

SD01

Isles of Scilly Local Plan

Including Minerals and Waste

2015 to 2030

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Council of the
ISLES OF SCILLY



SION LOCAL PLAN

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Proposals will be judged against all relevant policies



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Schedule of Proposed Changes

Changes identified in this table show the changes made to the Draft Local Plan following the first Regulation 19 Public Consultation that took place between February and April 2019: http://www.scilly.gov.uk/sites/default/files/planning-apps/Final%20Draft%20Local%20Plan%202015%20-%202030%20FEB%202019_2.pdf and the submission version now proposed.						
Key Change Ref No	**Original Page No. (NEW PAGE)**	**Para/Policy No**	**Change Made**	**Reason**	**Consultation Ref No**	**Additional Modification (AM) or Main Modification (MM)**
KC1	91 (108)	LC1	Amended LC1(2) to break down into a), b) and c) to include the need to demonstrate a ratio of homes in favour of affordable in circumstances where open market is justified.	In the absence of a percentage requirement or limit as to how much open market would be permitted this wording was added for clarification.	LP-R19-011	MM
KC2	(181-193)	Inset Maps T1 – T12	Key Transport Links have been added to the Policies Maps to clarify which transport links would be protected in Policy SS10	Soundness issue raised by representation.	LP-R19-001	MM
KC3	100 (112)	LC3	Change policy to align with NDSS	Soundness issue raised by representation.	LP-R19-001	MM
KC4	109 (121)	LC8	Change policy to align with NDSS	Soundness issue raised by representation.	LP-R19-001	MM
KC5	111 (123)	LC9	Change policy to align with NDSS	Soundness issue raised by representation.	LP-R19-001	MM
KC6	19 (26)	Para 44	correction to SSSI text	Inaccurate information raised by representation.	LP-R19-002	AM
KC7	20 (26)	Para 48	correction to SPA text	Inaccurate information raised by representation.	LP-R19-002	AM
KC8	20 (28)	Para 51	correction to protected species text	Inaccurate information raised by representation.	LP-R19-002	AM
KC9	26 (33)	Para 71	correction of inaccurate information	Inaccurate information raised by representation.	LP-R19-002	AM
KC10	95 (106)	para 258	updated the reference to the NPPF definition of affordable housing	Updating reference.	LP-R19-003	AM
KC11	32 (39)	Aim 3	Delete duplication of objective 4 of Aim 3	Duplication of text.	LP-R19-001	AM



Key Change Ref No	Page No (NEW PAGE)	Para/Policy No	Change Made	Reason	Consultation Ref No	Additional Modification (AM) or Main Modification (MM)
KC12	32 (39)	Aim 3	Merging of wording of objectives 1 and 2 and emphasis of each was similar	Clarification.	LP-R19-001	AM
KC13	32 (39)	Aim 3	Include 3rd objective on staff accommodation	As not included but recognised as an issue.	LP-R19-001	AM
KC14	31 (40)	Aim 4	minor word change to state and underpinned	Clarification.	LP-R19-001	AM
KC15	32 (40)	Aim 4	minor word change to include reference to visitor facilities	Clarification.	LP-R19-001	AM
KC16	62-64 (71)	Para 167	amend paragraph to 'manage movement and sustainable travel options'	To address representation.	LP-R19-001	AM
KC17	64 (71)	Policy SS9 and SS10	Rearrange Policy SS9 and Policy SS10 and move strategic transport to the start of this section and adding-in inter-island transport reference	To address representation.	LP-R19-001	MM
KC18	77 (87)	Para 204	Additional clarification and minor wording change	To address representation.	LP-R19-001	AM
KC19	78 (87)	Para 205	Include reference to commercial waste	To address partially accepted representation.	LP-R19-001	AM
KC20	78 (88)	Para 206	Amendments to address opportunities for off-island waste management as well as St Mary's	To address concerns raised in representation.	LP-R19-001	AM
KC21	100 (112)	LC3	Evidence supports justification for policy restraint on the size of new homes and revisions to Policy LC3 have been made to clarify the restrictions	To address soundness issue.	LP-R19-001	MM
KC22	109 (121)	LC8	Amend Policy LC8 to align with NDSS as opposed to specific square meter increase as set out. Evidence does show that this is a reasonable approach	To address soundness issue.	LP-R19-001	MM
KC23	99 (110)	LC2	Update footnote to reflect that existing Council waiting list stock is controlled by existing qualifying criteria not by Policy LC2	To address accuracy issue.	LP-R19-003	MM



Key Change Ref No	Page No (NEW PAGE)	Para/Policy No	Change Made	Reason	Consultation Ref No	Additional Modification (AM) or Main Modification (MM)
KC24	100 (112)	LC3	Delete LC3(2) and amend (5) to nationally described space standards	To address soundness issue.	LP-R19-003	MM
KC25	100 (110)	Para 272	LC3(2) moved to paragraph 272	For clarity.	LP-R19-003	MM
KC26	72 (82)	OE2	Add in reference to 'invasive' non-native species	For clarity.	LP-R19-013	AM
KC27	78 (88)	Para 210	Additional text to pre-amble to be explicit that alternatives include only those operating lawfully within existing licenses and permits	for clarity.	LP-R19-014	AM
KC28	95 (105)	Para 260	Include reference to Vacant Building credit	Plan is silent on this matter as there are no known vacant buildings which could take advantage of VBC.	LP-R19-015	AM
KC29	50 (58 and maps 194-205)	SS4 and Policies Maps/Inset Maps RE1 – RE10	Modify Policy SS4 to refer to Policies and Maps which will be amended to include recreation sites owned or managed by the Council	To address concerns raised in representation.	LP-R19-019	MM
KC30	50 (58)	SS4	Amend Policy SS4 to include 'prejudice' use of…	To address concerns raised in representation.	LP-R19-019	MM
KC31	28 (35)	Para 75	Include reference to cultural facilities	Clarification.	LP-R19-021	AM
KC32	8 (15)	Para 6	Include reference to Destination Management Plan	clarification	LP-R19-021	AM
KC33	19 (26)	Para 45	Corrections made to Paragraph to reflect inaccuracies identified	To address accuracy issue.	LP-R19-005	AM
KC34	19 (27)	Para 46	Corrections made to Paragraph to reflect inaccuracies identified	To address accuracy issue.	LP-R19-005	AM
KC35	20 (27)	Para 48	Corrections made to Paragraph to reflect inaccuracies identified	To address accuracy issue.	LP-R19-005	AM



Key Change Ref No	Page No (NEW PAGE)	Para/Policy No	Change Made	Reason	Consultation Ref No	Additional Modification (AM) or Main Modification (MM)
KC36	20 (27)	Para 49	Corrections made to Paragraph to reflect inaccuracies identified	To address accuracy issue.	LP-R19-005	AM
KC37	55 (63)	SS6	Additional criteria (f) added to support protection of habitats	To address concerns raised in representation.	LP-R19-005	MM
KC38	59 (67)	SS7	Rename Policy to Flood Avoidance and Coastal Erosion	To reflect that the policy covers coastal erosion.	LP-R19-005	MM
KC39	60 (69)	SS8	Amend criteria (c) to reflect protection and enhancement of biodiversity	For clarity.	LP-R19-005	MM
KC40	61 (69)	SS8	Delete last sentence	Duplication of existing policy.	LP-R19-005	MM
KC41	69 (79)	Para 179	Reference to Defra 25 year plan and include footnote cross reference. Change to net gain rather than no net loss	Address soundness issue.	LP-R19-005	AM
KC42	71 (81)	Para 188	Minor amendment of text to reflect mitigation hierarchy changes	To comply with NPPF.	LP-R19-005	AM
KC43	72 (82)	OE2	Remove 'where possible' and use 'of' instead of 'and/or' and remove reference to 'geodiversity'	For accuracy and to comply with NPPF principle for net gains.	LP-R19-005	MM
KC44	104-105 (117)	LC6	Amend LC6 site H3 (iv) to avoid surface water impacts on adjacent SSSI	For clarity.	LP-R19-005	MM
KC45	123-124 (136)	WC5	Delete reference to 'build on links with Cornwall'	Difficult for any local business to demonstrate.	LP-R19-008	MM
KC46	125 (138)	WC6	Minor textural amendment change to 1(a) remove reference to demonstrating need	To make the policy more positively worded as suggested.	LP-R19-008	MM
KC47	32 (38)	Aim 1	Delete 'where appropriate'	Too ambiguous.	-	AM
KC48	32 (38)	Aim 1	Add in additional objective for biodiversity net-gains in new development	To comply with NPPF.	LP-R19-009	AM
KC49	139 (153)	Mi-OE5	Delete reference to local aggregate assessment	For clarification.	LP-R19-009	AM



Key Change Ref No	Page No (NEW PAGE)	Para/Policy No	Change Made	Reason	Consultation Ref No	Additional Modification (AM) or Main Modification (MM)
KC50	81 (91)	Para 217	Delete reference to local aggregate assessment	For clarification.	LP-R19-009	AM
KC51	80 (91)	Para 214	Amend sentence to clarify that sites don't have extant permission	For clarification.	LP-R19-009	AM
KC52	87 (98)	Para 247	Amend paragraph to show SoS grants SM consent not Historic England.	Correction for incorrect information.	LP-R19-012	AM
KC53	105 (116)	LC6-H3	Amendment to criteria iii) protect and enhance…and where appropriate enhance.	To address accuracy issue.	LP-R19-012	MM
KC54	105 (117)	LC6-H3	Add additional criteria vi) for Heritage Impact Assessment	To address accuracy issue.	LP-R19-012	MM
KC55	104 (116)	LC6-H1	Remove reference to Listed Building and replace with designated or undesignated heritage assets.	To address accuracy issue.	LP-R19-012	MM
KC56	26 (33)	Para 71	Amend date from 1938 to 1983	to address accuracy issue	LP-R19-023	AM
KC57	46 (52)	Para 118	Add additional sentence as suggested to reflect opportunities for biodiversity net gains.	To address consultation response.	LP-R19-023	AM
KC58	67 (77)	Para 173	Delete reference to non-native and replace non-native invasive species.	To address consultation response.	LP-R19-023	AM
KC59	68 (78)	Para 175	Add in sentence at the end as suggested to require demonstration of no adverse effects	To address consultation response.	LP-R19-023	AM
KC60	70 (80)	Para 182	Delete reference to hedgehogs	To address consultation response.	LP-R19-023	AM
KC61	130 (144)	Para 336	Delete paragraph, error when formatting text	To address accuracy issue.	LP-R19-023	AM
KC62	114 (118)	Policy LC6	Add in additional housing allocation site at Sandy Banks	To provide sufficient flexibility to housing delivery.	-	MM
KC63	164 (169)	Policies Map (Inset Map H8)	Added mapped polygon of additional housing allocation LC6-H8	To provide sufficient flexibility to housing deliver.	-	MM
KC64	39 (42)	92	Amend No. 3 of the Spatial Strategy to move away from a housing target for affordable homes	To ensure that the possible amount of homes delivered is restricted to allocated sites.	-	MM



Key Change Ref No	Page No (NEW PAGE)	Para/Policy No	Change Made	Reason	Consultation Ref No	Additional Modification (AM) or Main Modification (MM)
KC65	104 (108)	LC1	Remove the target of 105	To ensure that the possible amount of homes delivered is restricted to allocated sites.	-	MM
KC66	104 (108)	267	Amend paragraph to move away from a housing target and having only a rural exceptions approach for housing on allocated sites	To ensure that the possible amount of homes delivered is restricted to allocated sites.	-	MM
KC67	105 (109)	LC1	Amend (3) to ensure that larger windfall developments of 5 or more homes could be cross-subsidised by open market.	To provide flexibility to housing delivery.	-	MM
KC68	80 (90)	Paras 214-216	Additional paragraphs added following the completion of a Minerals Assessment Report	To address soundness issues raised.	LP-R19-009, LP-R19-005, LP-R19-014	AM

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Foreword



At the heart of this Local Plan is a commitment to finding the best balance between delivering much-needed homes, supporting the economy and improving infrastructure, whilst safeguarding our exceptional environment. We have recognised the challenging decisions that have had to be made, and we cannot shy away from them. Our responsibilities are to our existing residents and businesses, while ensuring that future generations' needs and aspirations to live, work and enjoy themselves in such a special environment are also achievable. This plan seeks to ensure Scilly remains a sustainable place:

TO LIVE **with quality homes that local people can afford, with effective and resilient transport links and appropriate services and facilities, to support our thriving island communities and ensure that Scilly remains healthy, vibrant and safe.**

TO WORK **where we will support the right facilities and infrastructure to enable our existing businesses and new enterprises to expand or relocate here; bringing well-paid jobs and stimulating investment.**

TO VISIT **where people choose to come to enjoy our history and exceptional environment, whilst we protect the delicate balance of keeping Scillly a rural and peaceful place.**

Whilst we accept that the Local Plan is challenging, its propropals, including the delivery of new homes to support a sustainable community, present an exciting opportunity to shape our islands in a positive way, addressing the needs and aspirations of generations to come.

We have produced this Local Plan using extensive evidence. All elected members of the Council have worked together with the community to produce draft proposals that recognise the needs of Scilly as a whole.

Cllr Dan Marcus, Lead Member for Planning

Submission Copy
Pre-Submission Draft



Legal Requirements	
Local Development Scheme (LDS)	The plan has to be prepared in accordance with the Authorities LDS (Dec 2018).
Statement of Community Involvement (SCI)	The SCI was adopted in 2015 and the plan should comply with its requirements.
Sustainability Appraisal (SA)	The plan should be subject to SA.
Conservation of Habitats and Species Regulations 2010 Habitats Regulations Assessment (HRA)	The Habitat Regulations Appropriate Assessment (Screening Report) needs to set out whether or not an AA is required. The approach should be supported by Natural England.
National Planning Policy Framework 2019	The plan should comply with national policies except where indicated.
Planning and Compulsory Purchase Act 2004 and 2012 Local Planning Regulations	The plan should comply with both.

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Introduction

1. **The Local Plan will be used to determine decisions on planning applications and to provide an indication of where and what type of new development will be permitted. Once adopted, it will become the Development Plan for the Isles of Scilly and replace the 'saved' policies of the Local Plan adopted in 2005. In accordance the Town and Country Planning (Local Planning) Regulations 2012,[1] there is a statutory requirement to review Local Plans within five years of adoption. This requirement is to ensure that plans remain relevant and up to date.**

2. The Local Plan sets out a vision, objectives and a planning strategy for development. It includes policies on the type and scale of development that will be supported through criteria-based policies on a range of planning issues which will be used to determine planning applications. Additionally, the Local Plan identifies sites for new homes, to meet the islands housing needs. Targets and indicators are included within the Local Plan to monitor and review its content to ensure that it remains effective and relevant.

3. This Draft Local Plan covers a wide range of planning issues. Generally, several policies will be relevant to any development that is proposed on the islands. Consequently, it is important that the Local Plan is read as a whole rather than treating each policy or proposal in isolation. Furthermore, where a policy has a list of criteria, all of them should be met unless otherwise stated.

4. All planning applications will be considered against all the relevant policies and proposals in the Local Plan. Applications that comply with all relevant policies and proposals will be supported. Some policies in the Local Plan refer to 'Supplementary Planning Documents' (SPDs). These documents provide more detailed information on specific planning issues and are intended to supplement certain policies and proposals. SPD's may be taken into account as a 'material consideration' in considering a planning application.

[1] CE02 The Town and Country Planning (Local Planning) (England) Regulations 2012

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What has influenced the Draft Local Plan?

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5. **The Local Plan has been prepared in accordance with the relevant planning legislation and regulations. Additionally, its preparation has been influenced by appropriate national and European legislation, policies and guidance, as well as local strategies, evidence-based research and studies and previous consultation and engagement with the islands' communities, businesses and visitors.**

6. National planning policies and guidance that have influenced the draft Local Plan are set out in the National Planning Policy Framework (NPPF) 2019 and the National Planning Practice Guidance (NPPG). National policies and guidance promote sustainable development, set a range of core planning principles and emphasise the requirement to meet the objectively assessed needs of an area. National guidance also includes a Duty to Cooperate that requires local authorities to work constructively and collaboratively with neighbouring authorities and public organisations, in order to secure economic growth and significantly boost the supply of housing.

Local strategies that have influenced the Local Plan include:

Local Strategy/Plan	Year
The AONB Management Plan 2015-2020	2016
Island Futures: A Strategic Economic Plan for the Isles of Scilly	2014
Housing Growth Plan (Part of the Island Futures Plan)	2014
Infrastructure Plan (Part of the Island Futures Plan	2014
The Isles of Scilly Strategic Transport Framework	2011
Future of Tourism on Scilly: Blue Sail	2011
The Isles of Scilly Destination Management Plan	2018

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Research and technical studies that have influenced the Local Plan include:

Technical Study	Year
Strategic Housing Market Assessment (SHMA)	2016
Strategic Housing Land Availability Assessment (SHLAA)	2016
Cornwall and Isles of Scilly Shoreline Management Plan 2, Isles of Scilly Mid-Term Review	2016
Energy Infrastructure Plan	2016
Housing Topic Paper	2017
Historic Environment Topic Paper	2017
Local Flood Risk Management Plan	2017
Isles of Scilly Housing Viability Testing	2018
Strategic Housing Market Assessment Update, including standardised calculation of local housing need	2018
Infrastructure Capacity Assessment	2018

7. **Sustainability Appraisal (SA)** The Local Plan has been subject to a SA throughout each stage of its preparation. The SA assesses the social, environmental and economic impacts of the Local Plan's objectives, policies and site specific proposals to help ensure it embodies the principles of sustainable development. This assessment also encompasses:

Habitats Regulations Assessment (HRA)
Equalities Impact Assessment (EqIA)
Health Impact Assessment (HIA)

8. **The Local Enterprise Partnership (LEP)** The Cornwall and Isles of Scilly Enterprise Partnership consists of representatives from Cornwall Council and the Council of the Isles of Scilly, as well as business leaders and educational institutions. The role of the LEP is to lead and influence the economy of Cornwall and the Isles of Scilly by supporting economic growth through job creation, improving productivity and increasing earnings. Whilst the LEP operates at a strategic level, policies contained within the Local Plan need to be consistent with the visions, aims and objectives of the LEP and where possible contribute towards achieving the LEP's strategic objectives and vision: *'By 2030 Cornwall and Isles of Scilly will be the place where business thrives and people enjoy an outstanding quality of life.'* To achieve this Vision, the LEP plan outlines three objectives:

Business: achieve thriving businesses which excel at what they do.
People: achieve inclusive growth and improve the skills of our workforce.
Place: improve infrastructure and economic distinctiveness.

The Local Plan should be read as a whole.
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9. **The Local Nature Partnership (LNP)** The Cornwall and Isles of Scilly LNP is a Partnership of those who are working to maintain the special and unique environment of Cornwall and the Isles of Scilly. The LNP considers the environment in its broadest sense and draws expertise from a wide range of sectors, including the environment, health and wellbeing, education and the economy. The Partnership has already forged strong links with the economic sector, via the Cornwall and Isles of Scilly Local Enterprise Partnerships (LEP) and the two Health and Wellbeing Boards in the area. The guiding principle of the LNP is that: *'The culture, communities and environment of Cornwall and the Isles of Scilly remain special and unique.'*

10. **A Duty to Co-operate** Local Plans are required to take into account the implications of planning policies of neighbouring authorities in recognition that spatial planning issues are not constrained by Local Authority administrative boundaries. The islands geographic isolation from mainland UK has made this duty challenging. Nonetheless, the Council has worked closely with Cornwall Council, the LEP and LNP, as well as with a range of statutory and non-statutory organisations at all stages in the preparation of the Local Plan.

11. Cornwall Council has expressed in particular a support for the inclusion of an Objective '*to secure resilient, year-round transport services to Cornwall …'* It has also welcomed a policy seeking to move the processing of waste up the waste hierarchy by encouraging re-use and recycling as well as exploring the possibilities for energy recovery on the islands.

12. **Statement of Common Ground** The Council of the Isles of Scilly and Cornwall Council have signed up to a statement of common ground which covers important and shared issues relating to the protection of transportation links. The issue of transportation links is strongly connected with sustaining the islands' community, its economy and tourism as well as transportation issues associated with waste management and the importation of minerals.

13. **Monitoring and Implementation** The Local Plan will be monitored through the Isles of Scilly Authority Annual Monitoring Report (AMR), in order to establish whether the policies are achieving their intended objectives and whether there are unexpected trends or changed circumstances that may necessitate a review. A monitoring framework for the Local Plan is set out in the final section of the plan.

14. **What happens next?** The Submission Draft Isles of Scilly Local Plan 2015-2030 is currently out for consultation for a six-week period, during which time representations from all interested parties on issues of 'soundness' will be

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welcomed. Any relevant issue raised will be reviewed before the Draft Plan is submitted to the Secretary of State.

15. Once submitted, the Local Plan will be subject to an independent Examination in Public to ensure that it is 'sound' and complies with legal and procedural requirements, including the Duty to Co-operate. All documentation will be made publicly available at each stage of the Local Plan process. The soundness of a Local Plan is defined as its being positively-prepared, justified, effective and consistent with National Policy:

'POSITIVELY PREPARED' means that the Plan must be consistent with the principles of achieving sustainable development, and meet the objectively assessed development and infrastructure requirements for the islands.

'JUSTIFIED' means that the Plan must be founded on a robust and credible evidence base, and be the most appropriate strategy when considered against the reasonable alternatives.

'EFFECTIVE' means that the Plan must be deliverable, and be based on effective joint working on cross-boundary strategic priorities.

16. **Have your say** The preparation of the Draft Local Plan has been progressing for some time and you may already have been involved in earlier consultation periods:

June 2015 – Regulation 18 Issues Consultation
November 2015 – Sustainability Appraisal
April 2018 – Regulation 18 Options Consultation
February 2019 – Regulation 19 Pre-Submission Draft

17. Regardless of whether or not you have been involved in any of these earlier stages, there is still the opportunity for you to be involved by commenting on the Local Plan and its 'soundness' as detailed above. If you consider that your concerns and recommendations have not been adequately addressed from previous consultations you will need to reiterate your comments.

18. This public consultation is the revised Pre-Submission Draft Local Plan 2015–2030 (Regulation 19), ahead of submission of the Draft Plan to the Secretary of State. In

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accordance with Regulation 20 of the Local Plan Regulations 2012: Any person may make representations to a Local Planning Authority about a local plan which the Local Planning Authority propose to submit to the Secretary of State. Any such representations must be received by the Local Planning Authority by the date specified in the statement of the representations procedure. Nothing in this regulation applies to representations taken to have been made as mentioned in section 24(7) of the Act.

19. **Structure of the Plan** The Isles of Scilly Local Plan is divided into six sections:

20. **Section 1** introduces the Local Plan and includes the ***Spatial Portrait*** and profile of the islands which gives an overview of the islands' characteristics, the issues that arise from this as well as identifying the ***Key Challenges and Issues*** and the ***Vision and Objectives*** for the Local Plan. This section also sets out the ***Spatial Strategy***, which is the big picture of 'where' and 'when' we want activity, development and investment to take place over the period to 2030. This includes the distribution of development and areas that will be protected from development and what this means for the various areas within Scilly.

21. **Section 2: Promoting a Sustainable Scilly** sets out how development should address sustainable issues. Promoting Sustainable Scilly includes ten development management policies ranging from the principles of sustainable development through to renewable energy and transport.

22. **Section 3: Our Outstanding Environment** relates to the Outstanding Environment and contains seven development management policies aimed at protecting the natural and historic environments of the islands. They range from landscape character to biodiversity and the historic environment.

23. **Section 4: Our Island Community** relates to supporting a living community and sets out the housing strategy for the plan period. This section contains policies about where and what to build as well as polices in relation to the existing housing stock. There are ten development management policies within this section.

24. **Section 5: The Islands' Economy** relates to supporting a working community and sets out the economic policies that would apply over the plan period. There are six development management policies that seek to facilitate economic development proposals where these are compliant with the objectives of the Local Plan.

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25. **Section 6: Monitoring and Implementation** sets out how the Plan will be monitored over the period and what triggers a review of the policies to ensure the Local Plan remains up-to-date.

26. **Submission Policies Maps** sets out the specific allocations and the existing designations of the islands. The purpose of the Policies Map is to identify areas of protection, sites allocated for particular land use and development proposals to which specific policies apply.

27. Every effort has been made to make the Local Plan as clear as possible. However, it does contain some technical language, so there is a Glossary of Terms and Abbreviations at the very back of this document, to help readers with the range of new terms that have been introduced. Where appropriate, footnotes are also included at the bottom of each page of the Local Plan.

