic					
particular point in ti											











			Reasoned Justification				
This site is <b>NOT</b> achievable							
This site <b>MAY</b> be achievable		<b>✓</b>	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 use to ensure the site is not lost to coastal erosion.				
This site <b>IS</b> achievable							
Conclusions							
This site is deliverable This site is developable subject to overcoming minor issues This site is not developable	✓		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.				
Timeframe for Delive	ry <u>Back</u>						
Discounted 1-5 years 5-10 years	3						
10-15 years							
Site Notes: 10/03/201 Section of relatively fl		nd eleva	ated 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

**Site Photos** 

rear of the site.























# 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.

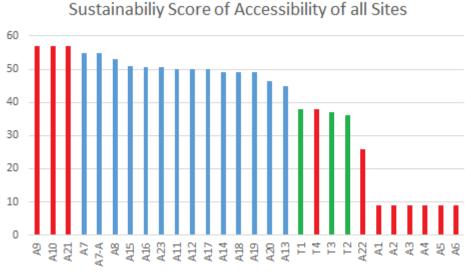


Figure 4 Sustainability Scores of All sites

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	No of	Size of	Density	Sustainability	0-5 years	6-10 years	11-15 years	Discount	Potential
	for area)	Dwellings	Site	(dph)	Score	0.0 7000	0 20 ,000		- Jibaaa ii	Allocation
<u>A1</u>	Telegraph (10dpha)	4	0.36	11.1	9/60				4	
<u>A2</u>	Telegraph (10dpha)	7	0.51	11.8	9/60				7	
<u>A3</u>	Telegraph (10dpha)	7	0.61	11.5	9/60				7	
<u>A4</u>	Telegraph (10dpha)	7	0.62	11.3	9/60				7	
<u>A5</u>	Telegraph (10dpha)	7	0.65	10.8	9/60				7	
<u>A6</u>	Telegraph (10dpha)	4	0.36	11.1	9/60				4	
<u>A7</u>	Hugh Town (30dpha)	26	0.54	48.1	55/60	26				✓
<u>A7 - A</u>	Hugh Town (30dpha)	7	0.2	35.0	55/60	7				✓
<u>A8</u>	Hugh Town (30dpha)	1	0.01	100.0	53/60				1	
<u>A9</u>	Hugh Town (30dpha)	16	0.4	40.0	57/60				16	
<u>A10</u>	Hugh Town (30dpha)	6	0.2	30.0	57/60				6	
<u>A11</u>	Hugh Town (30dpha)	12	0.4	30.0	50/60	12				
<u>A12</u>	Hugh Town (30dpha)	5	0.16	31.3	50/60	5				
<u>A13</u>	Old Town (23dpha)	15	0.53	28.3	45/60		15			✓
<u>A14</u>	Old Town (23dpha)	13	0.44	29.5	49/60		13			<b>√</b>
<u>A15</u>	Old Town (23dpha)	12	0.42	28.6	51/60	12				✓
<u>A16</u>	Old Town (23dpha)	3	0.10	30.0	50.5/60	3				✓
<u>A17</u>	Old Town (23dpha)	11	0.37	29.7	50/60	11				✓
<u>A18</u>	Old Town (23dpha)	20	0.65	30.8	49/60		20			✓
<u>A19</u>	Old Town (23dpha)	16	0.57	28.1	49/60				16	
<u>A20</u>	Old Town (23dpha)	17	0.59	28.8	46.5/60				17	
<u>A21</u>	Hugh Town (30dpha)	10	0.32	31.3	57/60				10	
<u>A22</u>	Holy Vale (16dpha)	4	0.23	17.4	26/60				4	
<u>A23</u>	Old Town 2017 (23dpha)	9	0.31	29.0	50.5/60	9				✓











<u>T1</u>	Tresco, Back Lane (80dpha)	8	0.10	80.0	38/60		8			
<u>T2</u>	Tresco, Palace Row (38dpha)	4	0.10	40.0	36/60	4				
<u>T3</u>	Tresco, Vane Hill (66dpha)	8	0.12	66.7	37/60			8		
<u>T4</u>	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.