28. The Local Plan, when it is adopted, will replace all the remaining saved policies from the Isles of Scilly Local Plan adopted in 2005. A table of the policies that will be replaced by the Local Plan is included in Appendix 1.

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Page Left Bank

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Spatial Portrait of the Isles of Scilly



The Spatial Portrait for the Isles of Scilly

29. **This describes the Isles of Scilly at the beginning of the plan period. Its purpose is to develop a clearer understanding of the area, how it functions and to identify key issues that need to be addressed. Without recognising the main features that characterise the islands, it would be difficult to effectively plan for the next 15 years.**

Location and Physical Context

30. The Isles of Scilly is an archipelago 28 miles off the south west coast of mainland UK. Comprising five inhabited islands with their own distinct character (St Mary's, St Martin's, St Agnes, Bryher and Tresco) together with hundreds of smaller uninhabited islands and rocky outcrops, the Isles of Scilly has a population of 2,203 people (Census 2011). The total amount of land comprising the inhabited islands is around 6 square miles (15.5 km). This creates a general density of around 137 people per square kilometre (383 per square mile). Cornwall has a density of 153 people per square kilometre, and England has a density of 413 people per square kilometre (or 353 excluding London).

31. Their geographic isolation from mainland UK, the sparse population spread over five separate islands and the exceptional quality of the natural and historic environment, are at the heart of what is special about the Isles of Scilly. This exceptional environment is the mainstay of the islands' economy. The Area of Outstanding Natural Beauty (AONB) Management Plan 2015–2020 highlights:

> '*The Isles of Scilly are the smallest AONB designation in the UK measuring only 16 km^2. However, the islands possess a diversity of scenery and designations that belies their small scale. The archipelago combines granite cliffs and headlands, sandy bays, hidden coves, shifting dunes and saline lagoons.'*

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32. Despite their small domestic and rural scale, most of the settlements are referred to as ‘Towns’ (8 out of 13). Most of the population live on St Mary’s and are concentrated in Hugh Town, the administrative centre, and Old Town. The landscape and topography of the islands sets the context for the settlements and buildings, with the exception of Hugh Town where the townscape of streets provides the setting for individual buildings. Inevitably, with a small population across five islands, the size of the settlements is extremely small, and their scale domestic and rural.

33. Other than Hugh Town, Old Town and Porthloo, all on St Mary’s, and New and Old Grimsby on Tresco, most of the islands’ settlements are set back from the coast. Most of the settlements, whilst being grouped at intersections of lanes, are relatively loose-grained, in that there are only short streets with individual houses, or short terraces of no more than three or four houses.

34. The towns on St Martin’s have the most compact character, whilst those on the other islands are a little more dispersed. Tresco’s settlements reflect the ‘estate’ nature of the island in that they are slightly more formal in layout, often in short, regular terraces.

35. The Local Plan Scoping Report Consultation 2015 showed that residents of the Isles of Scilly enjoy and appreciate where they live. Key words that were particularly expressed included ‘Beautiful’, ‘Environment’, ‘Community’, ‘Safe’, ‘Natural’, ‘Safety’ and ‘Sea’.

> *‘Quiet unspoiled beauty with great views, unhurried pace of life in a currently unique environment’.* Consultation Response 2015

Overview of Existing Constraints

36. The Isles of Scilly has a significant number of features of environmental and historic importance that require additional levels of protection.

37. **Conservation Area, AONB and Heritage Coast** In 1975 the islands were designated as a Conservation Area, and in 1976 designated an Area of Outstanding Natural Beauty (AONB) and defined as a Heritage Coast. The Jellicoe and Coleridge report ‘A Landscape Character for the Isles of Scilly’, published in May 1956, provided the foundation for the designation as both an AONB and Heritage Coast. The Heritage Coast definition protects 64 km^2 of coastline around the islands, which is 23 square kilometres of foreshore, cliff and dune environments. The management of the Heritage Coast was originally undertaken by the Isles of Scilly Environmental Trust; it is now managed by the Isles of Scilly Wildlife Trust. The Conservation Area, AONB and Heritage Coast all overlap and cover all of the islands.

[2] CE03 Review and Evaluation of Heritage Coasts in England - Full Report (July 2006)

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38. **Listed Buildings** The islands have a dense and rich historic environment that encompasses a Conservation Area and 128 Listed Buildings, which include four Grade I, eight Grade II* and 116 Grade II Listed Buildings. The first buildings were added to the Statutory Heritage List for England in 1959.

39. **Scheduled Monuments** There are a total of 238 Scheduled Monuments on the islands scheduled under the Ancient Monuments and Archaeological Areas Act 1979. Out of the total for England (19,864 sites), this amount represents 1.2% of all Scheduled Monuments. These monuments include 119 cairns,[3] 16 Civil War batteries,[4] and 86 prehistoric-related structures such as entrance graves, linear boundaries and regular and irregular field systems.

40. **Protected Wrecks** There are 5 Protected Wrecks around the islands, designated under the Protected Wrecks Act 1973 (52 in total nationally), which equates to 9.6% of all Protected Wrecks in England. These wreck sites are identified as Tearing Ledge, designated in 1975; Bartholomew Ledges, designated in 1980; HMS Colossus, designated in 2001; Wheel Wreck, designated in 2007; and the Association, designated in 2014.

41. **Registered Parks and Gardens** Tresco Abbey Garden is the only designated Registered Park and Garden on the islands, registered under the Historic Buildings and Ancient Monuments Act 1953. It was designated as Grade I in 1987, for the extensively planted garden with exotic species. The planted garden began in the early 19th century, together with a lake and woodland works; it was founded by the Lord Proprietor of the islands, Augustus Smith, who first secured a lease of the islands from the Duchy of Cornwall in 1834.

42. **Historic Environment Records (HER) and Archaeological Constraint Areas (ACA)** There are over 2,400 Historic Environment Records on the Cornwall and Isles of Scilly Historic Environment Record (HER), which includes the above statutory designations plus undesignated sites, findspots and 771 wreck sites. Additionally, in 1995, 174 Archaeological Constraint Areas across the islands were defined, with the intention to serve as a graphic aid to planning officers and others dealing with the management of the environment.

43. **Heritage at Risk (HAR)** The annual Heritage at Risk Registers are produced by Historic England and seek to track the state of any designated heritage asset, including improvements or continued decline. The Isles of Scilly are home to a remarkable historic landscape, in which many hundreds of well-preserved prehistoric monuments survive. By far the majority are cairns and chambered tombs of the early Bronze Age. Yet the beauty of the islands can make sites difficult to manage, with

[3] A cairn is a mound of rough stones built as a memorial or landmark, typically on a hilltop or skyline location.
[4] A battery is a military defensive structure comprising a fortified emplacement for heavy guns.

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access limited by weather and tides. In 2018, seven remarkable cairns and tombs were added to the Register. The sites have been overwhelmed by scrub, bracken, and invasive species like New Zealand Flax. Incredibly, ten sites were removed from the register thanks to improved working relationships with the Isles of Scilly Wildlife Trust, and the volunteers of the local Community Archaeology group; these volunteers raise awareness of these features, clear them of vegetation and restore them as features in the landscape, for people to enjoy. A creative partnership between Historic England, the Isles of Scilly Council, and with the Cornwall Archaeological Unit as the principal contractor, has also played a significant role, as have grants from Historic England and Natural England-funded Countryside Stewardship agreements.

44. **Sites of Special Scientific Interest (SSSI)** As of 2018 there are 26 SSSIs over 25 different sites on the islands, covering a mix of terrain environments. The natural environment designations covering 557.92 hectares of land across both the inhabited and uninhabited islands. The condition and status of each SSSI ranges from favourable condition, such as Big Pool & Browarth Point on St Agnes and Castle Down on Tresco, to unfavourable but recovering status, such as the SSSI on Annet, and Chapel Down on St Martin's (334.43 hectares in a favourable condition and 223.59 hectares in an unfavourable but recovering condition). The main habitats comprise earth heritage, neutral grassland, dwarf shrub heath, standing open water, fen, marsh and swamp, and supralittoral and sublittoral environments.

45. **Special Areas of Conservation (SAC)** Special Areas of Conservation are sites that have been adopted by the European Commission Habitats Directive and formally designated by the UK Government. The Isles of Scilly Complex SAC designation covers an area of sea around the island archipelago measuring 26848.62 hectares. It includes waters around the islands as well as six component (terrestrial) SSSIs. The SAC is a European Natura 2000 site, with the primary reasons for protection being the sandbanks that are slightly covered by sea water all the time, the mudflats and sandflats not covered by sea water at low tide, reefs, and shore dock plant species. Grey seals are also included, but they are not a primary reason for site selection. The SAC is also known as a European Marine Site (EMS). The special features (habitats and species) of the SACare listed below:

(1110) Sandbanks which are slightly covered by sea water all the time;
(1140) Mudflats and sandflats not covered by seawater at low tide;
(1170) Reefs;
(441) Shore dock (Rumex rupestris); and
(1364) Grey seal (Halichoerus grypus) (not primary species).

46. **Marine Conservation Zones (MCZs)** The Isles of Scilly Marine Conservation Zone are a collection of inshore sites located around the Isles of Scilly, consisting of 11 separate sites covering a total area of 30 km^2. The sites were designated in 2013 and span a broad range of physical conditions, which support an exceptionally high diversity of habitats and species. The depth of the seabed varies

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considerably across the 11 areas, extending from mean high water mark to depths of 70 metres in places. The sites encompass a wide variety of marine habitats and their associated species.

47. The importance of the marine environment has been previously recognised through the designation of the above Isles of Scilly Special Area of Conservation (SAC), and 10 of the 11 sites lie within this designated area. The Isles of Scilly MCZ complements the SAC by offering protection to species and habitats that are not protected by the SAC.

48. **Special Protection Area (SPA)** The purpose of a SPA is designed to protect rare or vulnerable bird species (as listed in Annex I of the Birds Directive); and other regularly occurring migratory bird species. The Isles of Scilly Special Protection Area covers 394 hectares over 26 rocks and islands. The site is designated for the European storm petrel and lesser black-backed gull, as well as a breeding seabird assemblage. SPAs are designated under the European Commission Birds Directive 1979, and are strictly protected.

49. In 2018, the UK Government consulted on a proposed marine extension of the SPA (pSPA) for the Isles of Scilly.[5] The proposed extended SPA would include the additional qualifying species of the European shag and great black-backed gull. At the time of writing the Local Plan, this has not been formally designated.

50. **Ramsar Site** The Ramsar wetland site on the Isles of Scilly encompasses extensive areas of undisturbed intertidal sandflats and sublittoral sandy sediments. The Ramsar Site overlaps with the SPA site and is protected through the Convention of Wetlands (Ramsar, 1971). Although the sites in and around Scilly are sheltered, the shallow sandy sediments include little mud or silt because the surrounding seas have a low suspended sediment concentration, resulting from the islands' isolation and the presence of fully marine oceanic water. The shallow sublittoral sediments are colonised by the most extensive and best-developed eelgrass *Zostera marina* beds in southern England (Hocking & Tompsett 2001). The Isles of Scilly are surrounded by reefs and rocky islets, some only extending into the shallow sublittoral, others extending well beyond 50 m in depth. The qualifying species of the Isles of Scilly Ramsar Site include the protected species of the European storm petrel and the lesser black-backed gull.

51. **Wildlife and Protected Species** The islands are home to a range of European protected species and UK priority species (BAP). Wildlife includes mammals such as the lesser white-toothed shrew, also known as the Scilly shrew, which is endemic; Nationally and internationally important numbers of breeding seabirds; species of bats, including the common pipistrelle; birds of prey including owls; and waders such as the greenshank and oystercatcher. The islands host

[5] CE04 Consultation on the Proposed marine expansion of the Isles of Scilly Special Protection Area 2018

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globally endangered species of lichens, and nationally scarce rare flowering plants and ferns.

Population and Demography

52. The population of the Isles of Scilly is seasonal, reflecting the influence of tourism. The resident population is around 2,300 but increases to as much as 6,000 in the peak of summer. Much of the population is based on the largest Island, St Mary's with around 1,720. The Off-Islands have smaller resident populations; Tresco 175, St Martin's 136, St Agnes 85 and Bryher 84.

53. The population of the Isles of Scilly peaked in 2008. Any modest future growth proposed with this Local Plan will, in part, return to that peak. The 2017 estimate shows a population of 2259, which is 74 people fewer than the 2,333 population in 2008. This recent decline has fluctuated year on year and diverges from the overall trend since 1991, where there has been a growth of 10 people per year, in contrast with the 2008-2017 average being a loss of 8 people a year. This recent decline has clear and significant implications for the sustainability of the economy and services on the islands, should it continue.

54. Along with the loss of the younger generation (who leave due to educational needs or employment opportunities; and, due to the higher house prices and fewer career opportunities, are less likely to return), retirees migrate to the islands to take advantage of the beauty of the landscape and slower pace of life. This places an increased pressure on local services. The 2016 Strategic Housing Market Assessment (SHMA) found that the most significant feature of demographic change is the ageing population. Whilst this is not significantly above the ageing rate of the mainland population, it will impact on demand for supported housing, health and local services, and will require adaptations that allow residents to remain in their own home.

55. The working-age population, which refers to those between the ages of 16 and 64, is set to decline from the current 65% of the population to 54% by 2030. This decline may have implications for the availability of people to fulfil key roles within the community and economy.

Island	Population	Area (square miles)
St Mary's	1723 (2011)	2.54
Tresco	175 (2011)	1.15
St Martin's	136 (2011)	0.92
Bryher	84 (2011)	0.74
St Agnes	85 (2011)	0.69
Total	**2203 (2011)**	**6.04**

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	2300 (Est 2014)	

56. **Ethnic Diversity** The 2011 census recorded a population of 2,203, of which 98.8% were of a white (British, Irish or Other) background, with less than 2% of the islands' population being of Mixed, Asian or Black background. During the same period, the percentage of the overall UK population that identified as white British was 86%, and in the South West this was 95.3%. The South West is one of the least ethnically diverse of the nine regions of England, with the Isles of Scilly being at the extreme end of the diversity spectrum.

57. **Housing** The 2016 SHMA showed there to be 989 households on the Isles of Scilly, of which 412 are owned / shared ownership accommodation, 187 are social rented accommodation, and 390 are privately rented / rent-free. Households on the Isles of Scilly are much more likely to be in privately rented accommodation than in Cornwall or England and Wales, and less likely to own their own home. There are 195 second homes and 190 'other properties', which are assumed to be holiday lets and time-shares. The SHMA has provided up-to-date information on the housing profile of the islands. Key findings confirmed many of the collective assumptions to be true, including much higher house prices than on the mainland, a lower-wage economy, a low availability of owner-occupied housing, and limited access to affordable housing.

58. **Housing Survey** This was carried out in November 2015, as part of the 2016 SHMA. This survey indicated that 32.5% of the islands' housing stock is owner-occupied (with a mortgage) and 11.1% is owner-occupied (no mortgage); that 30.1% is private rented accommodation and 11% is Council rented accommodation, while only 4.8% is rented by a registered provider; and with 10.5% being accommodation tied to a person's employment. The private rented sector is nearly three times greater than the national average of 13.2%. This group includes those renting from a private landlord or from a friend or relative. 15.8% of households are social housing tenants, which is lower than the national average of 17.7%. Around 44% of households are owner-occupiers, compared to 63.4% nationally. These figures highlight the specialised tenure situation of the islands.

59. **Index of Multiple Deprivation (IMD)** The IMD 2015 is the official measure of relative deprivation for small areas (or neighbourhoods) in England. It can be summarised in a range of ways to describe relative deprivation among local authorities. The IMD ranks every small area in England from 1 (most deprived area) to 32,844 (least deprived area). It is common to describe how relatively deprived a small area is by saying that it falls among the most deprived 10 per cent, 20 per cent or 30 per cent of small areas in England (although there is no definitive cut-off point at which an area is described as 'deprived').

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60. The IMD combines information from seven domains to produce an overall relative measure of deprivation. The domains are combined using the following weights: Income Deprivation (22.5%); Employment Deprivation (22.5%); Education, Skills and Training Deprivation (13.5%); Health Deprivation and Disability (13.5%); Crime (9.3%); Barriers to Housing and Services (9.3%) and Living Environment Deprivation (9.3%). In addition to the Index of Multiple Deprivation and the seven domain indices, there are two supplementary indices: the Income Deprivation Affecting Children Index and the Income Deprivation Affecting Older People Index.

For the overall index of deprivation: the Isles of Scilly is ranked 21,789 out of 32,844, placing the islands among the least deprived 40% of areas in England.

Table 1 Source: 2015 Indices of Deprivation[6]

Isles of Scilly	Within Least Deprived					Within Most Deprived				
Income Deprivation	10%									
Employment Deprivation	10%									
Education, Skills and Training		20%								
Health Deprivation and Disability	10%									
Crime			30%							
Barriers to Housing and Services								30%		
Living Environment Deprivation										10%
Income Deprivation affecting Children	10%									
Income Deprivation affecting Old People		20%								
Overall IMD Score	40%									

Economy and Employment

61. The viability of the islands' economy has long been an important issue. As far back as the 1965 Jellicoe Report, it has been recommended that future developments seek to maintain a viable economy. Successive and subsequent economic surveys have been undertaken to establish whether this is possible and what is required to achieve a viable economy.

62. The latest economic assessment was carried out in 2014. The Island Futures Strategic Economic Plan recognised that Scilly has a high level of skilled trades and professional-level employment, which deliver the year-round and permanent services to the community, including healthcare, education and community support services. The largest business sector on the islands falls within the administrative and support services sector, closely followed by the accommodation and food sector. This reflects the dominance of 'tourism', which remains very significant to the islands' economy.

[6] CE05 Indices of Deprivation

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies

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63. In September 2016, the Council agreed to incorporate the Island Futures Strategic Economic Plan (IFSEP) as part of the wider Cornwall and Isles of Scilly Strategic Economic Plan (CIoSSEP). This decision was made to ensure that the wider overarching issues and priorities of the CIoSSEP retained a local island focus.

> ***'The future of Scilly is in the hands of the islanders. While there may be support and encouragement from elsewhere, essentially it is for the islands to determine and then deliver the future that they want. Given the exposed and remote position of Scilly and the small population, it may never be possible to have the level of services that are enjoyed on the mainland. However, Scilly has much deeper and more precious qualities that will underpin the success of the islands' economy.***
>
> ***Making sure that the future is a bright one requires change. That change needs to bring about much closer and more supportive communities who will work together to create a shared future. That change needs to be focussed on the needs of the next and future generations and how they can survive and thrive. That change needs to be open to the ideas, investment and critical mass that new residents can bring - adding to the rich mix that is the Isles of Scilly.'***
>
> ***Isles of Scilly Strategic Economic Plan 2014***

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Key Challenges and Issues

64. **The Local Plan seeks to ensure that development is supported by a delivery framework that will: promote sustainable economic growth; result in sustainably located and planned housing; support appropriate transport and infrastructure planning; and conserve and protect the islands' outstanding environment. The Local Plan will have a pivotal role in helping to sustain all that is special about Scilly – its people, character and qualities.**

65. The Local Plan seeks to positively address a variety of key challenges and issues facing the Isles of Scilly. The exceptional environment, coupled with its location, makes the Isles of Scilly a very special place that offers unique opportunities and advantages over the rest of the UK; this was acknowledged through the inclusion of the Smart Islands programme for the Isles of Scilly in the Government's 2017 Industrial Strategy for the UK.[7] The islands are therefore well-placed to face the future with optimism and confidence. Nonetheless, Scilly's isolated and remote location, with a tiny population base spread across five separate islands, means that it faces some significant challenges; not least its vulnerability and unsustainability. Recent population decline has changed the longer-term growth trend, and any ongoing decline in the available workforce (working-age population) could have significant impacts on wider aims to adapt and improve the local economy.

66. The economy of the Isles of Scilly is vulnerable, as it is unusually self-contained, dominated by a few business sectors such as tourism, and with a high proportion of very small businesses. Over the past 30 or 40 years, the Isles of Scilly has enjoyed relatively benign economic and social conditions. The tourism economy grew rapidly and provided a good living to many people on the islands. But more recently, the islands' economy has suffered a decline. Visitor numbers have dropped, and farming and fishing have contracted. All of these factors have impacted on the viability of the islands' community.

67. The Local Plan must be responsive to the specific challenges and issues facing the Isles of Scilly, so that it can build on its strengths, realise opportunities and tackle

[7] CE06 Industrial Strategy: Building a Britain Fit for the Future (2017) (page 146)

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underlying problems, in order to prevent further economic and population decline. The ambition is to work proactively with applicants and investors to secure developments that improve the economic and social conditions of Scilly, whilst protecting and, wherever appropriate, enhancing its outstanding environment. The focus will therefore be on finding solutions to secure development that sustains the islands' future.

68. Some of the fundamental issues facing the Isles of Scilly are identical with those of other island communities, and cannot be easily addressed through the Local Plan; these include costly infrastructure, high transport and freight costs, and reduced competition and limited domestic markets that are too small to provide economies of scale. The following challenges and issues are not ranked in any particular order of priority or importance, and will inevitably overlap:

69. **Housing** **Building sufficient decent affordable homes for the community is the single biggest challenge.** To ensure the long-term sustainability of the islands, more homes are required, to overcome the acute shortages of affordable accommodation. These are necessary to meet the housing needs of the community, which currently exist due to the marked disparity between house prices and rents, given the low average incomes and the high proportion of second and holiday accommodation. The challenge is to build a sufficient amount of decent affordable homes to address this shortage, in the context of exorbitant building costs compared to the mainland UK, within an exceptional environment with limited land and significant infrastructural constraints.

70. **Environment** **Protecting the exceptionally high-quality environment and its significant landscape, heritage and nature conservation assets.** The exceptional and outstanding environment establishes the natural, cultural and historic distinctiveness and identity of the islands and underpins its economy, particularly through tourism. Future development must be sensitive to the area's significant environmental assets; it must ensure that the local character, distinctiveness and environmental quality is not compromised, and is wherever possible enhanced, as a consequence of development.

71. The Isles of Scilly support nationally and internationally important populations of seabirds. The important land areas for seabirds are accordingly designated as Sites of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar Site. Seabirds have been recognised as a priority for conservation and to support a strategic approach to seabird management, a Seabird Conservation Strategy has been written for the period 2018-2023. In addition, all island 6 yearly monitoring of the special features of the SPA is carried out alongside annual seabird counts. The overall number of seabirds breeding within the Isles of Scilly archipelago in 2015/16 (8266 pairs) has decreased by 9.8% in the last nine years. There has been a 14.3%

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decline in the SPA population since the SPA baseline and a 31.3% decrease in the size of the total population since 1983 (the date of baseline data used for the SSSI notifications on Scilly in 1986) when 12,063 breeding pairs of seabirds were recorded. Such a decline in the result of any number of factors that need to be addressed, including increased disturbance, risks from invasive, non-native species and climate change; these along with habitat loss, are the biggest threats to the natural environment.

72. Creating a more self-sufficient and resilient community through the achievement of sustainable development will require efforts to minimise environmental impacts; reduce the islands' carbon footprint; and respond to the increased risk of flooding, given the significant threats from coastal erosion and the impacts of a changing climate. Whilst the islands have always been exposed to storms, these are likely to become more frequent and severe, bringing risk of flooding, damage to buildings and livelihoods, and pollution of drinking water.

73. **Infrastructure** **Improving the capacity, resilience and sustainability of the islands' infrastructure, to address current constraints through new development and investment opportunities, including Smart Islands and similar programmes.** Historically, the provision of infrastructure has been disjointed, with a legacy of underinvestment. Providing affordable and reliable electricity, drinking water, sewerage treatment and waste management practices for a remote island population within a sensitive environment is expensive, and presents considerable practical challenges. For example, the Isles of Scilly ranks eighth highest, among other Local Authorities in England, for fuel poverty: the proportion of households considered to be 'fuel poor' in 2016 was 15.5%, against the English average of 11.1%, with the South West average being 10.2%, and Cornwall 12.8%.[8] Electricity consumption data shows that the Isles of Scilly has the second-highest average domestic consumption per household out of all British local authority areas, at 7,801 kWh. The Shetland Islands are top, at 9,706 kWh, with Great Britain's average being 3,931 kWh, and 5,276 kWh for Cornwall.[9] The logistics of an island community make the disposal of waste very challenging. In 2016/17, the Isles of Scilly had the lowest recycling rates in the South West region, at 19%; this contrasts with Cotswold District Council, which had the highest recycling rates in the South West, at 60%.[10]

74. **Economy** **Attracting sustained investment and enabling a strengthening and diversification of the economy, and overcoming the dependence on low-income and often seasonal employment.** In accordance with the Islands' Future Strategic Economic Plan, and with its emphasis of building on the opportunities of

[8] CE08 Annual Fuel Poverty Statistics Report, 2018 (2016 data)
[9] CE09 Sub-national electricity consumption statistics 2005-2016
[10] CE10 Recycling Statistics

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the Smart Islands programme and superfast broadband, the growth in research, technology and knowledge-based sectors could broaden the economic base of the area, and increase employment opportunities that are more skilled and better paid. Additionally, there is a need to capitalise on and strengthen the quality and value of tourism, given that it will continue to dominate the islands' economy over the plan period; whilst recognising its vulnerability to transportation, climate change and financial shocks. Creating a successful economy will require businesses to develop new opportunities, become more productive, and continually adapt to new challenges. Economic success will also require changes to the current declining trend of the working-age population.

75. **Community Facilities** **Ensuring the provision of an adequate range of services and facilities to meet the current and future needs for all ages in the community, including education and lifelong learning, integrated care and health, retail, culture and cultural spaces and leisure facilities.** Fundamental to this challenge is recognising that a rapidly ageing population will have implications for the types of homes that must be provided, and the availability and access to social and health care services. There will be workforce-related requirements to continue to support an older population, which are linked to the housing aspirations of this Local Plan. Similarly, and in relation to continued improvements to the educational needs of future generations, it will be important to deliver sufficient suitable homes on St Mary's and the off-islands, to support the needs of the education workforce. The local housing market should have sufficient flexibility and capacity to support the development of a skilled and experienced workforce.

76. **Transport** **Supporting better access across the islands, in particular supporting sustainable and active transport solutions, by foot, bicycle or electric vehicles; and enabling people to access amenities such as schools, shops, employment and essential infrastructure through a range of transport options, maximising opportunities for all.** New housing, employment and community development opportunities will need to promote active travel within and across island communities, as indicated in the spatial strategy section of the Local Plan. Strategic transport links to the mainland are fundamental to the future sustainability and viability of the islands, although improving such links are largely outside the scope of this Local Plan, it is critical that these are safeguarded.

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The Spatial Planning Vision

77. **The spatial planning vision sets out how the Isles of Scilly could develop as a place to meet the future needs of its local residents, businesses and visitors. The essential principle embedded within the Local Plan is to contribute to the achievement of sustainable development by enabling and supporting new homes, securing more effective and improved infrastructure and services, and enabling better paid jobs, whilst protecting and wherever possible enhancing the islands' exceptional environment. This Local Plan provides an important platform to realise this ambitious vision, by establishing a positive framework with the aim of removing current barriers to sustainable growth and investment.**

The Vision

78. **In 2030:** The Isles of Scilly is a highly desirable place where people are able to live well, work productively, and move freely between islands and the mainland; they can also benefit from excellent education, leisure, health and social care facilities, within a world-class environment in harmony with nature. The distinctiveness and exceptional environment, with the influence of the sea, continue to provide a strong sense of community, identity and belonging; these remain vital assets for the islands' economy and well-being.

79. **In 2030:** Innovative systems and technologies have taken advantage of the islands' location and environment, and provided the catalyst for achieving exemplary and innovative sustainable development, thus providing a model for how other communities around the world can function.

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80. **In 2030: The islands' communities have access to a range of homes that are more affordable, adaptable and accessible to everyone, including families and older people.**

81. **In 2030: The Isles of Scilly is a strong, competitive and diverse economy that benefits from inward investment and innovation. Businesses have access to a locally based, highly skilled workforce, reflecting high-quality learning as well as internships and cultural exchanges – through, for example, the Smart Island programme. Tourism is thriving through the year, with good-quality and value accommodation, and services in harmony with the outstanding environment.**

82. **In 2030: The islands' infrastructure is a beacon of sustainability for the UK and beyond; it provides an affordable, innovative and low-carbon model for managing energy, water and waste, with considerable benefits to the environment and residents' quality of life.**

83. **In 2030: Residents, businesses and visitors enjoy more affordable, resilient and reliable transport links to the mainland and between islands throughout the year, following improvements to transport services and networks.**

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Strategic Aims and Objectives

84. **The local plan will seek to achieve its spatial planning vision and address the key challenges and issues by supporting development through its policies, guided by the strategic aims of:**

	Aims
1	Maintaining an outstanding world-class environment and ensuring that its distinctive and significant landscape and seascape, heritage and nature conservation assets are protected, valued and enhanced.
2	Ensuring the provision of infrastructure utilities to create a more sustainable, resilient and self-sufficient Scilly.
3	Creating a balanced local housing market that provides housing choice and meets the existing and future needs of the community, enabling economic prosperity.
4	Creating a more competitive, diverse and resilient economy based on an exceptional and inspirational environment that can adapt to change and challenges and maximise opportunities by building on its strengths and underpinned by effective infrastructure and an appropriately available and skilled workforce.
5	Engendering and supporting a strong, vibrant and healthy island community with an improved quality of life for its residents.
6	Adapting to the effects of climate chagne on people, wildlife and places by increasing resilence, matching the vulnerability of land uses to flood-risk and managing surface water in the most sustainable way
7	Minimising carbon emissions and other greenhouse gases and supporting measures that contribute to carbon neutrality and mitigate against the effects of climate change.

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



85. Each of the seven aims of the Local Plan will be underpinned by a set of objectives that the policies will enable through the types of development that they can support.

Aim	Objectives
1	Ensure new development is appropriately located, sited and designed to maintain and enhance the environment avoiding any significant environmental impacts, or provide appropriate mitigation including the reuse of previously developed land and the more efficient and effective use of all sites and buildings.
	Improve the quality of the natural environment, including coastal waters, through the provision of better infrastructure and appropriate management.
	Promote the prudent and sustainable use of resources and the minimisation of waste and pollution.
	Protect the distinct identities and characteristics of individual islands and settlements.
2	Support improvements and secure investments to modernise and improve the islands drinking water, sewerage and waste management operations and infrastructure to ensure that it is affordable and complies with the appropriate legislation and regulations.
	Engender a planned and coordinated approach for securing infrastructure provision as part of and in step with new development and investment opportunities.
	Support clean, environmentally acceptable and flexible energy technologies (including renewable energy generation, energy storage) and more efficient grid technologies) that move the islands towards a low carbon economy.
3	Provide affordable, decent and a range of well-designed homes, appropriate to meeting the current and future needs of the community, including the needs of an aging population.
	Permit open market homes only where it enables the deliver of affordable homes through cross-subsidiation on allocated sites, where it is proven that there is no other source of grant funding.
	Support the needs of businesses through establishing a positive framework to deliver staff accommodation across the islands.



4	Provide a wider choice of better paid and skilled jobs through the creation of a more competitive and diverse economy.
	Encourage research, innovation and entrepreneurship through enhanced ICT opportunities.
	Provide sustainable growth in tourism in response to changing markets with a focus of improving the quality and value of its product, particularly tourist accommodation, in assets and where it complements the exceptional and outstanding environment.
	Permit new development that supports agriculture and horticulture in recognition of its cultural and economic importance and where it makes a contribution to sustainably managing the islands outstanding environment.
5	Facilitate growth that improves the sustainability and self-sufficiency of the islands communities through the provision and retention of viable services and facilities that supports its cultural, health and social well-being.
	Support proposals that facilitate modern and integrated health and social care services to meet the requirements of the community.
	Support investment in social, sports, recreational, leisure and cultural services and facilities to meet the requirements of the community.
	Ensure that new development and the built environment is designed to promote healthy living and support an ageing population.
	Support proposals that strengthen or support transportation links on each inhabited island and between the islands and the mainland, including connecting transport systems.
6	Promote high quality sustainable building and construction to minimise the risks arising from climate change and ensure new development is designed and located to mitigate and adapt to the effects of climate change and extreme weather conditions including coastal flooding.
	Reduce the causes of climate change by minimising carbon emissions in new development and supporting the transition to a low carbon economy through permitting proposals that promote clean, innovative and flexible energy technologies
	Reduce the environmental and social impacts of transport by reducing the need to travel by petrol and diesel car through the siting and design of new developments and encourage sustainable travel options, including the use of car sharing and electrical vehicles (40% of vehicles being low carbon or electric by 2025).
7	Ensure the sustainable use of natural resources and the full benefits of eco systems are understood and harnessed.
	To mitigate against the inevitable local impacts of climate change to ensure the environment, its community and businesses are conserved for future generations and help sustain the islands into the future.

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



The Spatial Strategy

86. **The spatial strategy sets out the planning framework that underpins the Local Plan in achieving its Vision, Aims and Objectives, and that secures sustainable development to meet the existing and future needs of the islands. Given the exceptional quality of the environment, development will be expected to make a positive contribution towards the social, economic and environmental sustainability of the Isles of Scilly. Development will therefore be directed towards locations, and be appropriately designed, to protect the most valued assets and resources.**

87. The spatial strategy for the Isles of Scilly provides a framework to deliver development that is necessary to meet its future needs; it takes account of the area's characteristics and issues, and how these can be managed to achieve the Vision for the islands. To address the sustainability and viability issues facing the islands, it is evident that new development is required to meet the existing and changing needs of the area's population, particularly more affordable homes. In addition, new development is also required to create a more prosperous and resilient economy, and to improve the reliability, sustainability and resilience of the islands' infrastructure, particularly in relation to energy, drinking water, sewerage and waste management. Supporting appropriately located, designed and scaled development to meet Scilly's economic and social needs will ensure that the exceptional quality of the islands' environment and tranquillity is not compromised or undermined.

88. Fundamental to the future sustainability of the islands is the need to build more homes to address the acute housing problems. Based on the 2016 Strategic Market Housing Assessment (SHMA), the Local Plan identifies a requirement for 105 affordable homes that will need to be delivered over the next 15 years. To ensure that these much-needed affordable dwellings are built, it is recognised that open-market homes will also be required, to financially subsidise and enable their provision. As the costs of delivering affordable dwellings will vary due to the particular circumstances of a site and the details of the development being proposed, the number of open-market homes required during the plan period is not prescribed, and will be determined through viability assessments on a case-by-case basis. No open-market housing will be permitted just to meet any demand for such homes.

89. To ensure an appropriate amount of land is available to enable the delivery of these much-needed affordable homes, the Local Plan identifies a range of sites on St Mary's within the two largest settlements of Hugh Town and Old Town, in the interests of sustainability. The Local Plan also provides some flexibility, as new homes will also be allowed on sites not specifically identified (windfall sites) where

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they are well related to exiting settlements, including those on the off-islands. Windfall housing developments will count towards achieving affordable homes over the plan period. Windfall sites will only be permitted where these make a contribution to delivering affordable housing, and will include self- or custom-build homes.

90. In addition to allowing new homes, the Local Plan also supports new economic development, with the aim of creating a stronger and more resilient economy through the availability of quality well-paid jobs and good training opportunities. To achieve this aim, the Local Plan provides a flexible and responsive approach to encourage business expansion and inward investment. Enabling an appropriate and sufficient supply of suitable business and employment sites and premises is fundamental to improving the economic prosperity of the islands. No specific sites have been identified for new business or employment development in the Local Plan. Instead, it sets out a policy framework to support appropriate proposals that improve the economic prosperity of the islands.

91. Allied to new homes and economic growth is the fundamental requirement to improve and modernise the islands' infrastructure. As the cost of providing basic infrastructural services rises, and as the impacts of climate change increase, the islands should look at becoming as self-sufficient and resilient as possible, and create a more viable and sustainable future for the islands.

92. The **spatial strategy** for the islands is set out below:

1. **Protect the integrity of the distinctive and exceptional environment,** including the landscape character, cultural and historical heritage, and nature conservation interests of the islands.
2. **Support new development that reinforces the sustainability and viability of the Isles of Scilly** and meets the economic and social needs of its communities.
3. By 2030, **build sufficient affordable homes to address the needs of the community over the plan period,** cross-subsidised, where appropriate, by open-market dwellings where no grant funding opportunities are available.
4. **Concentrate new homes in the settlements of Hugh Town and Old Town** as the most sustainable locations on St Mary's, with the aim of supporting existing and new facilities and services, improving infrastructure, and reducing unnecessary vehicle movements.
5. **Support new development that creates a more competitive, diverse and resilient economy** that can adapt to change and challenges.

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6. **Support development that secures improvements to the islands' infrastructure and utilities** through a coordinated approach as part of and in step with planned sustainable growth, including innovative and low-carbon technologies, as part of the Smart Islands programme and other investment initiatives.
7. **Support new tourist accommodation and facilities of an appropriate design and scale,** where they respond to changing markets and enhance the quality and diversity of the local tourism product and offer.
8. **Support sustainable travel options and reduce the environmental and social impacts of climate change and transport** by reducing the need to travel by petrol and diesel vehicles through the siting and design of new developments, and by encouraging sustainable travel options, including walking, cycling and the use of electrical vehicles.

93. In addition to the above, support will be given to initiatives that improve the reliability and resilience of the strategic transport connectivity, by ensuring the operational effectiveness of St Mary's Quay, St Mary's Airport and Tresco Heliport. Given the location of the Isles of Scilly, an efficient, reliable, year-round transport service connecting to the mainland is paramount, as it provides a lifeline for businesses, visitors and residents. Strategic transport links are, however, largely outside the scope of this Local Plan. Additionally, and given the size of the Isles of Scilly, there is a limit to the amount of public funds that can realistically be spent on improving the transport infrastructure.

94. Recent improvements to St Mary's Quay and Airport, as well as Lands' End Airport, particularly the runways and the installation of GPS landing systems, will all help facilitate a more reliable and effective year-round transport service. In addition, the new heliport in Penzance will provide an additional transportation route with a re-established helicopter service.

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Promoting a Sustainable Scilly



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Promoting a Sustainable Scilly

Issues:	Housing | Environment | Infrastructure | Economy | Community Facilities

Aims

1. Maintaining an outstanding and world-class environment, and ensuring that its distinctive and significant seascape and landscape, heritage and nature conservation assets are protected, valued and enhanced.

2. Ensuring the provision of infrastructure and utilities to create a more sustainable, resilient and self-sufficient Isles of Scilly.

3. Creating a balanced local housing market that provides housing choice and meets the existing and future needs of the community, enabling economic prosperity.

4. Creating a more competitive, diverse and resilient economy based on an exceptional and inspirational environment that can adapt to change and challenges and maximise opportunities by building on its strengths and underpinned by effective infrastructure and an appropriately available and skilled workforce.

5. Engendering and supporting a strong, vibrant and healthy island community with an improved quality of life for its residents.

6. Adapting to the effects of climate change on people, wildlife and places by increasing resilience, matching the vulnerability of land uses to flood risk, and managing surface water in the most sustainable way.

7. Minimising carbon dioxide and other greenhouse gases, and supporting measures that contribute to carbon neutrality and mitigate against the effects of climate change.

95. Promoting a ‘Sustainable Scilly’ has to underpin all development that takes place in these islands. The objectives set out in the Local Plan are designed to work together to ensure that development is able to deliver the principal aim of the planning system, which is to enable sustainable places.



96. When considering all development proposals, there will be a presumption in favour of sustainable development, to reflect the NPPF. To achieve this purpose, the Local Planning Authority will proactively work with applicants, island businesses and the community, to find solutions that enable proposals to be approved, wherever possible, in accordance with the Local Plan, unless material considerations indicate otherwise. This proactive approach will ensure that any development improves the social and economic well-being of the islands where appropriate and relevant, whilst protecting or enhancing the environment.

97. While the Local Plan supports development that meets the social and economic objectives of the islands' community and businesses, it must also ensure that this objective is not at the expense of the islands' outstanding environment, and development must therefore meet the policies set out in the outstanding environment section. The Local Plan has an overarching commitment to protect the environment, as part of the wider task of balancing economic and social objectives.

98. In order to achieve sustainable development, ensure the most efficient use of land and protect the environment, development should be directed towards brownfield sites wherever possible. Due to the limited amount of brownfield sites, some greenfield land will be required to meet the social and economic requirements of the islands, particularly for much-needed new homes.

99. **Climate Change** The importance of understanding climate change locally is echoed in the NPPF, which requires Local Planning Authorities to adopt positive strategies towards dealing with climate change. The NPPF identifies a number of factors which need to be considered over the longer term.[11] For the Isles of Scilly this means a particular focus on securing sustainable energy and drinking water supplies, improved waste water treatment, and avoiding areas at risk of flooding, as part of the requirement to adapt to the effects of climate change. Development that protects against the impacts from coastal flooding or erosion will be encouraged, including measures that improve coastal defences, and protect water resources and the most productive agricultural land.

100. **Zero and Low Carbon Development** The Climate Change Act 2008 places legally binding targets for the UK to achieve an 80% reduction in greenhouse gas emissions by 2050[12] and 34% by 2020, against 1990 baseline levels. The Local Plan can make a major contribution to achieving these targets locally, through the Spatial Strategy. Mitigating and adapting to climate change is achieved through criteria-based policies, which will also guide decision-making. The Local Plan, read as a whole, seeks to shape new and existing development through its policies and

[11] CE01 National Planning Policy Framework 2019 (Paragraph 20 and Chapter 14)
[12] CE11 2008 Climate Change Act

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by supporting initiatives such as the Smart Island programme,[13] as well as future sustainability projects. To support the islands' resilience to a changing climate and to tackle climate change locally, the Council is committed to ensuring that all new developments have as low a carbon impact as practically possible.

101. It is recognised that the Building Regulations are the primary means of ensuring energy efficiency in buildings, through its control over construction. The planning system does, however, have a role in promoting zero and low-carbon development through good design practices. Although the Local Plan is not proposing to apply an additional sustainability standard, support will be given to proposals that exceed current Building Regulations. Since 2007 the Isles of Scilly Design Guide, a Supplementary Planning Document (SPD), has promoted sustainable design.

POLICY SS1 Principles of Sustainable Development

Development will be permitted where it makes a positive contribution to the social, economic and environmental needs of the Isles of Scilly in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy the islands outstanding environment, by:

a) **conserving and enhancing the outstanding natural, built and historic environment;**
b) **locating, designing and constructing development where it makes a positive contribution to reducing the islands carbon footprint and consumption of natural resources;**
c) **improving accessibility and creating a network of safe and well-connected routes by integrating measures that encourage and promote walking, cycling and electric vehicles as part of any new development wherever opportunities allow;**
d) **promoting the value of biodiversity, geodiversity and soils, including the potential contribution from natural capital[14] and ecosystem services[15];**
e) **responding to climate change and avoiding development of land for vulnerable uses[16] where it is or will be at risk from coastal erosion and/or flooding;**
f) **promoting cohesive and resilient communities on each island; and**
g) **generating and sustaining economic activity.**

Justification and Compliance		
Policy SSI Principles of Sustainable Development		
Justification	Spatial Strategy	1, 3, 5, 7, 9.
	Aims:	1, 2, 6, 7
Compliance with NPPF 2019	Paragraphs:	7, 78, 124
Supports Economic Growth	**Supports a full Range of Housing needs:**	**Conserves the Natural and Historic Environment:**
n/a	n/a	yes

[13] CE12 Smart Energy Islands
[14] Natural capital can be defined as the world's stocks of natural assets which include geology, soil, air, water and all living things.
[15] Ecosystem services are the benefits provided by ecosystems that contribute to making human life both possible and worth living and include provisioning, regulating, supporting and cultural benefits of natural environmental processes.
[16] CE13 Flood Risk and Coastal Change



Key Evidence Base	Local Plan Scoping Report Consultation Documents (2015) Infrastructure Plan: Part of the strategic Plan for the Isles of Scilly (2014) A sustainable energy strategy for the Isles of Scilly (2007) UK Sustainable Development Strategy: Securing the Future (2005) National Planning Policy Framework 2019 Infrastructure Capacity Assessment Topic Paper 2018
Alternative options considered:	None
What the Community/Statutory consultees have told us:	"*Living in Scilly has many benefits and amongst them are the tranquillity, the sense of belonging to a community with the potential for sustainable living and sharing a love for the islands with visitors in a special and unique natural environment*". "*The outstanding quality of the natural environment and its importance to the economy needs to be more strongly set out. To be sustainable, the plan needs to consider and balance the economic, social and environmental strands that support sustainable development principles*".

102. **Sustainable Design** The detailed design of buildings and use of materials have provided the islands with character and identity. The Council will seek to maintain and strengthen the character and identity of each island and the distinctiveness of areas within them by ensuring that development is undertaken using natural, sustainable materials and styles that complement those found in the local area, and which avoid proliferating the use of unacceptable or unsustainable resources.

103. Much of the identity of an area is derived from a combination of distinctive local building types, materials, layouts, the relationship between buildings, and making use of natural features. The pattern of development varies across the five inhabited islands. On St Mary's there will often be a discernible pattern of development, with either a historic core or obvious later modern developments with a particular style. New development should complement distinctive local features and patterns, with regard given to the orientation and character of the immediate area. The Isles of Scilly Design Guide supplements Policy SS2, and sets out the detailed design characteristics of the islands.

104. All new buildings should be carefully designed to respect and enhance their surroundings. Buildings that are out of scale can detract from the character and amenity of an area. A building's scale, including its height and massing (the combined effect of its footprint, volume and shape) determines its impact on views, skylines, and its relationship with surrounding buildings and spaces, as well as on neighbouring and wider amenity.

105. New buildings should be of a similar scale to other buildings in the surrounding area, unless they are required to reflect a development's function or to create a landmark in an appropriate location. In such cases, larger-scale buildings may be appropriate, provided that important views and vistas from the public realm are retained, especially those of landmark features.

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106. Developments are generally more attractive if they have a degree of visual interest. The range of styles and materials used should be limited, to avoid a disjointed appearance. Visual interest can be provided through detailing, provided this does not detract from the character of an area. Original and innovative designs can be used to help raise the standard of design in an area, although it is important that such designs do not detract from the visual unity of areas that already have a successful and compatible mix of styles and materials.

107. Given the high environmental quality and finite amount of land, the efficient use of land will be supported where development is appropriately designed and sited in sustainable locations.

108. Extensions or alterations can have a cumulative impact on the character of the area, and can overwhelm an existing building to the extent that its original character and/or symmetry is significantly eroded. Proposals should therefore be subsidiary to the original building and not of a dominant scale, and take into account the wider impacts upon the environment. Policy LC9 should be applied specifically to domestic extensions.

109. As part of the commitment to maintain and enhance the natural environment, consideration should be given to incorporating measures to increase biodiversity through, for example, following the guidance set out in 'Building with Nature'.[17] As a minimum, bird and bat boxes should be incorporated into the design of buildings or extensions, with measures to reduce any impacts from current threats to biodiversity on the islands, including rats.

POLICY SS2 Sustainable Quality Design and Place-Making

(1) Development will not be permitted if it is considered to be of poor or unsustainable design. New development must be of a high-quality design and contribute to the islands' distinctiveness and social, economic and environmental elements of sustainability by:

a) respecting and reinforcing the character, identity and local distinctiveness of an area whilst not stifling innovation, and with the scale, density, layout, height, mass and materials responding positively to the existing townscape, landscape and seascape setting;

b) ensuring that development does not dominate or interrupt important public views, key landmark buildings or significant cultural and heritage features;

c) making efficient use of the land whilst respecting the character of the site and surrounding area and neighbouring land uses;

d) safeguarding the amenity of individuals and properties by creating a high-quality environment that addresses issues of privacy, overlooking,

[17] CE14 Building with Nature

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overshadowing, overbearing impacts and unreasonable noise and disturbance;

e) providing high-quality and clearly defined safe private, semi-private and public spaces, including recreational facilities and green infrastructure where appropriate;

f) ensuring that buildings can easily be altered and adapted to meet changing social and economic conditions and are resilient to climate change, including features to mitigate or enable rapid recovery from a flooding event where recommended in a Flood Risk Assessment;

g) providing opportunities for achieving measurable net gains in biodiversity by ensuring that natural and semi-natural features are created and enhanced as integral elements of the design, through the provision of features such as bird and bat boxes, and by incorporating measures that support the removal of any threats to the islands' biodiversity;

h) promoting physical activity by incorporating Sport England Active Design principles[18] wherever appropriate;

i) requiring sensitively designed adverts and signage that are appropriate and sympathetic to their local setting in terms of scale, design and materials;

j) incorporating measures to reduce any actual or perceived opportunities for crime or anti-social behaviour, and which promote safe living environments;

k) minimising the consumption of resources by requiring sustainable construction and design by:

I. incorporating high standards of energy efficiency and maximising opportunities for the micro-generation of renewable, low-carbon and decentralised energy, and where appropriate plugged into the Smart Grid;[19]

II. incorporating passive design measures for heating, cooling, ventilation and natural light, to reduce overall energy demand and improve energy efficiency;

III. using natural resources more prudently, including the use of locally sourced, recycled or low-carbon materials in construction where they are available and represent a viable option;

IV. reducing pressure on water resources and increasing re-use by incorporating effective water management measures, including Sustainable Urban Drainage Systems, green roofs and water-saving devices, and rain/grey water collecting and recycling facilities; and

V. providing appropriate vermin-proof waste and recycling storage appropriate for the scale of development proposed, and provision for kerbside waste and recycling collections consistent with the islands' waste management practices.