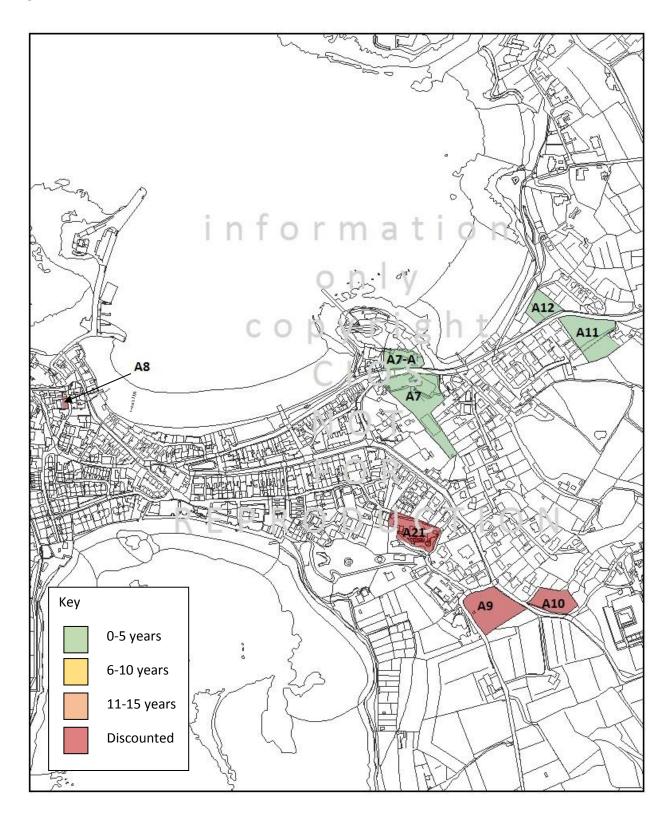






# **Mapped Sites**

# **Hugh Town Sites**





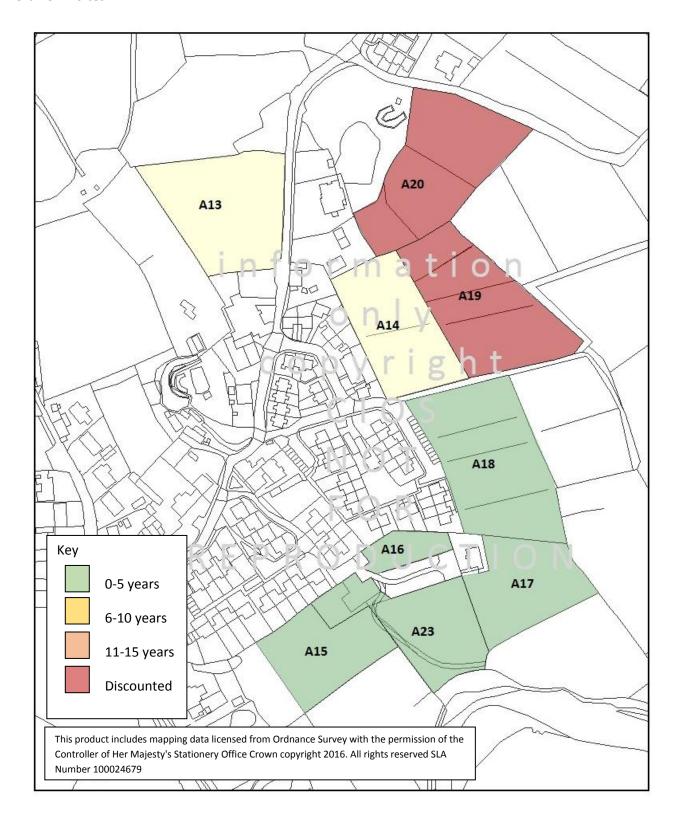








#### **Old Town Sites**





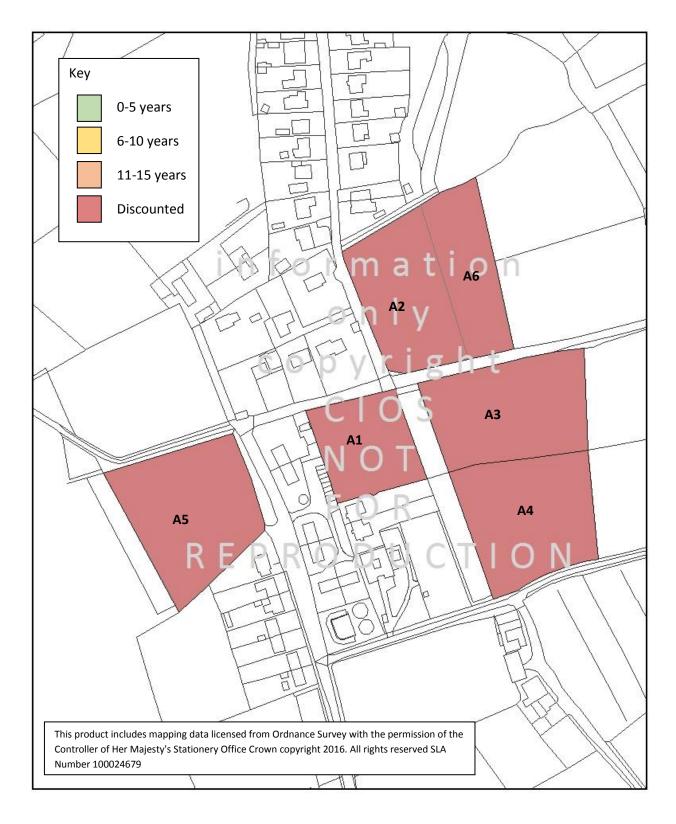








#### **Telegraph Sites**





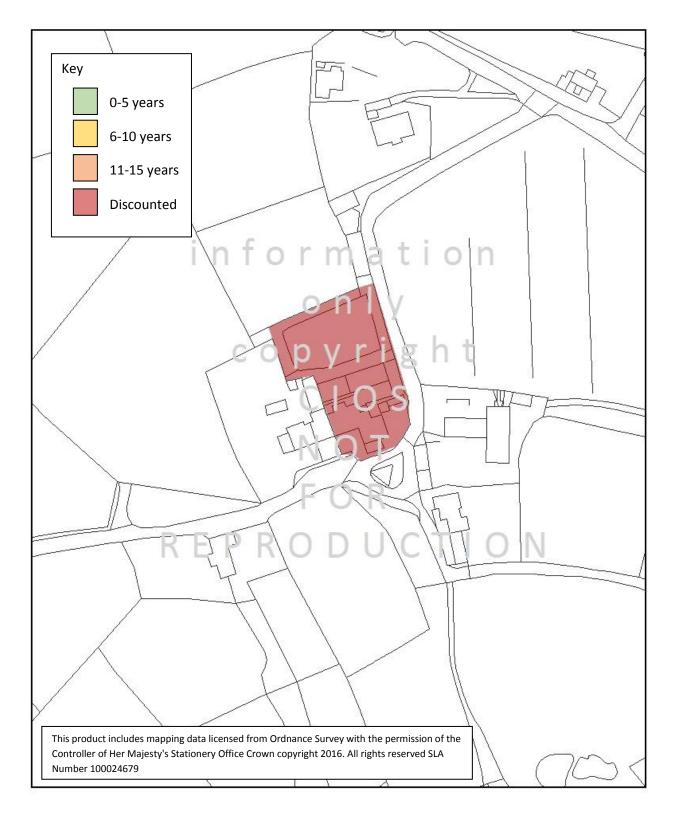