(2) Development proposals that involve the construction or conversion of buildings will need to be supported by a statement of Sustainable Design Measures (SDM) and a Site Waste Management Plan (SWMP).

Justification and Compliance
Policy SS2 Sustainable Quality Design and Place-making

[18] CE15 Sport England Active Design Principles

[19] The Smart Grid is one of the projects of the Smart Island Programme and concerns smart technology for homes.



Justification Compliance with NPPF 2019	Spatial Strategy 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7 Paragraphs: 7, 8, 9, 28, 70, 72	
Supports Economic Growth	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:
n/a	n/a	yes
Key Evidence Base	National Planning Policy Framework 2019 Isles of Scilly Design Guide SPD 2007	
Alternative options considered: What the Community/Statutory consultees have already told us:	None "*In terms of design, empathy with the environment, supporting sustainability of community...*" "*The plan needs to identify and prepare for the evolving technologies – design and efficiencies of renewable energy technology (generation and storage) will change, the plan must ensure that it does not close the door on any technology (including wind)".* *"The second principle of the plan document in tackling climate change needs to protect or enhance existing biodiversity by shaping the size, location, density, and design of settlements to avoid protected wildlife/sites and important habitats or species".*	

110. **Re-Using Buildings** The re-use of previously developed land and buildings is a sustainable way of reducing the need to construct new buildings, and reduces the depletion of greenfield land. The Agricultural Buildings of Scilly project, which was carried out in 1995, sought to identify all existing traditional agricultural buildings on the islands. Many of these buildings still remain, and it is vital that any re-use of these, as well as other non-agricultural buildings, is sympathetic to the character and scale of the existing structures and surrounding landscape character. The re-use of any existing building must be accompanied by a structural survey to ensure it can be viably converted.

111. To support growth and expansion of the rural economy, existing buildings that are suitable for conversion should be used for small-scale business uses, to help sustain the rural economy without creating the need for new buildings in the countryside. Employment uses will often require only minor alterations to the structure or exterior of the building, thereby maintaining a traditional appearance in the rural scene; and, in the case of buildings of historic or architectural merit, their original character.

112. Policy SS3 allows for the re-use of non-residential buildings as new homes. Allowing residential use needs to be balanced against the importance of retaining buildings that are capable of helping the islands' economy.

113. Conversion to residential use will only be allowed if it is specifically required to meet a permanent local housing need or for staff accommodation, and it has been demonstrated that commercial uses (excluding holiday lets) are not viable. In certain circumstances, residential use specifically for a holiday letting opportunity may be justified as an appropriate means of preserving a building of particular architectural or historic merit because it is the only means of funding its restoration and retaining its original features. In these circumstances, evidence should be provided demonstrating the reasons why a commercial proposal would not be appropriate for preserving the building.

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114. Buildings constructed of temporary or short-life materials, or which are derelict or in an advanced state of disrepair, are not considered suitable for re-use. The extent of adaptation required to bring them into use is likely to have an impact on the landscape similar to that of a new building. It is recognised, however, that for sites closely related to existing built-up areas, a replacement building that does not have a significantly greater impact may be a prudent use of a previously developed site, particularly where it can be demonstrated that a good proportion of the existing materials could be re-used.

115. The re-use of traditional buildings with architectural or historic merit will be positively encouraged. The retention of buildings that are not in keeping with their surroundings, or are visually intrusive because of their location, form, bulk or general design, will be discouraged.

116. The aim of re-using traditional buildings is to protect their character by maintaining original or traditional structures, built form, architectural detail, materials and general design, whilst minimising new buildings. However, where proposals for alternative use require the creation of new ancillary buildings and/or extensions, these will be considered on their own merits. Uses ancillary to the new use of the building, such as additional car parking or open storage, must not have an impact on the surrounding landscape, including any extension of the curtilage of the development into the countryside. Account will also be taken of amenity issues such as noise, smell or external illumination.

117. The character of the landscape could be jeopardised if the many small-scale agricultural buildings that are still capable of continued agricultural use were used for more lucrative purposes, thereby generating the potential demand for new agricultural buildings. It is important not to permit a change of use of an agricultural building if a new building would be required on an agricultural holding to fulfil the function of the building being converted, unless the existing building is no longer suitable for agricultural use.

118. Existing buildings may provide homes for wildlife, particularly nesting birds and roosting bats, which are statutorily protected. Every opportunity should be made not only to avoid the disturbance of protected species, but also to enhance their provision by incorporating measures such as bat or bird boxes integrated into the building, in accordance with Policy SS2g and Policy SS3e. Additionally, opportunities should be made for biodiversity net gain, including habitat restoration and recreation, and measures to reduce any impacts from current threats to biodiversity on the islands including rats.

POLICY SS3 Re-use of Buildings

(1) The re-use of buildings for commercial use will be permitted provided that:

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a) the building is structurally sound and capable of conversion without substantial rebuilding, extension or alteration;
b) the proposal would not result in the requirement for another building to fulfil the function of the building being converted;
c) the proposed use is restricted primarily to the building;
d) the development would lead to an enhancement of its immediate setting; and
e) suitable nesting and roosting sites for birds and bats are incorporated into the design.

(2) The re-use of buildings for residential use will be permitted provided that all the above criteria are met and that:

a) the proposal is to address a local housing need or staff accommodation, and is subject to appropriate occupancy restrictions in accordance with Policies LC2 and LC4; or
b) the proposal is for a holiday let on the basis that it has been demonstrated that there are no other viable means of protecting and retaining the building; and
c) the building is of local traditional architectural or historic merit, worthy of retention; and
d) it is demonstrated that every reasonable attempt has been made to secure commercial use, which should be supported by evidence of marketing.

(3) All development proposals should be supported by a structural survey to demonstrate the amount of repair or rebuilding required to convert the building to the use proposed.

Justification and Compliance		
Policy SS3 Re-use of Buildings		
Justification	**Spatial Strategy:**	1, 4, 5, 7, 8, 9.
	Aims:	1, 5, 6, 7
Compliance with NPPF 2019	**Paragraphs:**	79
Supports Economic Growth	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:
Yes	n/a	yes
Key Evidence Base	Local Plan Scoping Report Consultation Documents (2015) Agricultural Buildings of Scilly (1995 and 1996)	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	"*More Building: Wherever possible existing buildings should be re-used, followed by brownfield sites*". "*It is important that the new Plan has Policies to encourage the re-use of redundant farm buildings*".	

119. **Retail** Retaining locally accessible shops, services and facilities is a primary aspect of maintaining a sustainable community. The protection of retail business is therefore recognised both nationally and locally as an important aspect of planning. On St Mary's, the main centre of Hugh Town supports a wide range of business activities and is the islands' primary retail centre. The resident population of St Mary's and the off-islands provide year-round support for retail businesses that contribute positively to the commercial mix and viability of Hugh Town. During the main tourism season, the demand for retail and ancillary services increases; this is reflected in the emergence of mobile trading vehicles during the summer months, despite some of the town's ground-floor retail spaces remaining empty.



120. Retail includes shops for food and groceries, convenience stores, chemists or pharmacies, newsagents and clothes shops. Ancillary retail uses are all the other types of businesses that are situated within a town centre that do not fall within the precise A1 use class[20] of retail. Ancillary retail uses are usually located within a town centre and can include banks, cafes, restaurants, public houses, hairdressers and estate agents. These ancillary uses can create a crossover into the evening that is important to the local economy, particularly for tourism.

121. The loss of retail and ancillary retail uses can have a negative impact upon the vibrancy and vitality of a town centre, which in turn can impact upon the tourism industry, as well as the ability of businesses to operate on a year-round basis, as local residents find alternative ways of shopping. The increase in the reliability of internet shopping will continue to have an impact upon shopping habits. Given the remoteness from the mainland and the nature of the community on the islands, it is vital that the Local Plan can resist the unnecessary loss of retail and ancillary retail uses within the Isles of Scilly.

122. **Mobile Trading** Mobile trading occurs within Hugh Town. Although such trading does not always require planning consent, an agreement with the land owner is needed. A Street Trading Licence will also be required from the Council's Licensing Department. If the sale of goods is a on a fixed site, regardless of whether the vehicle is mobile, both a Fixed Trading Licence and planning permission would be required. Fixed traders must not give rise to amenity issues through, for example, noise or smells, and must ensure that pedestrian and highway safety is maintained when trading is in operation, in accordance with Policy SS4.

123. **Recreation** The islands have a wealth of publicly accessible beaches and permissive footpaths across all of the inhabited islands. The total amount of dedicated recreation sport and play spaces on the islands is around 15.8 hectares, in addition to a nine-hole golf course on St Mary's. This equates to around 6.9 hectares per 1,000 population, or 69 m^2 per head of population.[21] In addition to dedicated recreation sites, there are seasonal water sports available on all inhabited islands, including sailing, stand-up paddle boarding, kayaking, windsurfing and snorkelling, as well as a plethora of beaches which are all freely accessible to the community and visitors.

124. All of the inhabited islands are walkable communities with co-located community facilities, and given that the Local Plan does not seek to plan for a significant growth in the population, over the plan period there is no identified need to provide further dedicated recreation sites or play pitches for sporting activities. It is, however,

[20] CE16 Town and Country Use Classes Order 1987
[21] CE17 Recreation Sites on the Isles of Scilly (Agenda Item 10, Appendix B)

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important that existing dedicated outdoor recreation and play spaces are retained and enhanced, to support the community's needs, as well as to provide enhancements for the islands' visitors.

125. **Safeguarding Community Facilities** National policy states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. This chimes with the Council's Corporate Plan,[22] which aims to enhance the quality of life on the Isles of Scilly by enabling healthy lifestyles, independent living and access to good-quality healthcare.

126. The NPPF requires Local Planning Authorities to work with other authorities and providers to assess the quality and capacity of infrastructure for social care, to ensure that local strategies to improve health and social and cultural well-being are addressed through the planning process.[23] Government policies also encourage care in the community, to help people remain in their home and live independently within the community.

127. Schools and associated educational facilities are provided on St Mary's (primary and secondary schools), Tresco (primary school for the islands of Tresco and Bryher), St Martin's (primary school) and St Agnes (primary school). St Mary's also has boarding accommodation for secondary-school students who would normally reside on an off-island. It is important that these facilities are safeguarded. The Five Islands School is part of a Multi-Academy Trust (MAT), and the Council, as the Local Education Authority, has an ambition to work with the academy trust to ensure that there is sufficient suitable housing on the islands to support the education workforce. It is equally important that the existing educational infrastructure is safeguarded and that future needs are delivered, particularly in relation to new homes. Provision for staff accommodation, including that required by the MAT, is supported under Policy LC1.

128. An isolated island community requires the availability of community services and facilities to support social sustainability, including those for leisure, recreation and sport. To address this issue and reflect Government guidance, support will be given for new community facilities or for the change of use of buildings to facilitate such uses. Additionally, the loss of a facility or service that supports the islands' community, including open space, sport and recreation, will be resisted unless it is adequately demonstrated that it is no longer viable, suitable or needed. Any proposals for the change of use of a community facility or service should provide evidence to demonstrate that there is no longer a need for the specific service or facility in the longer term; that a suitable replacement service or facility can be provided; or that there is an existing similar service or facility accessible to the local community. As listed in Policy SS4, to demonstrate that the loss is justifiable,

[22] CE18 Council of the Isles of Scilly Corporate Plan
[23] CE01 National Planning Policy Framework 2019 Paragraph 72 of NPPF 2019:

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evidence should be provided of attempts to market the property for its current and alternative uses, within appropriate publications and at an appropriate value, for a minimum period of 12 months.

129. In relation to the provision of community facilities, there is an ongoing project to deliver integrated health, care and housing solutions for the islands' community. This project is known as 'Building Blocks for the Future' and is subject to a One Public Estate bid;[24] this is a Government initiative[25] to encourage publicly funded services to co-locate in order to achieve savings, free-up property for other uses, and ensure better customer-focussed delivery of services. Specific to this project is the integration of health and social care, including the Park House Residential Care Home. Park House itself is a dated structure not designed for the future needs of the islands, and it has limitations as a residential care home, given the increased levels of complexity of need.

130. Although it is known to be a development that is likely to come forward over the plan period, there is no specific site to allocate. It is likely that the preferred approach would be the replacement of Park House Residential Care Home with the construction of a new purpose-built integrated health and social care hub with a particular focus on frail elderly people. This project, which will respond to the anticipated increase in the proportion of the population aged over 65, could be one of the first in the UK to integrate social care and NHS services at one site, sharing resources and making significant savings. Policy SS4 seeks to ensure that appropriate support is given to providing the most appropriate site for the delivery of a new integrated health and social care facility on the islands.

POLICY SS4 Protection of Retailing, Recreation and Community Facilities

(1) Development for new retailing and community facilities, including recreation spaces and an integrated health and social care facility, will be supported where:

a) it is appropriately designed, scaled and located in accordance with other policies in the Local Plan; and

b) it does not harm the amenities of the surrounding areas and maintains pedestrian and highway safety.

(2) Development (including the change of use of existing premises) that involves the loss of ground-floor retail units, ancillary retail or public houses, within the defined Town Centre of the Policies Map, will only be permitted if it can be demonstrated that the use is no longer, or cannot be made, commercially viable. All applications that result in the loss of such facilities must be supported by appropriate marketing (for a minimum period of 12 months) and a financial viability assessment to support the proposal.

[24] CE19 Building Blocks for the Future: One Public Estate Bid (Agenda Item 16)
[25] CE20 One Public Estate Initiative

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(3) Development that would result in the loss, or prejudice the use of a recreational or sporting facility, as defined on the Policies Map, or other community or cultural service or facility, will not be permitted unless it can be clearly demonstrated that:

a) **there is no longer a need for the specific facility or service by the community, including over the longer term; and**
b) **a need for other permitted uses or other facilities and services has been explored and is not required; or**
c) **a replacement facility or service is provided that is accessibly located to the local community and of at least equivalent standard; or**
d) **in the case of a local commercial service, it cannot be continued and made viable over the longer term.**

(4) In respect of (3) c), planning conditions or obligations will be used to ensure that the replacement provision, where this is essentially required, is secured at an appropriate time in relation to the redevelopment of the site/building.

(5) Where the case for a change of use is accepted, favourable consideration will be given to:

1. **Use Classes that fall within Use A, D1 or D2 of the Use Classes Order before other compatible employment uses (B1a) are considered; or**
2. **When it can be demonstrated that the change of use to A, D1, D2 or B1a uses or another community use is not possible, a change of use to housing in accordance with Policy SS3 and Policy LC3 may be permitted.**

Justification and Compliance		
Policy SS4 Protection of Retailing, Recreation & Community Facilities		
Justification	Spatial Strategy 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraphs: 85, 86, 87, 91, 92, 93, 94	
Supports Economic Growth	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:
Yes	n/a	n/a
Key Evidence Base	National Planning Policy Framework 2019 Planning Practice Guidance. Department of Health, Care in Local Communities, 2013	
Alternative options considered	Not defining a town centre or retail frontage to attach this policy to and applying to any existing retail or ancillary retail use including PH/Restaurants/Cafes etc.	
What the Community/Statutory consultees have already told us:	*"The competition for renting retail outlets in the centre of Hugh Town against holiday lets is clearly not supportive of the long-term viability of St Mary's as an attractive visitor destination. Tourists have certain expectations of a holiday destination, with a vibrant town centre featuring cafes and shops being among them. The centre of Hugh Town including the stretch from the quay through Hugh Street to the Strand ought to be protected for retail and food use".* *The provision of community facilities is vital with any future development to encourage social and community interaction. It could, for example at Telegraph enable a third community and perhaps an opportunity for a business/employment (shop)."*	

131. **Physical Infrastructure** The islands are recognised as being carbon-intensive, due in part to outdated and inefficient infrastructure, and heavy reliance on imported fossil fuels and electricity to meet the community's needs, as identified in the Energy



Infrastructure Plan.[26] This high carbon intensity contrasts with the opportunities for self-sufficiency presented by the islands' location and natural environment.

132. In addition to this inefficient energy infrastructure, historically the islands have had limited investment in improving or modernising their water or sewerage infrastructure. Much of the islands' waste water is dealt with by private treatment plants or septic tanks, with only Hugh Town and Old Town on St Mary's having a comprehensive, albeit aged, public sewerage network. The underinvestment in infrastructure in part reflects the lack of strategically planned development that could potentially leverage the investments to improve infrastructure. Although the Local Plan seeks to strategically plan for affordable new homes in response to existing housing needs, it is not promoting significant growth. Nonetheless, new development will have to ensure that there is no increased burden on the existing infrastructure.

133. In order to address legacy infrastructure systems and to ensure compliance with the Water Framework Directive, significant investments are planned for the islands' sewerage and water network over the plan period. It is therefore not considered necessary to levy developers for infrastructure contributions particularly as this would impact on the viability of delivering the necessary affordable homes. Development will, however, be expected to include any necessary or appropriate connections to comprehensive water and sewerage systems, wherever possible, rather than perpetuate further private systems.

134. The planned investment will significantly improve the management of water supplies and foul waste water. Policy SS5 seeks to ensure that any improvements to the existing infrastructure take place before the implementation of any significant development, including the housing allocations identified in Policy LC6. In addition, Policy SS6 seeks that new developments minimise water usage through both design measures and technological improvements, to ensure that environmental impacts are minimised.

135. The Smart Islands programme seeks to capitalise on the opportunities presented by the islands to enable an appropriate transition from a carbon-intensive community to a low-carbon community. In order to achieve this transition, it is necessary to improve the islands' existing physical infrastructure to create more holistic and modernised systems. These challenges include improving the resilience, reliability and management of the energy network, securing reliable sources of renewable energy, reducing fuel poverty and tackling the cost of waste disposal. It also includes significant improvements in the islands' sewerage and drinking water infrastructure through planned investments over the plan period. The Smart Islands programme is intended to meet these challenges through, for example, the provision of energy

[26] CE21 Isles of Scilly Energy Infrastructure Plan 2016

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management systems and affordable, reliable and locally generated energy, and through renewable sources and the use of waste.

136. There are planned infrastructure investments that will address many of the current infrastructure deficiencies over the plan period, to enable the sustainable growth proposed in the Local Plan. The timing of new development, however, will need to take into account any planned investment at the time, to ensure the necessary infrastructure is available to support any proposal. As such, the timing of development may need to be phased to minimise the impact on existing resources, and to take into account planned investments and improvements in essential infrastructure. In some cases, the development itself may be required to provide or improve existing infrastructure to make the proposal acceptable. Planning conditions and/or legal agreements will be used to ensure that necessary improvements are obliged, if required, to phase development in line with planned infrastructure investments.

137. The provision of infrastructure should be taken into account when estimating the costs of a scheme and its viability, as well as connecting to or building in the capability to easily connect to any future Smart Island or similar energy grid. Where a proposal to deliver affordable homes, on an allocated housing site, has been made unviable by the level of infrastructure required, the Council will work with the developer to address the issue.

POLICY SS5 Physical Infrastructure

Development will be permitted where it is supported by the necessary existing or planned physical infrastructure to enable its delivery. Development proposals for new physical infrastructure will be supported where it makes a positive contribution to the sustainability of the islands.

Justification and Compliance		
Policy SS5 Infrastructure Improvements		
Justification	Spatial Strategy 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraph 8(a), 16, 22, 28, 34	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	Yes
Key Evidence Base:	National Planning Policy Framework 2019 Planning Practice Guidance. Energy Infrastructure Plan 2016 Infrastructure Plan: Part of the Strategic plan for the Isles of Scilly 2014 Infrastructure Capacity Study Topic Paper 2018	
Alternative options considered.	None	
What the Community/Statutory consultees have already told us:	"*it is vital that the islands keep moving forward, providing the infrastructure and conditions for economic growth in new and emerging sectors as well as for our tourism industry and our aspiration to deliver a world class visitor experience*". "*The necessary improvements in water abstraction, sewage and waste infrastructure will be an essential major consideration in considering additional development. Given the importance of these and the effect of not improving infrastructure on European sites and the need to ensure that any Plan proposals must be able to demonstrate certainty of no effects on European sites, this is an essential focus for the Plan given the finite resources of the island*".	

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



138. **Water and Waste Water** The Council of the Isles of Scilly is the Water Authority for St Mary's and Bryher. The Council is also responsible for managing waste water in Old Town and Hugh Town on St Mary's. The supply of water for St Mary's comes from the groundwater abstraction wells at Higher Moor and Lower Moor. There are five borehole abstraction wells: Venns, Carrs and Hales at Higher Moor, and Rocky Hill and Joneys at Lower Moor. The water supply for St Mary's is supplemented by the desalination plant, located on the east side of the island. The desalination is used to improve the quality of the water and help the groundwater levels to re-charge and reduce the risk of saline intrusion. There are three reservoirs on St Mary's, all in the form of above- or below-ground storage tanks. All water extracted from groundwater boreholes or the sea is treated and distributed via the water pumping and treatment station at Porth Hellick above Higher Moor.

139. There are five water abstraction boreholes on Bryher that supply fresh water. These are all located just to the north east of Great Pool. Two replacement tanks and sampling facilities have been installed on Bryher to improve the water facilities on the island.

140. Tresco Estate supplies drinking water via a whole-island distribution system that includes appropriate blending and treatment. The Estate also manages waste water on Tresco and has a whole-island sewerage system with a screening plant. It also operates strict exclusion zones around its boreholes to mitigate the risk of any contamination of the water supply.

141. On St Agnes and St Martin's, water is provided through a combination of the Duchy of Cornwall and private boreholes, with waste water disposed of through private treatment plants, mostly in the form of septic tanks. Water supply on St Agnes is sourced from Big Pool SSSI in the north-west corner of the island, protected from the north and west by sea defences. St Agnes depends on the aquifer for its fresh water supplies via borehole abstraction. The water supplies on St Martin's are drawn from private boreholes, supplemented with rainwater collection tanks. Borehole water supplies on both St Agnes and St Martin's are vulnerable to pollution from agricultural chemicals and septic tank seepage.

142. The water environment of the islands is important for a number of reasons, not least its ecological value and as a source of drinking water for the islands' residents and visitors. There are legal requirements through the Water Framework Directive[27] to give full consideration to the quality and quantity of ground and surface water bodies, in order to aim to achieve 'good' status or 'good ecological potential' in all water bodies by 2027. As the Council has a role in supporting the delivery of these objectives, it is essential that development does not cause deterioration in the status of any bodies of water on the islands.

[27] CE22 Water Framework Directive

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143. Promoting more efficient use of water will be essential to help balance the needs of the community and the environment. Policy SS6 uses the proposed higher Building Regulations requirement for housing and the BREEAM,[28] for non-residential, to secure increased water efficiency; such as, for example, rainwater harvesting and grey water recycling. Alternative approaches to securing the equivalent level of water efficiency sought through criteria d) and e) of Policy SS6 will be considered where supported by appropriate evidence.

144. As waste water can be harmful to both the environment and human health, it is necessary to ensure that sewerage disposal is appropriately managed. Groundwater on the Isles of Scilly is vulnerable to contamination. The soils are shallow and groundwater flows through the fractured granite aquifers with elevated nitrate and bacteria levels. Regulations require landowners to obtain a permit from the Environment Agency to discharge sewage effluent close to boreholes and wells that provide a drinking water supply.

145. Any development proposal must ensure that there is adequate infrastructure available or provided, and it must not lead to a deterioration in water quality and water resources. Foul drainage is a particularly important consideration, as this falls under Environmental Permitting Regulations requirements. Applications will need to consider the effect on designated marine and terrestrial areas, as well as the proximity to boreholes and fragile groundwater reserves.

146. With the exception of Tresco, the off-islands have limited capacity for the disposal of foul drainage because of the reliance on septic tank systems, some of which are in close proximity to private drinking water boreholes; a situation that elevates the risk of cross-contamination. The amount of land on the off-islands that is considered suitable and safe for the siting of septic tank drainage fields is also limited.

147. Policy SS6 protects the environment and public health by requiring connections to existing networks that are fit for purpose, and with the appropriate existing or planned capacity where available. As a last resort, proposals must provide a new private package treatment system appropriate to the scale of development proposed. The installation of new sewage treatment packages should obtain the necessary permit from the Environment Agency, in accordance with the General Binding Rules.[29]

POLICY SS6 Water and Waste Water Management

(1) Development that requires a new connection to mains or private drinking or waste water systems will be permitted provided that:

[28] CE23 BREEAM: Building Research Establishment Environmental Assessment Method

[29] CE24 General Binding Rules

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a) it does not result in the deterioration of, and where possible assists in improving water quality, to support the attainment of the requirements of the Water Framework Directive;
b) it complies with national policy and guidance in relation to flood risk;
c) it does not result in a risk to the quality of groundwater, and there is no risk to public or private water supplies;
d) all new homes (including replacement dwellings and conversions) achieve a water consumption standard of no more than 110 litres per person per day;
e) all new non-residential developments of 500 sqm or more achieve the BREEAM107 'excellent' credit required for water consumption; and
f) it does not impact on habitats and designated sites

Criteria d) – f) need to be satisfied unless it can be demonstrated that it is not financially viable to do so.

(2) If neither a mains nor package waste-water treatment plant is feasible to deliver the requirements of a new development, then a system incorporating septic tanks may be considered, provided there are no adverse environmental or public health effects from the installation.

Justification and Compliance		
Policy SS6 Water and Waste Water Management		
Justification	Spatial Strategy 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraphs: 20a, 34, 149,	
Supports Economic Growth	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:
Yes	Yes	Yes
Key Evidence Base	Infrastructure Plan: Part of the Strategic plan for the Isles of Scilly 2014 National Planning Policy Framework 2019 Energy Infrastructure Plan 2016 EA Groundwater Quality Survey 2015/16 Infrastructure Capacity Study 2018	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"Water and waste: probably the most significant issue for the Isles, but not referred to until after the comments on number of dwellings required. The infrastructure needs to be in place before any houses are built".* *"Surely there should be no more development of housing until the infrastructural problems are sorted out, particularly that of water".* *"Certainly there must be changes to the water and waste systems, and there are opportunities for changes in energy".* *"Water and Sewerage: Would it be possible to reduce the pressure in order to reduce consumption? When considering the very necessary up-dating of the sewerage systems 'green' systems should be used, not only for environmental reasons but looking towards the future the Government might well make such schemes compulsory resulting in any new work not complying having to be destroyed and replaced".*	

148. **Flood Risk** The islands are a flooded landscape that was originally connected to Cornwall until around 10,000 years ago. The rising sea level created the islands of St Agnes, Annet and the Western Rocks at around 3000 BC. The other modern-day islands remained a single island until a period from around 1000 BC onwards. This process of inundation is ongoing, and the predicted rise in sea level varies from 15 cm to 60 cm over the next 75 years. As such, the islands are, and will remain, vulnerable to coastal flooding.

149. Development will be permissible where it complies with the NPPF and national guidance, takes account of local evidence and strategies (including the Local Flood



Risk Management Strategies (LFRMS) and the Shoreline Management Plans (SMP)), and incorporates appropriate mitigation. To assist in the process, the Environment Agency is mapping the islands in terms of flood risk zones.[30]

150. The LFRMS for the Isles of Scilly was published in 2017[31] and states that the primary flood risk for the islands will be from coastal flooding. Coastal flooding occurs when the sea level rises above the level of coastal land. It is exacerbated by tidal movements, ground sea swell, strong winds or other extreme weather conditions, as well as low atmospheric pressure and/or heavy rainfall.

151. The Isles of Scilly Climate Change Strategy 2011 indicates that the climate change impacts for the region include the likelihood of warmer, drier summers, milder, wetter winters, and rising sea levels. In addition, the area will be subject to more extremes, including increases in intense downpours, both in terms of volume and frequency; shorter return periods for high-water levels at the coast; storm surge levels being predicted to exceed current levels; as well as an increase of around 1 m in average annual offshore wave heights by 2080. High spring tides are predictable, but weather conditions can create storm surges and groundswell that add to the water levels. Future predictions indicate that the islands can expect an increased level of flood risk, due to a combination of rising sea levels (at a rate in the South West that is faster than the rest of the UK); more intense storm activity, with storm surge levels that exceed current levels; along with increased offshore wave heights.

152. The higher frequency and ferocity of storm events will increase the severity and incidence of tidal flooding and the rates of coastal erosion. Given that it is not viable to continually raise the height of sea defences, the maintenance and strengthening of existing defences, both man-made and natural, will be important to protect property and critical infrastructure. The islands will need to adapt to flooding by developing effective mitigation and recovery measures.

153. Historic flooding events have affected all of the inhabited islands in recent years, with certain areas known to be at greater risk than others. Within these areas, the LFRMS and SMP advocate a range of approaches, including taking no active intervention (NAI), holding the line (HTL), and managed realignment (MR). Areas known to be at a higher risk from coastal flooding and erosion are below the 5-metre contour (5 metres above Ordnance Datum, Newlyn), and are identified on the Policies Map of this Local Plan. Development proposals in these areas should be avoided where possible, or subject to a Flood Risk Assessment (FRA) as required by Policy SS7, to ensure that vulnerable uses are protected and risks mitigated.

[30] CE25 Flood Map for Planning
[31] CE26 Local Flood Risk Management Strategy 2017

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154. The submission of a site-specific FRA will be required, to ensure that development proposals that have to take place in areas at risk of flooding are resilient to those risks. A FRA must demonstrate a knowledge of the flood risks and ensure that the physical damage of flooding on homes and businesses is both minimised and recovered quickly (i.e. the time it takes to make the property usable/habitable again, with more advice provided by the Flood Repairable House guidance[32]). Further policy and guidance on undertaking a Flood Risk Assessment can be found on the Environment Agency website and National Planning Practice Guidance on Flood Risk and Coastal Change.[33]

155. As of 2019, a £1.4 million Sea Defence Works and Dune Management Project is being prepared by the Council, with funding from the ERDF[34] and the Environment Agency. This project is anticipated to take place during the plan period.

156. Where appropriate, development proposals need to consider adequate and appropriate drainage systems to direct flood waters without putting other areas at risk, as well as the use of permeable surfaces. This requirement could include the identification of appropriate sites for containing those flood waters during storms, prior to their release at times of low tide or when the storm event abates. Sustainable Drainage Systems (SuDS[35]) will have an important role in the management of rainfall and surface water, particularly in low-lying or flood-prone areas, as well as helping to improve water quality.

157. During the plan period, the following areas are likely to be subject to flood and coastal risk-management works.

St Mary's Location	Existing Defence	Proposed Enhancement
The Mermaid Wall	Sea wall.	Storm damage repairs.
The Quay to Customs House	Existing building line and stop logs.	Assessment of defence line and development of adequate standard of defence, including third party assets.
Customs House to Carn Thomas	Sea wall and secondary wall.	Storm damage repairs, development of adequate standard of defence.
Porthmellon	Embankment (south end), sand dune, sea wall (north end).	Sand dune management plan, rock armour to protect south end, sea wall repairs at north end.
Porthloo	Bank.	Rock armour and toe protection for bank.
Pelistry Ledges	-	Management of cliff recession.
Porth Hellick	Gravel Bank.	Replenishment.
Old Town Slip to Old Town Church	Sea walls and embankment.	Storm damage repairs. Demountable defence at east end of bay.

[32] CE27 Flood Repairable: Planning to Recover Quickly and make your home flood repairable
[33] CE28 Flood Risk Assessment for Planning
[34] European Regional Development Fund.
[35] Sustainable urban drainage systems (SUDS) can be used in all types of development to provide a natural approach to managing drainage in order to prevent water pollution and flooding, and they can create or enhance green spaces and habitat for wildlife.



Old Town Quay to Tolman Point	-	Management of cliff recession.
Porthcressa, Little Carn to Sally Port	Sea wall.	Storm damage repairs.
Porthcressa, Slipway to Playground	Rock armour, sea wall.	Management of cliff recession.
Garrison, Sally Port to Morning Point	-	Management of cliff recession.
St Martin's Location	**Existing Defence**	**Proposed Enhancement**
Higher Town West End	Rock armour / revetment.	Replenishment.
Tresco Location	**Existing Defence**	**Proposed Enhancement**
South Beach / Pentle Bay	Sand dunes.	Dune management plan, dune toe protection.
New Grimsby, Quay to Flying Boat Club slip	Sea wall and rock revetment.	Storm damage repairs. Replenishment.
New Grimsby Quay	Breakwater.	Storm damage repairs.
Bryher Location	**Existing Defence**	**Proposed Enhancement**
Great Porth North end	Bank, sea wall and rock revetment.	Repairs to damaged revetment.
Great Popplestones	Rock revetment and sea wall.	Repairs to damaged revetment.
Little Popplestones	Embankment and sand dune.	Replenishment. Potential leat instatement.
Church Quay access	Limited rock revetment.	Development of defence line.
St Agnes	**Existing Defence**	**Proposed Enhancement**
Pereglis Slip to Ginamoney Carn	Embankment.	Replenishment and strengthening.
Ginamoney Carn to Browarth Point	Embankment with concrete revetment.	Repairs to damaged revetment.
Browarth Point to Kallimay Point	Embankment with concrete revetment, sea wall.	Repairs to damaged revetment. Repairs to sea wall.
The Quay to Turks Head Slip	-	Management of cliff recession.

158. Whilst there is no development permitted on the uninhabited islands, it is known that sea inundation and coastal erosion continues to impact upon important heritage, including Scheduled Monuments and important wildlife features such as nesting sites



for storm petrels. The Heritage at Risk Register[36] identifies a number of problems as a direct result of coast erosion.

POLICY SS7 Flood Avoidance and Coastal Erosion

(1) Development proposals to build below the 5 metre contour (5 metres above Ordnance Datum, Newlyn) or in other areas shown to be at risk of flooding or coastal erosion, as set out in the policies map, will not be permitted unless an appropriate and proportionate Flood Risk Assessment (FRA) demonstrates how the flood risk will be managed, and that:

- **a) the development, taking climate change into account, does not create a flood risk over its lifetime to existing or proposed properties and/or surrounding land;**
- **b) appropriate acceptable mitigation and recovery measures can be undertaken to ensure no significant adverse impact on human health or the natural and built environment as well as cultural heritage; and**
- **c) if there is any doubt, the precautionary principle[37] will apply.**

(2) All major developments, regardless of location, should also be accompanied by a proportionate Flood Risk Assessment and appropriate sustainable drainage system.

Justification and Compliance		
Policy SS7 Flooding Avoidance		
Justification	Spatial Strategy 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraph 20, 43, 118, 148, 149, 155, 165	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
n/a	n/a	Yes
Key Evidence Base	National Planning Policy Framework, 2019 National Planning Practice Guidance: Flood Risk and Coastal Change, 2014 Climate Change Strategy 2011 Infrastructure Plan: Part of the Strategic plan for the Isles of Scilly 2014 Cornwall and Isles of Scilly Shoreline Management Plan 2 - Isles of Scilly Mid Term Review Appendix A Local Flood Risk Management Strategy 2017 EA Groundwater Quality Survey 2015/16	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	"*We consider that your Authority will need to update the evidence base on flood risk to have a better understanding of how this will affect the Islands over the Plan period. Without this update it will be difficult to demonstrate how the objectives and vision of the Plan could be achieved, with the consequence that the Plan could be considered unsound*". "*the SMP2 Review, the 2011 water resources report including flood defences and the Environment Agency datasets including the State of the Nation flood risk assessment provide a good, but high level, overview of the FCERM risks the islands face and the recommended current and future actions to mitigate for these risks. Therefore, at the very least the Local Plan should make reference to these recommendations and associated action plans in the preparation of this Plan*".	

159. **Renewable Energy** The electricity distribution network operator (DNO) is Western Power Distribution (WPD). As established in the Energy Infrastructure Plan (EIP) 2016, all energy on the islands is imported, other than a small number of photovoltaic (PV) installations. The two major energy demands are for electricity and

[36] CE29 Heritage at Risk - South West Register 2018
[37] The Precautionary Principle is risk-assessment and avoidance



petroleum products. The level of import, and especially the isolated nature of the islands, results in an energy supply that can be vulnerable to interruption, though historically this has been classified as 'reliable' when considering Ofgem[38] targets.

160. Western Power Distribution's 33 kilovolt (kV) electricity subsea cable, installed in 1988 with a capacity of 7.5 MW, became damaged in March 2017 and was unable to supply the islands with electricity. Whilst the provision of energy for islanders was maintained, this was provided by generation at the islands' 5.7 MW diesel power station on St Mary's.

161. In addition to the diesel power station on St Mary's, there are two satellite power stations on Bryher and St Agnes, each with twin 180 kW diesel generators (enough for current average demand). St Mary's, Tresco and St Martin's are on a loop of power distribution cables, allowing supply to be back-fed if there is an issue with the supply cables. Bryher and St Agnes are on spurs from this loop, and the lack of opportunity to back-feed has required two local backup power stations.

162. The major issues with the current electricity supply are the potential requirements to replace the sub-sea cable from the mainland and the backup power station on St Mary's. These are likely to be delivered and funded by Western Power Distribution as part of the standard investment programme, and may not be required over the current plan period.

163. Renewable energy generation for the islands will improve the reliability of the islands' electricity supply. The Government has set a UK target to deliver 15% of the UK's energy consumption from renewable sources by 2020, and also has an ambition that by 2020, 12% of heating should come from renewable sources. At a local level, the Smart Island programme establishes a target that seeks to achieve a 40% reduction in energy bills for residents by 2025, and for 40% of island energy demands to be met through renewable generation by 2025.

164. Policy SS8 is designed to promote renewable and low-carbon energy schemes, whilst ensuring that adverse effects are satisfactorily addressed, including any cumulative landscape and visual impacts and potential negative effects on nature conservation interests. Community-led initiatives, in appropriate locations, are also encouraged for renewable and low-carbon energy schemes.

165. In 2015, the Government published a Written Ministerial Statement (WMS) that introduced a requirement to fully assess any development site suitable for on-shore wind power generation as part of the Local Plan process. This is required to demonstrate that the planning impacts affecting the islands have been fully addressed. Whilst the 2016 EIP does consider the potential of both onshore and

[38] OFGEM is the Office of Gas and Electricity Markets:

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offshore wind to assist in the delivery of a sustainable energy supply for the islands, no site has been subject to a full assessment. Due to the scale of the islands, it has not been possible to identify a site for onshore wind.

166. Whilst the Council is supportive of renewable energy, wind turbines are, by their very nature, likely to be intrusive in such an intimate landscape such as the Isles of Scilly. Although there would appear to be potential to exploit wind as a renewable source of energy, opportunities are likely to be limited due to the high potential of harming the landscape and tranquillity of the islands. The islands are particularly sensitive to intrusive developments.

POLICY SS8 Renewable Energy Developments

(1) Development proposals for renewable energy that contribute towards creating sustainable island communities, including the implementation of projects that form the Smart Islands programme, and any other community programme or project that seeks to reduce greenhouse gas emissions and move towards a carbon neutral island environment, will be supported where:

a) they contribute towards meeting domestic, community or business energy needs within the islands;

b) they do not compromise the scenic beauty, wildlife, landscape, seascape, cultural heritage or historic environment of the islands, including any cumulative and inter-visibility impacts;

c) they protect and enhance biodiversity and the maintenance of wildlife populations such as sea birds;

d) they provide environmental enhancement and community benefits wherever possible;

e) they would not have a significant adverse effect on the amenity of local residents in terms of noise, dust, odour, reflected light, traffic or visual intrusion;

f) there would be no significant adverse effects on airport radar, air traffic control and telecommunications systems; and

g) they contribute directly to energy conservation.

(2) Proposals should include details of associated developments, including ancillary buildings and transmissions lines, which should be located below ground where possible in order to reduce the visual impact. Where appropriate, planning permissions will be subject to conditions that require the implementation of a satisfactory restoration scheme following decommissioning of the equipment and apparatus.

Justification and Compliance			
POLICY SS8 Renewable Energy Developments			
Justification	**Spatial Strategy Aims:**	1, 3, 5, 7, 9. 1, 2, 6, 7	
Compliance with NPPF 2019		Paragraph 20(b), 148, 151, 152. 154,	
Supports Economic Growth		Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes		n/a	Yes
Key Evidence Base		National Planning Policy Framework 2019 Energy Infrastructure Plan 2016	
Alternative options considered		None	

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



What the Community/Statutory consultees have already told us:	"Renewable energy should be actively encouraged, however there would be specific considerations to take into account such as the issue of shadow flicker produced by wind turbines". "I don't think the plan should write-off, at this stage, any suggestions in terms of renewable energy sources. The islands are special, but not as to prohibit anything as long as it's done in a way that is environmentally friendly".

167. **Travel and Transport** The development of an affordable, efficient and reliable integrated transport system between the mainland and each island is essential to meet the long-term social and economic needs of the Isles of Scilly. Transport between the mainland and the islands relies solely on private transport for the movement of people and goods. Tourism, commerce and industry are also dependent on the transportation of goods and people by sea and air. The geographic isolation of the islands makes access to key services such as education and healthcare difficult to achieve locally and places a cost on the provision of goods and services in general. As such, it essential that the islands transport infrastructure in relation to air, land and sea is protected and improved wherever possible, including all of the quays and slip-ways on each island, St Mary's airport and Tresco Heliport.

POLICY SS9 Travel and Transport

Support will be given to proposals that improve the islands air and sea links and associated infrastructure to and from the mainland and between each island, as identified on the policies maps. Development proposals that prejudice the effectiveness and efficiency of the present or future operation of transport routes and associated infrastructure will not be permitted.

Justification and Compliance		
Policy SS10 To and Inter-Island Transport		
Justification	Spatial Strategy 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraphs 20, 20, 84, 102, 103, 105, 108, 110, 111	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	yes	Yes
Key Evidence Base	National Planning Policy Framework 2019 The Isles of Scilly Strategic Transport Framework 2011	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*There are specific problems with the way transport is organised which cannot be changed simply because a private company refuses to co-operate with this community's needs and wishes. We believe the Council has the right to insist on transport company's fulfilling a duty to serve this community in the way they wish to be served. Scilly will not be able to make progress on beneficial change in the future unless all companies active in Scilly open up their operations to scrutiny and public accountability.* *More reliable all-year-round transport facilities.* *Transportation: The air link is unreliable and punctuality does not appear to be of a concern. Mainland transportation operators work to timetables. This is something Scilly needs to learn and despite many claims that this is to change, presently the integration of services is dismal.* *"the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport..."*	

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



168. **Managing Movement and Sustainable Travel** Although each of the five inhabited islands is geographically small in scale, there remains a high proportion of cars, particularly on St Mary's. As of 2018, there were 906 vehicles registered to travel on the roads of St Mary's.[39] To encourage sustainable modes of transport and minimise unnecessary car travel, the location, design and layout of development will need to encourage walking and cycling, with the amount of off-street car parking limited. All routes and access points in new development must be safe and functional for all users, including those with mobility or sensory difficulties. All of these requirements can be achieved through good design and the control of the scale and/or type, location and layout of new development.

169. The Local Plan supports the drive towards cleaner vehicles by seeking provision of charging points for electric vehicles in relation to residential as well as non-residential developments. Where there is a proposal for new commercial or residential development, then there is a requirement to include electric vehicle charging points in car-parking areas. This requirement chimes with the Government's commitment to promote sustainable transport as set out in the NPPF. This supports development that is designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.[40]

POLICY SS10 Managing Movement

(1) Development that has the potential to generate vehicular movements and car parking will be permitted provided that:

a) provision is made to support and promote the use of sustainable transport such as walking, cycling and electric vehicles, where appropriate;

b) it does not have an adverse impact on the function, safety and character of the local highway network; and

c) an appropriate level of off-street cycle and car parking and electric vehicle charging is provided, taking into account the scale and type of development and the accessibility of the location to facilities and services.

(2) Development that generates significant amounts of movement must be supported by a Transport Assessment and Travel Plan.

Justification and Compliance		
Policy SS9 Managing Movement		
Justification	Spatial Strategy: 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraphs 20, 84, 102, 103, 105, 108, 110, 111	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	yes	Yes
Key Evidence Base	National Planning Policy Framework 2019 The Isles of Scilly Strategic Transport Framework 2011	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"It is important that new housing suitable for families and older people should be sited near existing services and facilities in order to reduce reliance on transport". "We completely agree that development should be restricted to the main centres of Hugh Town and Old Town where the majority of the population lives and where shops, services and facilities are located. Although this would reduce reliance on*	

[39] CE30 Registered Vehicles on St Mary's 2018 DfT Statistics
[40] CE01 National Planning Policy Framework 2019 Chapter 9: Promoting Sustainable Transport, paragraph 110.



motorised transport, we and many visitors are concerned at the continual increase in traffic on the country roads. If rural areas are built up, we will see even more traffic to and from town which is contrary to protecting the environment and tourism".
"I definitely like the idea that this could reduce the need for motorised transport but I'm not sure this would happen in reality. I would argue that motorised transport is barely required on a small island and yet most people have a car".
"There are lots of cars and pavements are very difficult if you are in a wheelchair or pushing a pushchair".
"Parking & Traffic: the number of cars has increased on St Mary's and the number parking spaces has decreased, so, people are much more liable to be tempted to parking in unsuitable places in sheer desperation and frustration, or else drive round and round looking for a spot, so increasing the traffic flow".
"Too many cars – encourage walking and cycling".
"I don't like the number of cars on the roads"
"*The number and speed of cars over here I find deeply troubling and ever increasing"*
"*Furthermore, development appears piecemeal across the islands despite there being two clear areas of housing that development could be focussed on: Hugh Town and Old Town. Building outside of these areas perpetuates the reliance of large numbers of people on cars for transport"*

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Our Outstanding Environment





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Our Outstanding Environment

Issues:	Environment | Economy

Aims	1. Maintaining an outstanding and world-class environment, and ensuring that its distinctive and significant seascape and landscape, heritage and nature conservation assets are protected, valued and enhanced. 5. Engendering and supporting a strong, vibrant and healthy island community with an improved quality of life for its residents. 6. Adapting to the effects of climate change on people, wildlife and places by increasing resilience, matching the vulnerability of land uses to flood risk, and managing surface water in the most sustainable way. 7. Minimising carbon dioxide and other greenhouse gases, and supporting measures that contribute to carbon neutrality and mitigate against the effects of climate change.

170. The Isles of Scilly has an outstanding world-class environment that underpins the quality of life and the economy of the islands. Consequently, the policies in the Local Plan aim to safeguard the rich environment and heritage of the islands, so as to maintain its world-class quality and distinctiveness, whilst carefully managing and promoting sustainable development, to support a strong and viable community and economy.

Protecting and Enhancing the Natural Environment

171. The distinctiveness and richness of the islands' environment is reflected in the plethora of national and international designations. The entire islands are designated as an Area of Outstanding Natural Beauty (AONB) and Heritage Coast, reflecting the quality of the landscape and seascape. The richness and quality of the islands'



biodiversity and geodiversity is reflected in the protection afforded to 26 Sites of Special Scientific Interest (SSSI) spread over 25 sites, and the internationally recognised Special Protection Area (SPA), Ramsar Site and Special Area of Conservation (SAC). The quality of the historic environment is recognised, as the entire islands are designated a Conservation Area, and Scilly has the densest concentration of archaeology in the UK, with 238 Scheduled Monuments.

172. **Landscape and Seascape** The character of the islands' landscape and seascape is one of outstanding quality and beauty. The outstanding environment and the diversity and distinctiveness of the islands are important both to the quality of life of its communities and the economic prosperity of the Isles of Scilly as a whole. Consistent with the primary purpose of conserving the natural beauty of the AONB, as established through the Countryside and Rights of Way Act, when considering proposals for development great weight will be afforded to the islands' landscape, seascape and scenic beauty and the aims and objectives of the AONB Management Plan. Proposals that contribute towards meeting the economic or social needs of the islands will be supported where they are situated on appropriate sites and of a scale and design that conserves and enhances the natural beauty in accordance with Policy OE1.

173. The characteristics of the islands' landscape are assessed in detail in 'The Isles of Scilly Landscape Character', which is supported by the 'Isles of Scilly Historic Landscape Characterisation Study'. This study identified a range of issues that are impacting on the islands' landscape, some of which are the result of pressures for new development. Other pressures include changes in land management, such as declining fieldscapes due to abandoned bulb fields, and the removal or deterioration of stone hedges and shelter fences. Similarly, the AONB Management Plan identifies a range of issues that are forcing change to the important landscape and biodiversity of the islands. As well as changes in land management practices, these range from climate change, the introduction and spread of invasive species, to pressure from fisheries and wider recreational and commercial pressures to develop the islands by exploiting their natural beauty.