#### **Holy Vale Site**





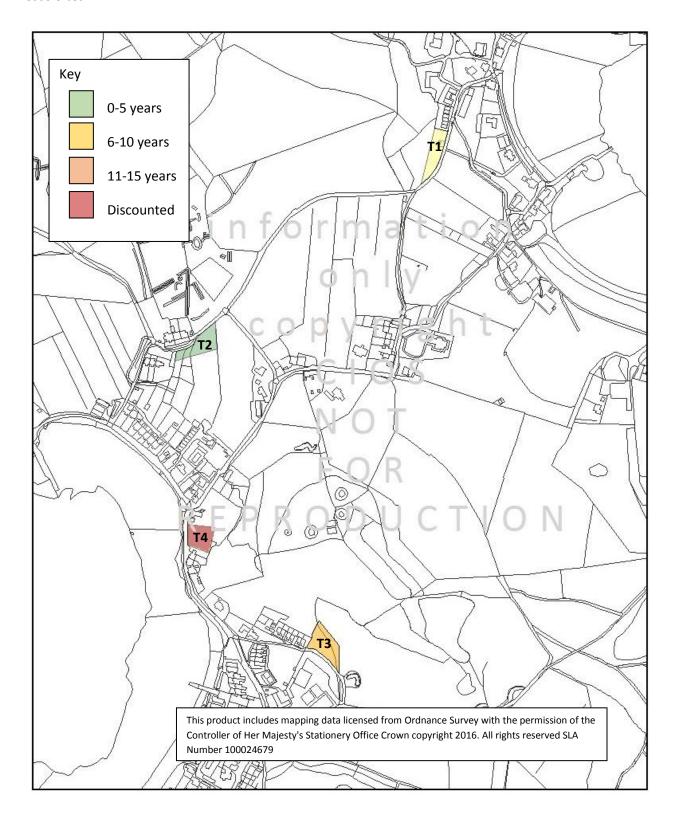








#### **Tresco Sites**













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# Glossary

ACA Archaeological Constraint Area

BA Bronze Age C19 19<sup>th</sup> 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