174. **Heritage Coast** The Isles of Scilly was defined as a Heritage Coastal area in 1974, and covers 64 km of coastline around the islands. The NPPF requires planning policies and decisions in relation to Heritage Coastlines to be consistent with the special character of the area and the importance of its conservation. Major development on the islands is unlikely to be appropriate unless it is compatible with its special character. On the Isles of Scilly there is, in particular, the potential for maritime development to impact upon the purposes of the Heritage Coast.

175. To protect the distinctiveness and wild landscape and seascape nature of the islands' archipelago, development on the uninhabited islands will not be permitted. Development in such locations could irrevocably compromise the environmental qualities of these islands. Given the Local Plan's focus on ensuring the viability of communities on the inhabited islands, there are no circumstances in which

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development could be justified on any uninhabited island, without clearly demonstrating it will have no adverse effects on protected sites and provides overriding benefits for the community as a whole.

POLICY OE1 Protecting and Enhancing the Landscape and Seascape

Development will only be permitted where it aligns with the statutory purpose of Areas of Outstanding Natural Beauty (AONB), and therefore conserves, and where appropriate, enhances the islands' landscape, seascape and scenic beauty; unless the benefits of the proposal are demonstrated to clearly outweigh any harm. Development must take into account and respect:

a) **the distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape;**
b) **the undeveloped and special character of the Heritage Coast;**
c) **other qualities, such as important features and views, dark skies and tranquillity, and having regard to the AONB Management Plan; and**
d) **the Isles of Scilly Landscape Character Study and any successor or associated documents.**

Justification and Compliance			
Policy OE1 Protecting and Enhancing the Landscape and Seascape			
Justification	**Spatial Strategy:**	1, 8, 9	
	Aims:	1	
Compliance with NPPF 2019		Paragraphs 17 20, 127, 149, 170, 172	
Supports Economic Growth		Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
n/a		n/a	Yes
Key Evidence Base:		National Planning Policy Framework 2019 Historic Environment Topic Paper 2017 Cornwall and Isles of Scilly Landscape Character Study Scilly Historic Environment Research Framework 2018	
Alternative options considered.		None	
What the Community/Statutory consultees have already told us:		*The Development Management Policies should set out criterial to firstly avoid, then mitigate and, as a last resort, compensate for adverse impacts upon biodiversity, geodiversity or landscape sites, distinguishing between international, national and local sites. The Plan should contain a clear strategy for protecting and enhancing the natural environment.* *Any strategy on renewable/low carbon energy should take full account of the capacity of the natural environment to accommodate energy infrastructure based on criteria that ensure designated landscapes and sites are fully protected.* *The plan should have policies for conserving and enhancing the landscape which identifies and protects and enhances locally valued landscapes. The plan should take account of the character of different areas and recognise the intrinsic character and beauty of the countryside.* *Farming on the islands has and will play a large part in shaping the landscape. However, there is a lack of in-depth understanding of where farming is at present and what it will look like in the future. For most of a century bulb and flower growing was the predominant activity, largely responsible for the landscape we see today.*	

176. **Biodiversity and Geodiversity** All biodiversity and geodiversity is important and represents the variety of life, providing us with essential resources. Biodiversity and geodiversity also make valuable contributions to people's well-being and play a key role in climate-change mitigation. The Local Plan aims to prevent harm to these assets and to achieve a net gain for biodiversity and geodiversity



wherever possible. A biodiversity and geodiversity SPD provides more information on these matters.

177. Scilly is fortunate that it supports a wealth of biodiversity, including internationally and nationally important habitats, plants and animals. In particular, the islands host a number of rare and declining species, including 13 species of seabird such as the lesser black-backed gull, European shag, puffin, Manx shearwater and storm petrel.

178. Geodiversity is connected and integral to biodiversity and the foundation of our natural environment. Geodiversity is seen in the islands' land-forms; it includes the variety of rocks, minerals and soils that support biodiversity and ecosystems, as well as providing essential resources to sustain life, such as drinking water, raw materials for construction, and the soils for growing crops.

179. Biodiversity net gains will be required in addition to any mitigation and compensation measures across the islands to enhance the environment in line with the objectives of the DEFRA's 25 year plan: A Green Future[41],[42] and the NPPF.[43] Net gains will be measured against the metrics published by DEFRA. As part of this commitment to net-gains, regard will be given to the implications of a changing climate, to ensure that habitats are protected and enhanced to support their resilience to such changes.

180. **International Sites** The islands' Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site receive the highest level of protection for their ecological value, and are subject to the legal tests set out in the Habitat Regulations. These tests do not permit development unless it can be demonstrated that it would not have an adverse effect on the integrity of the designated site, whether direct or indirect, having regard to avoidance or mitigation measures. The presumption in favour of sustainable development, as set out in the NPPF, does not apply to development assessed as likely to have a significant effect on such sites.

181. **National Sites** Sites of Special Scientific Interest (SSSI) and Marine Conservation Zones receive protection at a national level. Development inside or outside these protected sites, alone or in combination with other proposals, will only be permitted in exceptional circumstances where the benefits of the development unequivocally outweigh the impacts on the sites' features and on the network of national sites.

182. **Protected Species** Legislation protects certain species of wild plants, birds and mammals, including bats, largely through the Wildlife and Countryside Act 1981. Protected species known to be present on Scilly include the lesser white-toothed shrew, otherwise known as the Scilly shrew. This mammal is absent from mainland Britain but is found on the Isles of Scilly. It is mostly associated with the seashore

[41] CE31 A Green Future: Our 25 Year Plan to improve the Environment
[42] CE32 The Natural Choice: Securing the Value of Nature
[43] CE01 National Planning Policy Framework 2019 Paragraph 170

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and feeds on a variety of invertebrates, including small crustaceans that live amongst rocks on the seashore. It is protected from being killed or taken under the Wildlife and Countryside Act, and is a Cornwall Red Data Book species. As indicated above, the Isles of Scilly supports notable bird populations that are primarily associated with intertidal and marine habitats or semi-natural terrestrial habitats. Protected birds and their nests (while in use or being built) and eggs of all wild birds are protected against taking, damage and destruction.[44] It is also an offence to kill, injure or take any wild bird.

183. **Trees** Ancient and veteran trees are not precisely defined, but are broadly trees that are of particular importance due to their biological, aesthetic or cultural interest because of their age, and include trees that are relatively old for the species.[45] Although the islands do not have any ancient woodland, there are considered to be 'veteran' trees that are irreplaceable on account of their age, size or condition. A particular example is the mature stands of elm trees on St Mary's, given that the Isles of Scilly is one of the last places where adult elms exist in the UK. Research on specific lichens demonstrates that although they are in decline elsewhere in Britain, the mature elms on Scilly provide a habitat for the rare lichen species *Bacidia incompta* (elm lichen). There are mature lines and small woodlands of elm trees scattered around St Mary's, including around Carn Friars, Holy Vale and Watermill.[46] Aged veteran trees are of cultural, historical, landscape and nature conservation value; they can be found as individuals or within groups. Development resulting in the loss or deterioration of veteran trees should not be permitted unless there are wholly exceptional reasons, together with suitable compensation.

184. **Undesignated Habitats** Much of the biodiversity on the islands is not specifically designated. Nonetheless, undesignated but locally rich wildlife habitats provide a range of social and economic benefits and are important in allowing the natural environment to adapt to climate change through linking and buffering protected sites. These habitats include trees, woodlands, hedgerows and stone walls, as well as features of the landscape that function as wildlife corridors and stepping stones. These help the migration, dispersal and genetic exchange of wild species. Development should not adversely impact on local sites, and should provide the opportunity to strengthen the islands' biodiversity network as appropriate. Where significant harm cannot be avoided, suitable alternative locations should be considered.

185. **Assessing Development Proposals** Development will be permitted where its purpose is to support the maintenance, enhancement or restoration of existing wildlife sites, and environmental opportunities such as those identified in the Isles of Scilly National Character Area (SE01-SE04) [47] and Natural England's IPEN's[48] report, which is the Improvement Programme for England's Natura 2000

[44] CE34 Wildlife and Countryside Act 1981
[45] CE35 Veteran Trees: A Guide to Good Management, Natural England
[46] CE36 Natural History Museum: the last stand of the Elm Tree
[47] CE36 Isles of Scilly National Character Area, Natural England (NE507)
[48] CE38 Improvement Programme for England's' Natura 2000 Site, Isles of Scilly Complex 2014

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sites, as well as the AONB's Management Plan 2015–2020. In addition, opportunities to incorporate biodiversity in and around developments will be encouraged in accordance with Policy SS2. Policy OE2 follows good practice by adopting an approach that advocates avoidance, mitigation and compensation where development has any adverse effect on biodiversity or geodiversity interests.

186. Where the natural environment is likely to be affected by development proposals, including those natural assets identified in Policy OE2, this should be highlighted at the pre-application stage to determine what level of assessments are required. Development proposals that have the potential to impact upon biodiversity or geodiversity will need to be accompanied by an ecological statement which describes the ecological value of the site, any contribution made by the asset's setting, and the nature and extent of any impact of the proposed development. The level of detail should be proportionate to the asset's importance, in order to understand the potential impact of the proposal on its significance. The statement should outline any mitigation measures and the steps to be taken to enhance biodiversity features (such as the potential to increase impacts from non-native species or disturbance through, for example, noise, lighting, recreational pressure, trampling or domestic pets). Where appropriate, the ecological statement should include measures to manage the biodiversity interests, as part of the proposal.

187. Depending on the development and its location, further searches may be required for wildlife information, to properly assess a proposal. A range of environmental organisations hold data, including the Isles of Scilly Wildlife Trust, the Environmental Records Centre (ERCISS), RSPB and British Trust for Ornithology. Advice will need to be obtained on the level of detail required for wildlife information and any surveys that need to be carried out, with the work undertaken by a competent and accredited ecologist. A Construction Environment Management Plan (CEMP) may be required in some cases, to avoid impacts on, for example, breeding species, and to remove non-native invasive species. Further information on the standard of surveying and reporting required is set out in the Biodiversity and Geodiversity SPD.

188. Development should seek to avoid any adverse impacts and maximise the opportunity to enhance and secure measurable net gains in biodiversity and geodiversity, in accordance with Policy SS2. All impacts on the natural environment should be addressed sequentially, in accordance with the principle of the 'mitigation hierarchy':[49]

Avoid
Mitigate
Compensate

189. When significant impacts are likely, then the first priority should be to relocate the development to another site. If impacts cannot be avoided, then mitigation needs to be considered. Where mitigation is not possible, as a last resort, full compensation

[49] CE01 National Planning Policy Framework 2019 section 15

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should be provided to replace the lost habitat. All proposals should identify biodiversity and geodiversity enhancements that will be included.

POLICY OE2 Biodiversity and Geodiversity

(1) Development will be required to conserve, protect and, restore and provide measurable net gain to biodiversity. All development must ensure that the importance of habitats, designated sites and species are taken into account; they must also incorporate appropriate measures to avoid and mitigate the disturbance of sensitive wildlife sites and habitats, provide opportunities for enhancement wherever possible, and minimise the impacts of invasive non-native species through the lifetime of the development.

European Sites

(2) The highest level of protection will be given to the Special Protection Area, Special Area of Conservation and Ramsar Site. Any proposals that have an adverse impact on the integrity of such areas, which cannot be avoided or adequately mitigated to remove any adverse effect, will not be permitted other than in exceptional circumstances. These circumstances will only apply where there are:

a) No alternatives; and
b) Imperative Reasons of Overriding Public Interest (IROPI); and
c) Necessary compensatory provisions secured to ensure that the overall coherence of the Natura 2000 network is secured.

(3) Development will only be permitted where any necessary mitigation is included such that, in combination with other development, plans or projects, there will be no adverse effects on the integrity of internationally designated sites.

National Sites

(4) Development proposals within or outside a Site of Special Scientific Interest (SSSI) or Marine Conservation Zone that would be likely to affect the site adversely, either individually or in combination with other developments, will not be permitted unless the benefits of the development clearly outweigh any adverse impacts on the site and the wider network of SSSIs and Marine Conservation Zones.

Protected and Priority Species and Habitats

(5) Adverse impacts on European and UK protected species and priority habitats and species will not be permitted unless the need for and benefits of the development clearly outweigh the loss.

Irreplaceable Habitats

(6) Development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees should not be permitted unless there are wholly exceptional reasons, and suitable compensation exists.

Local Sites and Habitats and Species of Principal Importance

(7) Development likely to adversely affect locally important habitats and species of principal importance for the conservation of biodiversity in the UK (including woodland, hedgerows and stone walls, and features of the landscape that



facilitate or are important for the migration, dispersal and genetic exchange of wild species) will only be permitted where the need for and benefits of the development clearly outweigh the loss, and the coherence of the local network is maintained.

Avoidance, Mitigation and Compensation for Biodiversity and Geodiversity Impacts
(8) Development should avoid adverse impacts on existing biodiversity and geodiversity interests as a first principle, and enable measurable net gains by designing-in biodiversity features and enhancements and opportunities for geological conservation alongside new development, in accordance with Policies SS1 and SS2. Where adverse impacts are unavoidable, it must be demonstrated that the development cannot be reasonably located on an alternative site that would result in less or no harm to biodiversity or geodiversity interests; and impacts must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort. Clear arrangements for the long-term maintenance or management of the mitigation and compensation need to be provided.

Justification and Compliance		
Policy OE2 Biodiversity and Geodiversity		
Justification	Spatial Strategy 1, 3, 5, 7, 9. Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraphs: 149, 170, 174, 175	
Supports Economic Growth	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:
n/a	n/a	Yes
Key Evidence Base	National Air Quality Strategy Infrastructure Plan: Part of the Strategic plan for the Isles of Scilly 2014 National Planning Policy Framework 2019	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"Protect and enhance biodiversity"* *"The council will need to set out in the local plan how statutory and non-statutory sites designated for nature conservation and species or habitats protected through law will be considered and what requirements need to be in place (in terms of avoidance, mitigation and compensation) to ensure that biodiversity is enhanced during the plan period".* *"The Development Management Policies should set out criterial to firstly avoid, then mitigate and, as a last resort, compensate for adverse impacts upon biodiversity, geodiversity or landscape sites, distinguishing between international, national and local sites. The Plan should contain a clear strategy for protecting and enhancing the natural environment".*	

190. **Environmental Quality** Maintaining an exceptional environment is a prerequisite for the safety, health, well-being and quality of life of the islands' communities. Planning has an important role to play in ensuring that new development does not have, and is not at risk from, adverse environmental effects. It is especially essential that the quality of the environment, including air, soil and groundwater and surface water supplies, is protected from any contamination and pollution.

191. **Pollution** The impact of pollution is a material planning consideration, as it can result in environmental damage as well as health issues. Of particular relevance to the Isles of Scilly is the damage that pollution can cause to the special qualities of



the islands, including their tranquillity, dark night skies and habitats that support a diversity of wildlife.

192. Nationally, among the core land-use planning principles that underpin both plan-making and the promotion of sustainable development is the requirement to reduce pollution. The planning system should ensure that new and existing development does not contribute to, and is not adversely affected by, unacceptable levels of pollution, with land remediated where appropriate. The control of processes or emissions relating to pollution is subject to approval under other pollution control regimes which fall outside the scope of planning powers.[50] The focus of the planning system is on whether development is an acceptable use of land on a particular site, and the impacts of its use.

193. Although not a particular problem on the islands, applications for development that are either likely to generate, or are sensitive to, pollution will require the submission of the relevant assessment based on current guidance and/or best practice. Advice on which assessment method to use can be obtained from the Council's Environmental Health service. Where mitigation measures are proposed, the Council will need to be convinced that the proposed measures will be effective with respect to human health, water sources and the wider environment. The provision of these measures should be in place at an early stage of the development.

194. The islands are particularly affected by radon gas emissions, which can impact upon human health within unventilated buildings. For new development, this is controlled through the Building Regulations.[51] In order to ensure appropriate design that does not result in long-term harm from radon gas emissions, developers are advised to seek guidance from a Building Inspector.

195. **Noise and Vibration** Noise pollution is excessive noise created by man-made sources that cause disturbance or annoyance and can affect wildlife and sensitive areas, including areas known for their tranquillity. It often occurs as a result of industrial operations or transportation.

196. Development sensitive to noise and vibration, such as residential, will not be permitted in areas where the existing levels of noise or vibration are too high, or could become excessive, unless it can be satisfactorily demonstrated that appropriate mitigation can reduce disturbance to acceptable levels.

197. **Air Quality** Clean air is an essential element of a good-quality life. Clear air is considered to be very good on the islands, as evidenced by the rich diversity of lichen communities present all over Scilly,[52] with 665 species having been recorded since 1970.[53] The importance of protecting lichens is also a strong incentive to minimise air pollution.

[50] CE01 National Planning Policy Framework 2019 paragraph 183
[51] CE39 Guidance on Radon protective measures in new buildings, extensions and refurbishment projects, 2008
[52] CE37 Isles of Scilly National Character Area, Natural England (NE507)
[53] CE40 ERCCIS Isles of Scilly Biodiversity Audit 2008

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198. The three main contributors to air pollution on the Isles of Scilly are petrol and diesel vehicles, the airport and the diesel electricity station. None of these individually or in combination has a significantly adverse impact on air quality, and consequently there are no Air Quality Management Areas (AQMAs).

POLICY OE3 Managing Pollution

(1) A development proposal that has the potential to generate pollution, including of ground, water, noise, vibration, light or air, will only be permitted where it can be demonstrated that there would not be any adverse impact on human health, the natural environment or general amenity.

(2) Where development is proposed on land that is suspected to have historically generated any pollution, then a site environmental survey may be required before development is permitted. The Phase 1 report will identify any potential environmental risks that cannot be mitigated through an environmental management plan. The report will make recommendations as to whether a Phase 2 Intrusive Ground Investigation is required.

Justification and Compliance		
Policy OE3 Managing Pollution		
Justification	Spatial Strategy: 1, 3, 4, 5, 6 Aims: 1, 2, 5, 6	
Compliance with NPPF 2019	Paragraph 170, 103, 180	
Supports Economic Growth	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:
n/a	n/a	Yes
Key Evidence Base	Infrastructure Plan: Part of the Strategic plan for the Isles of Scilly 2014 National Planning Policy Framework 2019 National Air Quality Strategy	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"I do however feel strongly that we should all be looking at ways to reduce energy wastage and aim for lower bills. In this I would like to see as little light pollution as possible. Scilly should be a dark sky site wherever possible and the quay should only lighting in areas when they are in use".* *…the control of the level of noise pollution. The concerns: the airport and flight paths of the leaving planes - helicopter service, power boats".* *"Any economical growth has to be planed accordingly. This implies to keep a strict limitation of the built areas, a reasonable control of noise pollution (airport, helicopters, power-boats, traffic) , to keep the atmosphere of a calm, restfull place and to promote besides tourism agricultural activities"*	

199. **Light Pollution** Light pollution is artificial light that illuminates areas that are not intended to be lit. The intrusion of overly bright or poorly directed lights can cause glare and wasted energy, can adversely impact on nature conservation, affect people's right to enjoy their property, and harm people's health. Most tangibly, it can also severely affect views of the night sky. The NPPF is clear that planning policies should limit the impact from light pollution on local amenity, intrinsically dark landscapes and nature conservation, primarily through promoting and requiring good-quality design in order to reduce such light pollution and the impacts that it causes.[54]

[54] CE01 National Planning Policy Framework 2019 Paragraph 180



200. Policy OE5 seeks to reduce light pollution by only permitting appropriate lighting proposals that incorporate good lighting management and design, in order to remove unacceptable adverse impacts on the visual character of the landscape, seascape and historic built environment; on wildlife and habitats; and on local visual amenity and safety.

201. Lights should only be provided where needed, and be appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas. Lights should also be of a height and illumination level that is the minimum required to serve their purpose. The British Astronomical Association, together with the Campaign for Dark Skies (CfDS), has carried out research on the impacts of light pollution.[55] Light pollution has more serious effects than not being able to see stars. Poor lighting can also impact on more intangible health concerns, particularly blue, white and overly bright lights. The impact of artificial light on wildlife can also be very disruptive. Further guidance on lighting will be the subject of supplementary planning guidance, which will guide developments of appropriate lighting and will be a material planning consideration for planning applications.

202. **Dark Skies** The dark sky is important to the islands as an Area of Outstanding Natural Beauty, with Dark Sky Discovery Sites identified for each inhabited island.

Island	Site	Dark Sky Discovery Site Class
St Martin's	Cricket Pitch, Pool Green	Milky Way Class
Tresco	Playing Fields	Milky Way Class
Bryher	Community Play Park	Milky Way Class
St Agnes	Cricket Pitch	Milky Way Class
St Mary's	The Garrison	Milky Way Class with hosted events

203. The Council for the Protection of Rural England (CPRE) produced interactive satellite images, captured at 01:30am throughout September 2015. These show that the Isles of Scilly is England's darkest district. In order to maintain this distinction, it is important to control light pollution, to ensure, as far as possible, that our existing dark skies are protected and maintained.

POLICY OE4 Protecting Scilly's Dark Skies

Development proposals that include external lighting will only be permitted where it can be demonstrated that the lights are required for safety, security or community reasons, and where details are provided of attempts to minimise light pollution, including:

- **costs to the environment (including the unnecessary use of electricity);**
- **skyglow (visible glow caused by scattering and reflection from clouds and the atmosphere);**

[55] CE41 Campaign for Dark Skies (CfDS): Blinded by the Light? 2009



- **light nuisance (creating amenity nuisance, highway hazards and restricted views of the night sky); and**
- **glare (over-bright and poorly directed lights that dazzle or discomfort those who need to see, by concealing rather than revealing)**

Justification and Compliance		
Policy OE4 Protecting Scilly's Dark Skies		
Justification	Spatial Strategy: 1, 3, 4, 5, 6 Aims: 1, 2, 5, 6, 7 Paragraph 180	
Compliance with NPPF 2019		
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
n/a	n/a	Yes
Key Evidence Base	National Planning Policy Framework 2019 CPRE 2015	
Alternative options considered:	None	
What the Community/Statutory consultees have already told us:	*"Scilly should be a dark sky site wherever possible and the quay should only lighting in areas when they are in use".* *"Winter facilities such as an observatory which would take advantage of the 'dark sky' that is very apparent on Scilly particularly in winter. Facilities to attract students, children or academic groups and conferences or study tours would be good".*	

204. **Waste and Recycling** National waste planning policies are set out in the National Planning Policy for Waste (NPPW) 2014[56] which should be read in conjunction with the NPPF. All Local Planning Authorities should refer to the NPPW when discharging their responsibilities in relation to waste management. It is crucial to understand that waste management policies are based on a proportionate evidence base, to ensure that there is sufficient waste management capacity for development that is proposed over the plan period. This is particularly pertinent when considering the very small scale of the islands, the level of anticipated development, and options for routes to disposal.

205. Responsibility for planning the islands' waste management rests with the Council of the Isles of Scilly. Domestic and commercial waste and recycling collections on St Mary's are undertaken by the Council, whereas the off-island arrangements are secured through private contractors on behalf of the Council. Most domestic and commercial waste and recycling, including that from the off-islands, is taken to the Waste and Recycling Centre on St Mary's. This site has sufficient capacity for the level of development anticipated over the plan period, as a result of the redevelopment of the waste site at Porthmellon. This redevelopment has transformed the site by removing legacy landfill and an aging incinerator to a modern household waste and recycling centre. This redevelopment has enabled extensive recycling rates increasing from 0% in 2014, to just over 27% in 2018. Figures published in Spring 2019 show the islands recycling rates are now over 30%, hitting 30% for the first time in September 2018 and up to 34.8% in January and February 2019.

[56] CE42 National Planning Policy for Waste

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206. Currently, black-bag domestic and commercial waste, as well as dry mixed recycling, are shipped to the mainland for disposal. During the plan period, it is anticipated that further new facilities and management practices will be introduced, for each island that provide an on-island solutions, which could include compositing and thermal treatment. Such facilities and practices will not only reduce the cost of waste disposal, but it could also be used for beneficial purposes, including the generation of energy and heat and compost to enhance the islands soil. Such initiatives are integral to delivering the spatial planning vision of the Local Plan.

207. It is important for the islands' sustainability that the principles of waste and recycling are embedded at the start of any development project. In particular, there is a need to ensure that development projects have the necessary provision for the segregation of waste, so that it can be accommodated by the islands' waste transfer facility and recycling centre at Porthmellon.

208. Given the limited space and density of residential areas, particularly in Hugh Town, it will be important for new developments to provide convenient kerbside collection points for household waste and recycling collections, as well as external storage for recycling and residential waste, in accordance with Policy SS3.

209. Larger-scale developments will need to incorporate adequate and permanent areas for the storage and disposal of waste, potentially including new 'bring-sites' for recyclables, to ensure that public spaces are not used to store such items where they can become hazardous and unsightly.

210. **Construction and Demolition** Waste from construction and demolition should be minimised, managed and re-used, either on site or elsewhere on the islands, where lawfully compliant, such as Pendrathen Quarry on St Mary's, in accordance with Policy SS3. Where re-use on site or elsewhere on the islands is not possible, due to, for example, expected harmful impacts on the environment, appropriate off-site waste management or disposal will be required.

211. All proposals for development will need to demonstrate the management of waste in accordance with the waste hierarchy: to reduce, re-use and recycle. A Site Waste Management Plan (SWMP) will be required to accompany proposals for development where waste is generated; this includes construction waste, as well as ongoing waste generated by the intended use. This should include the potential for appropriate local re-use of inert materials and top-soils, in order to reduce transport and help reduce construction costs.

212. Depending on the scale and nature of the development, the SWMP should include a waste audit[57] to provide the following information:

[57] CE43 Waste Audit Guidance: Paragraph 49: Ref ID: 28-049-20141016

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a) the likely nature and volumes of waste generated through construction;
b) how the design and layout of the development will minimise the amount of waste generated during the construction phase and the steps taken to separate and re-use appropriate wastes on-island, where there will be no harmful impact upon the environment or local amenity;
c) how and where waste that cannot be re-used will be managed in accordance with the waste hierarchy including the potential for local re-use;
d) details of how waste will be managed sustainably once the site is operational e.g. incorporating storage space for recycling materials; and
e) a bio-security plan setting out control measures to prevent the introduction of non-native species.

POLICY OE5 Managing Waste

(1) All development proposals must demonstrate best practice in addressing waste management solutions, must align with the waste hierarchy, and a site waste management plan (SWMP) must be submitted to support planning applications.

(2) Construction and demolition waste should be minimised and must be managed and re-used on-island where there will be no harmful impacts. Where re-use on site would result in an environmental risk to biodiversity, the historic environment, the amenity of neighbouring properties or land uses, or the water environment, then appropriate off-island management or disposal will be required.

(3) Significant proposals, including for major development, must demonstrate how the construction and operational phases of the development will be consistent with the principle of sustainable waste management, through a waste management plan to include a waste audit, which should be submitted with the application.

(4) Waste facilities for re-use, recycling, composting and the generation of heat/energy will be permitted where they improve the sustainable management of waste on the islands and accord with other relevant policies in the Local Plan.

Justification and Compliance		
Policy OE5 Waste Management		
Justification	Spatial Strategy: 1, 6, 7 Aims: 1, 2, 6, 7	
Compliance with NPPF 2019	Paragraph: 4, 7, 8, 20	
Supports Economic Growth:	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:
Yes	Yes	Yes
Key Evidence Base:	National Planning Policy Framework Energy Infrastructure Plan 2016	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"Waste collection and disposal is a matter of changing people's awareness separating their rubbish - compostable, glass etc. The Council's job is to supply the relevant containers after a simple consultation with other councils - this shouldn't mean the usual thousands of pounds consultation to consultants but good communication, enquiry and common-sense - As usual its about good management and organisation"*	



"Certainly there must be changes to the water and waste systems, and there are opportunities for changes in energy. It is heartening to note the Council's mention of these"

213. **Minerals** The NPPF requires the Local Plan to facilitate the sustainable use of minerals, and to ensure that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods required.[58] Particularly pertinent for the islands is the requirement to identify as far as possible the contribution that recycled materials would make to the supply of minerals, before considering extraction of primary materials.

214. Currently the Isles of Scilly has no land-won mineral extractions. Known stock-piles or land banks of reclaimed materials are limited to private holdings with only limited supplies directly owned and controlled by the Council. Historically, mineral extraction has taken place on the islands, with known quarry sites at the Garrison, Carreg dhu, Tremelethen, Bishop view, Porthcressa/Buzza, Bay View, Pendrathen and Peninnis on St Mary's. The last of these sites ceased operations in the 1980s, when Pendrathen Quarry stopped extracting granite. None of the sites benefit from extant planning permission to re-commence quarrying activities. Materials for building projects make use of reclaimed and recycled materials or required amounts are imported in specifically as and when demand arises. The site at Pendrathen continues to provide a valuable source of reclaimed and recycled inert materials from construction, demolition and excavation projects, in accordance with a permit from the Environment Agency.

215. The islands are heavily designated by natural and historic environmental designations of local and national importance. The existence of these designations, the limited supply of land and the fact that there are no active quarries currently, underpins the policy position of not supporting the re-establishment of a quarrying on the islands, over the plan period.

216. Modern construction practices have become the common method for development projects on the islands, with only the re-use of traditional and historic building or the repair/construction of traditional stone walls requiring larger amounts of granite. The delivery of affordable homes is not anticipated to require traditional construction methods on the basis of the current lack of supply of materials on-island and the cost of importing sufficient supplies. To overcome some of the barriers to cost-effectively deliver affordable homes, it is expected that off-site construction methods and other modern means of construction will be used, rather than using a more traditional and mineral-heavy, construction methods.

217. One of the objectives of the Local Plan is to ensure that the built tradition, character, distinctiveness and historic environment of the islands is conserved and enhanced,

[58] CE01 National Planning Policy Framework 2019 Paragraph 203

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so that the cultural heritage of Scilly is protected. As part of this process, encouragement will be given to use locally sourced and sustainable materials, with an emphasis on the re-use of recycled and secondary materials, as advocated by Policies OE5 and OE6 and the requirements for SWMPs. This position represents an appropriate and proportionate approach in the context of the NPPF, which advocates a steady and adequate supply of aggregates. Given the scale of development anticipated over the plan period and the island's exceptional environmental quality, it would be inappropriate to advocate mineral extraction.

218. Of particular relevance to the sustainable approach, adopted through Policies OE5 and OE6, is that SWMPs will be required as part of the Local Validation Checklist. This requirement is in order to provide details of how any excess and usable local materials are to be re-distributed in the case of demolition or excavation works, or sourced in the case of new building projects. It is anticipated that annual monitoring of the Local Plan will create a picture of sources of building materials for development on the islands.

POLICY OE6 Minerals

Support will be given to the supply of indigenous minerals to meet construction needs on the islands, including traditional materials, through the use of recycled and secondary materials to restrict the requirement for any direct extraction. Site Waste Management Plans (SWMPs) will be required to support development proposals, and will include measures to recycle and recover inert construction, demolition and excavation materials for re-use in building works, thereby also reducing transportation costs and carbon emissions.

Justification and Compliance			
Policy OE6 Minerals			
Justification	Spatial Strategy: 1, 6, 7 Aims: 1, 2		
Compliance with NPPF 2019	Paragraph: 203, 204		
Supports Economic Growth:	Supports a full Range of Housing needs:	Conserves the Natural and Historic Environment:	
Yes	Yes	Yes	
Key Evidence Base:	National Planning Policy Framework Energy Infrastructure Plan 2016		
Alternative options considered	None		
What the Community/Statutory consultees have already told us:	*"Waste collection and disposal is a matter of changing people's awareness separating their rubbish - compostable, glass etc. The Council's job is to supply the relevant containers after a simple consultation with other councils - this shouldn't mean the usual thousands of pounds consultation to consultants but good communication, enquiry and common-sense - As usual it's about good management and organisation"* *"Certainly there must be changes to the water and waste systems, and there are opportunities for changes in energy. It is heartening to note the Council's mention of these"*		



Protecting and Enhancing the Historic Environment

219. National planning guidance advises that Local Planning Authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. The Isles of Scilly is fortunate to have a wealth of heritage assets that represent a distinctive, unique and irreplaceable resource that make it an exceptional historic place.

220. Many of the heritage assets on the islands are statutorily protected by being, for example, designated Scheduled Monuments or Listed Buildings. Additionally, the Historic Environment Record (HER) contains a large number of known non-designated assets that also contribute to the local distinctiveness and heritage of the islands. All of these heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. As such, a positive and proactive strategy should be established for the conservation, enjoyment, and where possible, the enhancement of the historic environment, including those assets considered most at risk of neglect, decay and other threats.

221. The Isles of Scilly offer a unique combination of heritage components. The maritime and marine heritage includes a large number of harbours and quays, the remains of a shipbuilding industry, lighthouses, daymarks and lifeboat stations. The islands also have a wealth of intertidal and underwater archaeological sites, including prehistoric remains of over 700 wreck sites, five of which are designated under the Protection of Wrecks Act 1973. The surrounding sea also conceals the submerged landscape of ancient settlements, within the wide expanses of shallow subtidal and intertidal environments that have been flooded by rising sea-levels over the centuries. It has long been thought that the islands in their current form are a result of past marine transgressions that flooded early archaeological sites, making the archipelago a valuable laboratory for studying progressive sea-level rises within an historical context. These submerged and intertidal remains have led to the identification of the Isles of Scilly as the 'lost land of Lyonesse' – a legendary, low-lying country that once extended westwards from Land's End to Scilly, as encapsulated in Arthurian legend.

222. On land, the known heritage stretches back to truly ancient remains, including the high number of Bronze Age ritual burial monuments with impressive entrance graves, the Iron Age and Romano-British cist burials, the Romano-Celtic site on Nornour, as well as early Christian foundation chapels and hermitages. In addition to the immense ancient archaeology, the later medieval period also remains visibly apparent on the islands. The ruins of Ennor Castle on St Mary's are a reminder that

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Old Town was the seat of secular rule during the medieval period, whilst the old church of St Mary dates to Norman times. On Tresco there are the remains of St Nicholas Priory, where the monks of Tavistock Abbey presided over the northern islands, and which now form the core of the world-famous Tresco Abbey Garden, a Grade 1 Historic Park and Garden.

223. Over the last 400 years, a large and complex series of castles, forts, blockhouses, breastworks, walls and other military installations developed, emphasising the strategic importance and position of the islands. As such, the islands boast an unrivalled sequence of fortifications; medieval and Tudor defences; Civil War installations when the islands were the last Royalist stronghold; early 18th-century massive defence works on the Garrison, commissioned and supplemented during the Napoleonic Wars; gun batteries and other innovative defence works from the turn of the 19th century; World War I flying boat stations; and World War II pillboxes and airfield installations.

224. An intrinsic component of the character of the historic landscape is the pattern of settlement, fields and lanes with field boundaries. Together, these reflect the evolution of the islands over 6,000 years of human impact on the land form, starting when the first settlers ventured across the sea from West Cornwall. The lack of development on the islands has enabled whole landscapes to survive in a relatively unaltered state.

225. As well as having landscape value, field boundaries are of archaeological and historic importance, illustrating how the landscape has changed and developed. The islands' walling techniques are distinct from those of the mainland, and in some respects differ from island to island, although there are broad similarities in the suite of boundary types. With the progressive loss of traditional dry-stone walling skills, some field boundaries are losing their original character.

226. In the latter part of the 19th century, the introduction of intensive flower farming produced narrow bulb strips bounded by Cornish hedges, and more particularly, high 'fences' of hardy species, to protect the tender flowers. These bulb strips, which often subdivided earlier fields, are now one of the most distinctive features of the Scillonian landscape.

227. The vernacular architecture of the islands is typified by low granite cottages, once roofed with rope thatch; this was later replaced with 'scantle' slated roofs, with small Delabole 'peggies' bedded in lime mortar and laid in diminishing courses. The traditional vernacular also includes box sash windows and sturdy plank doors. Wreck wood was used extensively in buildings throughout the islands.

228. Some 16th and 17th-century domestic buildings survive, such as Pier House, together with a few elegant 18th-century and early 19th-century properties, including

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Hugh House (built as the officers' mess), Veronica Lodge, Newman House, Lyonesse and Lemon Hall on St Mary's, and Dolphin House on Tresco.

229. In the 19th and early 20th century, the influence of the Dorrien-Smith family and the Duchy of Cornwall is evident in the development of a certain 'house-style' of robust and rather severe public buildings. On St Mary's, these include the parish church, Town Hall and Hugh Town post office. On Tresco, the Abbey, built by Augustus Smith and situated close to the ruins of the Benedictine priory, is now surrounded by the famous Abbey Garden.

230. Further significant structures of this period are the first glasshouses that were used to produce early flowers in the initial years of the flower industry. Few of these huge timber-framed buildings survive, but those that remain make an important contribution to the economic and architectural heritage of the islands. Often they are attached to older granite buildings roofed with scantle slate or Bridgwater clay tiles brought over as ships' ballast. These once served as animal shelters or hay barns, but were given new life as packing sheds for flowers. A survey of the farm buildings on Scilly has shown that many have become disused and fallen into disrepair, as they no longer fulfil the needs of present-day farming.

231. **General approach to protecting and enhancing the historic environment of Scilly.** Heritage assets are irreplaceable and should be retained wherever possible. One of the important aims of the Local Plan is to conserve and enhance the historic environment for the benefit of future generations, and this needs to be achieved through a clear heritage strategy based on the following principles:

Principles
Ensure that the historic environment continues to contribute to the special character, identity and quality of life of the Isles of Scilly.
Ensure the conservation and enhancement of the historic environment of the islands for future generations, including both designated and undesignated heritage assets, their settings and the wider historic landscape.
Ensure that the interplay of the historic and natural environment, which is key to the special character of the islands, is fully understood and considered.
Increase public understanding, awareness and enjoyment of and access to our heritage, for both residents and visitors.
Support the vital tourist economy of the islands, recognising that heritage is a key element.
Ensure that the historic environment is used as a key driver and focus for inward investment, regeneration and re-development, particularly within the islands' settlements.
Explore ways in which new developments can be successfully integrated with the existing historic environment.
Create and support strong partnerships between public, private and voluntary sectors.

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



Support organisations applying for funding, and maximise the opportunities for external funding to benefit the historic environment.
Ensure that heritage assets and their settings, as well as the wider historic environment, are appropriately managed and maintained, whether in public or private ownership.

232. **Assessing Development Proposals** Where heritage assets are likely to be affected by development proposals, these should be identified at the pre-application stage. Applications for development should describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance, in order to understand the potential impact of the proposal on its significance. Essentially, an application should clearly demonstrate what is significant about any heritage, and how that significance would be affected by the proposal, whether a material change of use or physical development.

233. The Cornwall and Isles of Scilly HER[59] should be consulted as a minimum to determine whether or not a heritage asset is likely to be affected, and its significance. The national online repository of historic designations can be found on the Heritage Gateway or the National Heritage List for England, which is available through Historic England's website.

234. The Planning Department should be contacted to determine the level of information required to support a planning application. In some circumstances, a Heritage Assessment may be required.

235. The setting of heritage assets is often essential to their character and legibility. The setting can be the immediate surroundings, but may often include land some distance away, where the context of the heritage asset can be appreciated. Insensitive development or changes to the landscape can affect the significance of the asset and the ability to appreciate it within its surroundings. Proposals for development will need to address their impact on the setting, and seek to preserve those elements that make a positive contribution to the significance of the asset. In considering proposals that affect Listed Buildings, the Council has a statutory duty to consider the impact of development on their setting.

236. Development proposals affecting important heritage assets will be permitted provided they do not detract from the significance, character and setting of an asset. Particular support will be given where a proposal better reveals the significance of the asset.

237. The harm or loss of part or the whole of any heritage asset will need to be justified, on the basis that much of the historic environment is irreplaceable and should be

[59] CE44 Heritage Gateway

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retained wherever possible and feasible. Where the proposal would result in the substantial harm or loss of a designated heritage asset of the highest significance,[60] evidence will be required that there are considerable public benefits to justify its loss, or that there are no other mechanisms for supporting the retention of the asset.

238. The merits of an alternative use may be considered where this would retain the heritage asset, provided that it would not result in the loss of its important elements. It would also be important to ensure that any alternative use is capable of funding the conservation of the asset. Should the substantial harm or loss, either in whole or in part, be agreed, a clear indication that there are detailed plans and delivery mechanisms for the proposal's implementation will be required. The condition of an historic asset resulting from deliberate damage and neglect will not be taken into account in any decision.

239. In order to advance the understanding of the significance of the asset to be lost, where permission is granted, appropriate conditions and/or planning obligations may be used to ensure that heritage assets are appropriately recorded, conserved or enhanced. Measures secured may include provision for a proportionate recording of assets prior to commencement of any works, and which will be made publicly available.

240. **Conservation Area** The special architectural and historic interest of the islands was recognised in 1975 when all of the inhabited islands were designated as a Conservation Area under the Civic Amenities Act. As a result, it is necessary for the character and appearance of each island to be preserved or enhanced by any development. In considering proposals, account will be taken of how well the design and location of the development has considered:

Key conservation area considerations
The characteristics and context of the site and surroundings in terms of, for example, important buildings, spaces, landscapes, walls, trees and views into or out of the area;
The form, scale, size and massing of nearby buildings, together with materials of construction.

241. Proposals should demonstrate that they will make a positive contribution to the character and quality of the Conservation Area, which will be at least equal to or better than the existing situation. Not all buildings within the Conservation Area contribute to what is important in terms of its character or significance. Proposals that would result in an enhancement of the Conservation Area through the alteration or replacement of those buildings that do not make a positive contribution will be supported.

[60] CE01 National Planning Policy Framework 2019 Paragraph 194(b)

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242. Whilst the current Conservation Area boundary includes all of the islands, there is merit in exploring, through a Conservation Area assessment and management plan, whether there are areas that would benefit from exclusion from this designation. Such an assessment would highlight the importance of those genuinely significant historic elements of the built-up areas of each island. Areas such as the industrial estate and waste site at Porthmellon, for example, do not merit inclusion in a Conservation Area designation. Applying Conservation Area principles to such areas diminishes the value that this designation conveys for genuinely important parts of the islands. The Council will seek to carry out regular reviews of its Conservation Area boundary, as required by the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which makes it a positive legal duty to assess such boundaries.

243. **Listed Buildings** Listed Buildings are those that appear on the Secretary of States 'List of Buildings of Special Architectural or Historic Interest', prepared by the Department of Culture, Media and Sport (DCMS). The statutory body responsible for maintaining the National Heritage List for England (NHLE)[61] is Historic England.

244. Listed Buildings are grouped into three grades, indicating their relative importance. These are Grade I (one), II* (two-star) and II (two), with Grade I the most important. The majority (116 out of 128) of Listed Buildings on the islands are Grade II. Contrary to popular misconception, when a building is added to the NHLE, the whole of the building (both internal and external) is listed, as well as its curtilage. All three grades are subject to the same legislation.

245. The listing of a building confers a significant degree of protection, and special attention must be paid to maintain its character. Permission in the form of Listed Building Consent is required for any works of demolition, extension or alteration that affect the character of the building as one of special architectural or historic interest. This consent is entirely separate from any need to obtain planning permission.

246. In assessing either planning or Listed Building applications, proposals should consider factors such as materials, layout, architectural features, setting, scale and design. Proposals that allow for viable uses that are compatible with the conservation of the fabric of the building and its setting will generally be supported.

247. The intention is to produce guidance notes on Listed Buildings, which would include details on the responsibilities of owners and how to apply for Listed Building Consent, the implications for development in the Conservation Area, and guidance for householders and property owners on the wide-ranging Article 4 Directions. Existing Article 4 Directions[62] will be reviewed and updated in line with current

[61] CE45 Search the National Heritage List for England
[62] CE46 Article 4 Directions on the Isles of Scilly

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regulations on permitted development. These will be available on the Council's website and sent to householders as appropriate.

248. **Scheduled Monuments** The islands contain a wealth of Scheduled Monuments which constitute an irreplaceable resource for, and record of, the Isles of Scilly's evolution. These are remains, buildings or structures of national importance, protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a monument will require Scheduled Monument Consent from the Secretary of State for the Department of Culture Media and Sport (DCMS), in addition to any permission or consents required from the Council under the Planning Acts. To protect the integrity of monuments, including the below-ground archaeological remains, preservation should take place in situ wherever possible.

249. **Archaeology** Areas that have multiple heritage assets (both designated and non-designated) have been defined as Archaeological Constraint Areas (ACA). All of the ACAs on the islands have been identified on the Policies Map. In these areas it is likely that development proposals may also require archaeological monitoring, guided by a Written Scheme of Investigation (WSI) that sets out how archaeological findings are managed, recorded and published. The ACAs were defined in 1995 through funding by English Heritage (Historic England) and the Council of the Isles of Scilly. Their purpose is to indicate the location of recorded archaeological remains and historic sites and structures. For non-designated heritage assets, development proposals should take into consideration any impact upon archaeology within these areas.

250. Development that would involve ground disturbance in areas of known archaeological potential should be sensitively designed and located. A desk based archaeological assessment and, in certain circumstances, a field evaluation will be required. Where appropriate, archaeological remains should be preserved in situ with development being sensitively designed and located to allow their retention or minimal harm. Where this is not possible or feasible, a programme of archaeological investigation, excavation and recording prior to commencement will be required.

251. Where an application affects or has the potential to affect heritage assets with an archaeological interest, including Scheduled Monuments, within the curtilage of a Listed Building or archaeological constraint area, applications must include an appropriate desk-based assessment and, where necessary, a field evaluation which may need to include full excavation, examination and recording.

252. **Registered Parks and Gardens** The islands contain one Registered Park and Garden: Abbey Garden on Tresco, which is designated as Grade I. The site dates back to the mid-19th century and comprises 6 hectares of gardens and around 24 hectares of ornamental plantations, through which a series of walks pass

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an ornamental lake. The site occupies a ridge of high ground that drops north to the Great Pool, south of which stands the principal building of Tresco Abbey. The designation includes the principal building of the Abbey, kitchen gardens, as well as a series of terraced gardens and pleasure grounds.

253. **Non-Designated Assets** Non-designated heritage assets do not have statutory protection, but have a degree of significance which merits consideration in planning decisions. These assets include locally important and traditional buildings, and non-scheduled archaeological remains. These assets and features make an important contribution to the historic character of that area. The merits of a development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset.

254. **Heritage at Risk** The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats. Deliberate neglect of a heritage asset is not sufficient justification for development resulting in harm or complete loss. Solutions will be sought for assets 'at risk' through discussions with owners and, where appropriate, encouraging development schemes that would ensure the repair, restoration and maintenance of the asset. As a last resort, the Local Planning Authority would use its statutory powers to protect the asset.

POLICY OE7 Development affecting Heritage

(1) Great weight will be given to the conservation of the islands irreplaceable heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances. Any harm to the significance of a designated or non-designated heritage asset must be justified.

(2) Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal, and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long-term use of the asset.

(3) In those exceptional circumstances where harm to any heritage asset can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



(4) Proposals that will help to secure a sustainable future for the islands' heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

(5) Conservation Area

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

a) it preserves or enhances the character or appearance of the area and its setting;
b) the design and location of the proposal has taken account of:
    I. the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees and views within, into or out of the area; and
    II. the form, scale, size and massing of nearby buildings, together with materials of construction.

(6) Listed Buildings

Development affecting Listed Buildings, including alterations or changes of use, will be supported where:

a) it protects the significance of the heritage asset and its setting, including impacts on the character, architectural merit or historic interest of the building; and
b) materials, layout, architectural features, scale and design respond to and do not detract from the Listed Building; and
c) a viable use is proposed that is compatible with the conservation of the fabric of the building and its setting.

(7) Scheduled Monuments and Archaeology

Proposals that preserve or enhance the significance of Scheduled Monuments or Archaeological Sites, including their setting, will be supported where measures are to be taken to ensure their protection in situ based upon their significance. Where development would involve demolition or removal of archaeological features, this must be fully justified, and provision must be made for excavation, recording and archiving by a suitably qualified person(s) prior to work commencing, to ensure it is done to professional standards. Development within the Garrison on St Mary's (i.e. any land or building within the Garrison Wall Scheduled Monument) and its setting should accord with the Garrison Conservation Plan 2010 (or any successor plan). Proposals that would result in harm to the authenticity and integrity of the Garrison as a strategically important coastal defensive site should be wholly exceptional. If the impacts of a proposal are neutral, either on the site's significance or setting, then opportunities to enhance or better reveal significance should be taken.

(8) Registered Parks and Gardens

Planning permission for development that preserves or enhances the special historic landscape character and interest of the Tresco Abbey Garden, including its setting, will be granted where:

a) It is demonstrated that the proposal seeks to protect original or significant designed landscapes, their built features and setting; or
b) The proposal includes restoration or reinstatement of historic landscape features to original designs using appropriate evidence, or that the proposed works better reveal their setting.

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



(9) Non-designated Local Heritage Assets
Development proposals that positively sustain or enhance the significance of any local heritage asset and its setting will be permitted. Alterations, additions and changes of use should respect the character, appearance and setting of the local heritage asset in terms of the design, materials, form, scale, size, height and massing of the proposal. Proposals involving the full or partial demolition, or significant harm to a local heritage asset will be resisted unless sufficient justification is provided and the public benefits outweigh the harm caused by the loss of the asset.

(10) All development proposals should be informed by proportionate historic environments assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) which identify the significance of all heritage assets that would be affected by a proposal, and the nature and degree of any effects; and which demonstrate, in order of preference, how any harm will be avoided, minimised or mitigated.

Justification and Compliance		
Policy OE7 Development affecting Heritage		
Justification	Spatial Strategy: 1, 8, 9 Aims: 1	
Compliance with NPPF 2019	Paragraph 172, 20,	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
n/a	n/a	Yes
Key Evidence Base	National Planning Policy Framework 2019 Historic Environment Topic Paper 2017 Scilly Historic Environment Research Framework 2018	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	"We are pleased to see "Protecting and Enhancing the historic environment" and usually view this as being indicative of a positive rather than merely relative approach, which is important in the context of the "positive strategy for the conservation and enjoyment of the historic environment" required by paragraph 126 of the NPPF"	

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Building a Strong Living Community



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Building a Strong Living Community

Issues:	Housing | Environment | Infrastructure | Economy
Aims	3. Creating a balanced local housing market that provides housing choice and meets the existing and future needs of the community enabling economic prosperity.

255. The housing policies in this section aim to ensure that the housing needs of the communities on the Isles of Scilly are addressed, whilst ensuring that the level of housing development is compatible with protecting the outstanding quality of the environment. The focus is on enabling the delivery of homes to address the future needs of those people who live and work on the islands. The policies provide a framework that aims to deliver a better mix of new homes in terms of affordability, size and type, to help create a more balanced and sustainable island community.

New Homes – What to build?

256. **Housing Requirements** The NPPF requires Local Planning Authorities to enable the delivery of a wide choice of quality homes. This framework advocates an evidenced-based approach, to ensure that the Local Plan meets the full, objectively assessed needs of the market and for affordable homes, including identifying key sites that are critical to the delivery of the housing over the plan period.

257. The housing strategy for the plan period is set out in Policy LC1, and establishes the requirement to deliver up to 105 affordable homes over the Local Plan period (2015–2030). New homes will primarily be delivered on land specifically allocated for development in Hugh Town and Old Town on St Mary's. As windfall homes have historically provided a good mechanism for housing delivery, it is considered that a proportion of the local housing need will continue to be delivered through this route. The housing allocations set out in Policy LC6 demonstrate that these sites could deliver around 105 homes.

258. Delivering 105 affordable homes represents the affordable element of the full Objectively Assessed Housing Need (OAN), as identified in the 2016 Strategic Housing Market Assessment (SHMA). Delivering on average seven affordable

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homes each year will meet the housing needs of the existing community and not create any significant growth in the islands' population. The number of affordable homes provided will be subject to regular monitoring and review, in accordance with Local Plan regulations.

259. **Affordable Homes** Affordable homes are defined in the NPPF as "*affordable housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)".* Eligibility is determined by a range of factors, including local incomes and house prices. Affordable homes should remain at an affordable price or rent for future eligible households.

Social rented homes	Should generally be owned by local authorities or private registered providers, with rents determined nationally.
Affordable rented homes	Has to meet all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
Intermediate homes	Are available for sale or rent at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans) and intermediate rent, but not affordable rent.

260. Given the costs of construction and the viability of residential development in the Isles of Scilly, it may be necessary to permit open-market housing in order to deliver affordable homes through cross-subsidisation. Policy LC1 therefore establishes an approach that aims to deliver as many affordable homes as possible, with flexibility for allowing some open-market housing to enable delivery. Development proposals solely to meet the demands of the open market are not sustainable on the islands, and will be resisted.



261. **Vacant Building Credit** is a Government incentive to encourage brownfield land development and allows for an equivalent amount of floorspace as a financial credit equivalent to the existing gross floorspace of relevant vacant buildings. When the existing floor space is calculated, then favourable consideration will be given to an equivalent-size residential use and affordable housing contributions may be required for any increase in floorspace.

262. **Open-Market Homes** are defined as private housing for rent or sale where the price is established in the open market. To ensure the islands remain socially sustainable, the Local Planning Authority will seek to achieve as many affordable homes as possible in any proposed residential scheme, whilst recognising that some open-market homes may be required to enable its delivery. Where open-market residential development is justified as an enabler to deliver affordable homes, the amount permitted will be dependent on the results of a detailed viability assessment. The viability assessment will be required to set out the development cost of a proposal through an 'open book' procedure, to determine the amount and type of open-market housing needed to deliver the required affordable homes.

263. In order to enable verification of any viability assessment submitted, the Council may have assessments independently verified through a third party. The costs of verification will be passed on to the developer.

264. In permitting open-market housing as a mechanism to deliver affordable homes by providing sufficient finance and funding, consideration will be given to applying a sequential approach. The sequential approach will, in the first instance, seek to restrict the enabling 'open market' housing to ensure that it is used only as a 'principal residence' through a planning condition, in order to bring down the 'open market' value to levels more equitable to the mainland. Such a restriction would ensure that homes meet the housing needs of the community, and prevent their use as second homes or as an investment opportunity to be used as holiday accommodation. The islands are vulnerable to their own popularity as a destination for both holidaymakers and second-home owners, a situation that constrains the availability of permanent homes, and results in house prices and rents that are unaffordable to many local people.

265. Pure 'open market' housing on the Isles of Scilly is considered to be socially unsustainable development, as it would add to the existing housing problems by fuelling more second-home ownership and holiday accommodation, in conflict with the sustainability tests of the NPPF. This approach chimes with the statutory objectives of meeting the economic and social well-being needs of the islands' communities within an AONB.

266. As part of the sequential approach, the principal residence restriction will only be waived where the viability of a site submitted on an 'open book' basis clearly demonstrates that the value of the open-market housing is compromised to the extent that it would not be possible to deliver a sufficient amount of affordable homes

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on a particular site; or that it would result in a notable increase in the number of open-market homes that would be required to deliver affordable homes, to the detriment of the environment and the availability of existing or planned infrastructure.

267. Given the unique circumstances of the Isles of Scilly and the overwhelming need to provide affordable homes to meet the needs of the community, the Local Plan does not set a target for either affordable or open-market homes. The approach to housing delivery in this Plan is to prioritise affordable homes to meet the needs of the community, through a rural exceptions approach and to ensure the islands outstanding environment is not harmed. The indicative figure for affordable homes needed in Scilly over the plan period 2015-2030 is 105. Open-market homes will only be permitted on sites allocated specifically for housing and on larger windfall sites, but only when required to deliver affordable homes.

268. This approach is appropriate in a constrained and isolated island community, given the small size of the five inhabited islands, landscape sensitivity and capacity and is consistent with protecting the intimate landscape of the Area of Outstanding Natural Beauty.

269. In very exceptional circumstances, particularly on difficult-to-develop sites, financial contributions may be sought to provide affordable homes elsewhere on the islands. This exceptional approach will only be used where there is a demonstrable benefit from building more affordable homes elsewhere, rather than providing them on site.

POLICY LC1 Isles of Scilly Housing Strategy to 2030

(1) All new homes must contribute towards the creation of a sustainable, balanced and inclusive island community by making a positive contribution to addressing the local housing needs of present and future generations, through the provision of:

- **a) affordable homes, either on the sites specifically allocated for housing in Policy LC6, or through windfall sites elsewhere on the five inhabited islands, in accordance with Policy LC7;**
- **b) appropriate staff accommodation to support the continuity and viability of businesses and organisations, in accordance with Policy LC4.**

(2) Open-market housing will be permitted, but only as a mechanism for the delivery of affordable homes on sites allocated on the Policies Map, and as set out in Policy LC6, where:

- **a) the ratio is in favour of affordable homes; and**
- **b) it is demonstrated through a viability assessment that such provision is the only viable option to enable the delivery of affordable homes; and**
- **c) it has been established that no other form of grant funding or cost subsidisation is available.**

(3) On windfall sites, affordable homes to meet the needs of the community through Policy LC7, or staff accommodation through Policy LC4, will be permitted.



Only in circumstances for larger developments of 5 or more new dwellings, would any consideration be given to permitting an element of open market, as a means to deliver affordable homes.

(4) Any open-market homes justified to facilitate the delivery of affordable homes will be conditioned to be occupied as principal residence homes only, unless:

a) viability and market considerations demonstrate that it is not possible to deliver the maximum number and type of affordable homes; or
b) it will lead to an excessive number of additional houses that would adversely impact on the environment and/or infrastructure.

Justification and Compliance		
POLICY LC1 Isles of Scilly Housing Strategy Over the period to 2030		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph 11, 14, 15, 20, 59, 60	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	Yes
Key Evidence Base	National Planning Policy Framework 2019 SHMA 2016 SHLAA 2017 Housing Growth Plan 2014 Housing Topic/Discussion Paper 2017 Housing Viability Assessment 2017	
Alternative options considered	Not setting a housing figure and having a rural exceptions style approach only.	
What the Community/Statutory consultees have already told us:	2015 the Scoping Report asked what people liked and disliked about where they live: Under Dislike: *"Lack of affordable housing for elderly people and young people".* *"I dislike: - …; lack of good community space on St Mary's; lack of coherent housing strategy/policy which includes the Duchy of Cornwall which ensure the needs of all ages with different financial situations are taken into account"* *"My flat is tiny (rented dwelling) but although I am on the housing list, I am nowhere near eligible to be housed".* *"Housing quality and availability. The acceptance of residents/need to accept poor standard accommodation and communal facilities. No one works together for the greater good of the residents and the business opportunities. Lack of understanding of what could be achieved and the attractiveness that the islands could have to visitors and 'migrants' who want to add to the welfare of these beautiful islands".* *I fully agree that the Isles of Scilly needs more housing, which would accommodate sufficient extra people to be able to consider alternative employment here other than Tourism. Hence, in my opinion, any new housing should not be available for holiday accommodation, second homes, or retirees wanting to live here. New housing should be a mix of family 2-3 bedroom houses for people of working age, which must include a number of bungalows, or ground floors flats, suitable for the disabled, the elderly living on the islands who want to downsize, or childless couples That would also help relieve the pressure on Park House".*	

270. **Qualification to occupy affordable housing** In meeting the islands' social and economic well-being needs whilst protecting the environment, the Local Plan housing strategy as set out in Policy LC1 aims to deliver new homes to meet the needs of the islands' community. Where new homes, delivered under LC1 above, are controlled by a registered provider,[63] then there will be qualifying criteria established to control who is eligible to occupy those properties. In cases of those new homes delivered under LC1, or as windfall homes (which includes custom and

[63] Registered Providers include: Registered Social Landlords, Housing Associations or Local Authorities.



self-build projects) under Policy LC7, which are owned privately or by non-registered providers,[64] then the eligibility to occupy the homes provided, which are intended to meet the needs of the local community in both the short and long term, will be assessed in accordance with Policy LC2.

POLICY LC2 Qualifying for Affordable Homes

All new affordable homes that are not delivered by the Council or other Registered Provider will be subject to occupancy restrictions, to ensure they will be occupied in perpetuity by a person or persons (and their dependants) with a local housing need, as their principal residence throughout the year. A local housing need is where:

(1) The property would be their sole private residence and their need cannot be met by the local housing market; and
(2) They need to live permanently on the islands due to their employment circumstances and work commitments; or
(3) They have been continuously resident on the islands for at least five years and require new accommodation as a result of the requirement to:

- **a) vacate tied accommodation; or**
- **b) relocate to more suitable accommodation due to a medical and/or mobility condition; or**
- **c) relocate to smaller/larger accommodation due to under/over-occupation; or**

(4) They are a former resident who has previously lived permanently on the Isles of Scilly for a continuous period of at least five years, and who:

- **a) has been away for educational or training purposes, or to obtain work experience or professional or technical accreditation; or**
- **b) is currently employed by the armed forces or merchant navy and whose main residence will be on the islands; or**
- **c) is retired from the armed forces or merchant navy; or**
- **d) needs to provide substantial care to a relative who has lived continuously on the islands for at least five years ('substantial care' means that the requirement for such care has been identified by a medical doctor or relevant statutory support agency).**

Footnote:
Eligibility for affordable housing managed by the Council or Housing Association will be subject to separate qualifying criteria, in accordance with the Council's Housing Department or national affordable homes qualifying criteria.

Justification and Compliance		
POLICY LC2 Local Occupancy Criteria		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph 11, 14, 15, 20, 59, 60, 61, 62	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	Yes
Key Evidence Base	National Planning Policy Framework 2019 Strategic Housing Market Assessment 2016	
Alternative options considered	None	

[64] Non-Registered Providers are those who provide housing for the employees of associated industrial and other undertakings, for special groups such as the aged, disabled people or single persons, or housing on a mutual and self-build basis.



What the Community/Statutory consultees have already told us:	*"Housing is a massive issue but the criteria for housing needs to be reviewed. There should be a formula whereby businesses that hire mainland-based workers should pay into the Housing Fund. If you're not careful then in 50 years' time the majority of islanders will be chefs, waitresses, chamber maids. How is that sustainable or healthy for the islands?"* *"Yes, if this is a means to delivering affordable local housing and is subject to controls."*

271. **Type and Mix of Homes** An agreed type and mix of affordable housing, including tenures, will be determined through local evidence of housing need and viability at the time of submitting a proposal for planning permission. Housing proposals must meet the specific housing needs of the community at the time it is proposed, particularly in terms of size, type and tenure. As demonstrated in the 2016 SHMA, most new homes should either be one or two-bedroom in size, to reflect the needs of the community.

272. **A Balance of Homes** The Isles of Scilly, as with the rest of the population of the United Kingdom, has an increasingly ageing population; that is, a greater number of people living on the islands over the age of 65 years. This trend is projected to increase, with the working-age population projected to decrease. Evidence suggests that on the Isles of Scilly, population increases are predicted in those over 65 years, and particularly those aged over 85. An ageing population will have implications for suitable housing provision now and in the future in terms of specialist homes, both in the affordable and market housing sectors.

273. Some form of disability, either temporary or permanent, can affect everyone at some stage of their lives. The Council will seek to ensure that the housing needs of older people and those with mobility or sensory impairments are met across all tenures, and that these groups are not restricted in their choice of homes. Developers and other agencies will be encouraged to provide dwellings that will enable more people to remain in their homes if they become disabled or infirm, and to live as independently as possible in the community. In order to support the ageing population and the specific needs of people with disabilities, the Council will encourage all new dwellings to be made accessible and adaptable.

274. The SHMA indicates that a far greater amount of housing of various types will be needed to meet older people's needs and rising aspirations in the future. New housing specifically provided for older people must meet high standards of accessibility and amenity relevant to their needs. One of the projects of the Smart Islands programme[65] will seek to facilitate access to emerging online healthcare initiatives, as well as smart metering in relation to utilities such as electricity, water and telecommunications. Such technologies should be considered during the design stage of any proposed residential development.

275. As there is a finite amount of land for new development, which is heavily constrained by multiple designations, coupled with affordability issues for the local community, it is necessary to ensure that all new homes constructed remain reasonably affordable.

[65] CE47 Smart Islands

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To meet this objective, new homes should have good internal space standards, whilst ensuring that they are not excessive in size and scale. The Government's Nationally Described Space Standards (Technical Housing Standards), [66] or any successive guidelines, will be used to guide the size of accommodation to achieve a balanced housing stock that remains available to meet the needs of the community into the future. This approach is appropriate in a remote and isolated location, given the limited land supply and few opportunities for building, and is consistent with protecting the intimate landscape of the Area of Outstanding Natural Beauty, as set out in Aim 1.

POLICY LC3 Balanced Housing Stock

(1) All new residential development must contribute towards the creation of sustainable, balanced and inclusive island communities by ensuring an appropriate mix of dwelling types, sizes and tenures, taking account of the existing and future housing needs of the community, imbalances in the housing stock, and viability and market considerations.

(2) All new homes must offer a good standard of accommodation by being constructed in accordance with the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards);

(3) All homes will be encouraged to be accessible and adaptable in accordance with Building Regulations Requirement M4(2) or any successor regulations.

(4) Wheelchair users' homes will be encouraged to be constructed in accordance with Building Regulations Requirement M4(3) or any successor regulations, and will be encouraged where a specific local need for a wheelchair-adaptable or accessible home is identified.

(5) All affordable homes permitted under LC6 and LC7, including custom/self-build, must be affordable by size and type to local people and will remain so in perpetuity,

(6) All affordable homes will be subject to a condition removing permitted development rights in respect of extensions, to ensure they remain of a size that meets the affordability needs of the islands.

Justification and Compliance		
POLICY LC3 Balanced Housing Stock		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph 11, 14, 15, 20, 59, 60, 61, 62	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	Yes
Key Evidence Base	National Planning Policy Framework 2019 SHMA 2016 and update 2019 SHLAA 2017 Housing Growth Plan 2014 Housing Topic/Discussion Paper 2017 Technical Housing Standards 2015	
Alternative options considered	Requiring only a percentage of each site to be adaptable and accessible	

[66] CE48 Housing Technical Standards



What the Community/Statutory consultees have already told us:	*"Lack of affordable housing for elderly people and young people"* *"My dislike is not of the islands, but of the prospect of possibly having to leave here as I get older and can no longer maintain a large house and garden because there is little or no suitable housing on the open market which is specifically designed for the elderly and infirm"* *"Clearly a need for additional housing made available for workers – job positions cannot be filled – and also for young families (ie for a couple plus 1-2 children)… therefore, 1/2/3-bedroom homes (which would also be useful units for elderly wishing to downsize and for independent living)"*

276. **Staff Accommodation** As a small island-based community, there is a need for Scilly to retain a balanced workforce. Clearly, staff accommodation needs cannot be met outside the islands, due to the expense and logistics of commuting to and from the mainland. Where the skills are not available in the local community, there is a need to recruit to the islands from elsewhere. Policy LC4 recognises that additional staff accommodation may be required for businesses or organisations. Such accommodation could comprise small-scale seasonal workers' accommodation to meet the particular needs of agriculture, fishing or tourism, as well as a range of longer-term accommodation for businesses and organisations that require staff to relocate to the islands on a permanent or semi-permanent basis. Longer-term staff accommodation may need to cater for families, unlike shorter-term accommodation for more transient staff.

277. Unusually large staff accommodation dwellings in relation to the needs of the business, or expensive construction in relation to the income the accommodation can sustain, will not be permitted. Due to the small scale of the islands, it will be possible for workers in most occupations to live anywhere on the island and be within reasonable distance of the business location. However, very occasionally the nature of a business may make it essential for someone to live on, or in close proximity to, the business premises. All staff accommodation should be commensurate with the needs of the business.

278. Whilst the plan supports the need to deliver staff accommodation that meets the accommodation needs of multiple businesses in one development, in order to retain staff accommodation for its intended use, a restrictive condition will be included on any planning approval under Policy LC4, limiting its occupation to persons who are employed to work on the islands. This would not prevent the accommodation from being used as staff accommodation for multiple businesses.

POLICY LC4 Staff Accommodation

(1) New staff accommodation for businesses and organisations will be permitted where:

a) an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area; and

b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; and

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c) the proposed accommodation is located within or adjacent to the existing business, or well related to the physical form of an existing settlement or group of existing buildings, or involves the re-use of an existing building.

(2) All staff accommodation permitted will be subject to occupancy restrictions. In addition to the above, seasonal staff accommodation will only be permitted where it:

d) is located in an area that relates well to the business where possible, with the exception of the re-use of buildings; and

e) does not cause harm to residential amenity through staff working unsociable hours.

(3) Where staff accommodation is required for a new business, the development will only be supported where it is demonstrated that the business is viable in the long term, supported by a business plan for a minimum of five years.

Justification and Compliance		
POLICY LC4 Staff Accommodation		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph 70, 68	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	Yes
Key Evidence Base:	National Planning Policy Framework 2019 Strategic Housing Market Assessment 2016 Island Futures: A Strategic Economic Plan for the Isles of Scilly, 2014	
Alternative options considered.	None	
What the Community/Statutory consultees have already told us:	"*Staff accommodation should be permitted and encouraged to support existing businesses and new projects that may need a transient workforce*". "*By building staff accommodation businesses can ensure staff availability of workers who could not otherwise live here. This is the missing link on all the islands except Tresco. There needs to be financial incentive to work here if we are to improve standards".* *"Policy should also be developed to support the creation of seasonal staff accommodation where this is essential to the viability of important island businesses".*	

279. **Removal of Occupancy Restrictions** It is accepted that there will be circumstances where staff accommodation is no longer required for the purpose for which it was originally intended. Any application to remove an occupancy condition for staff accommodation will need to demonstrate that the need for which the dwelling was originally approved no longer exists. There are many other 'occupancy restrictive' conditions known to apply to various types of residential accommodation. Any applications to remove these will be dealt with on their individual merits.

280. Policy LC5 below sets out the criteria that will apply to any application to remove any restrictive occupancy condition and thereby ensure that such accommodation can remain available where possible. An applicant would be expected to appropriately market the accommodation for a reasonable period (at least 12 months) at a realistic market price for the type of dwelling, to establish whether it could meet the existing functional needs of a qualifying person or business. Evidence demonstrating how

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this requirement has been investigated will need to be included to support any application to vary or remove a restrictive occupancy condition.

POLICY LC5 Removal of Occupancy Conditions

(1) Planning permission for the removal of an occupancy restriction on residential accommodation will only be permitted where it can be evidentially shown that:

a) there is no longer a continued need for the accommodation for any business or organisation on the islands; and
b) the property has been marketed locally for an appropriate period (minimum 12 months) at an appropriate price.

(2) In the event that staff accommodation is no longer required in connection with a business and depending on the type and location of the accommodation, an alternative condition will be imposed restricting occupancy to a principal residence home that would be available to meet the needs of the community.

Justification and Compliance		
POLICY LC5 Removal of Occupancy Conditions		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph: 38, 55	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	n/a
Key Evidence Base:	National Planning Policy Framework 2019	
Alternative options considered.	None	

New Homes – Where to build?

281. **Housing Allocations** Allocating a site for new homes in the Local Plan establishes the principle that the development for housing is acceptable. Site allocations provide certainty both to developers and the community, to help understand what may happen in the area or on their island in the future. They also help the Council and other service and utility providers to look at the cumulative impact of development and plan for future needs, such as school places, as well as the capacity of energy, telecommunications, sewerage and water infrastructure. Policy LC6 identifies seven housing sites on St Mary's that have been assessed as viable, suitable and achievable locations to build new homes.

282. The housing allocation sites, set out below, are strategically allocated for housing that delivers affordable homes. In accordance with the housing strategy set out in Policy LC1, it is essential that all forms of grant funding and subsidy are explored, to facilitate the delivery of 100% affordable homes. Only in exceptional circumstances in the interests of viability can open-market housing be considered on sites allocated for housing, again in accordance with Policy LC1. Each site should also be developed with an appropriate mix of dwelling types, sizes and tenures to meet the needs of the community, in accordance with Policy LC3.

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POLICY LC6 Housing Allocations

The following sites are allocated on the Policies Map for housing development over the plan period. In addition to all other relevant policies in this plan each site has specific development requirements as set out below.

H1: 0.54ha Former Secondary School, Carn Thomas, Hugh Town, St Mary's	**A residential development of around 26 homes of an appropriate scale and design, which will require:** **i. Appropriate connections and upgrades to water and sewerage, with any planned improvements taken into consideration; and** **ii. An appropriate heritage assessment to guide the design of the scheme, to ensure no harm to the setting and protect the significance of designated and undesignated heritage assets, in the vicinity of this site, given its prominent location.**
H2: 0.2ha Former Primary School, Carn Thomas, Hugh Town, St Mary's	**A residential development of around 7 homes of an appropriate scale and design, which will require:** **i. The retention/conversion of the original and traditional buildings, enhanced to a high standard of design; and** **ii. Appropriate connections and upgrades to water and sewerage, with any planned improvements taken into consideration.**
H3: 0.53ha Land at to the west side of Old Town Road on the north of Ennor Castle, Old Town, St Mary's	**A residential development of around 15 homes of an appropriate scale and design, which will require:** **i. Appropriate vehicular and pedestrian access;** **ii. Appropriate connections and upgrades to water and sewerage, with any planned improvements taken into consideration;** **iii. Design and access measures to protect and enhance the setting of Ennor Castle, including:** **• limiting development to the eastern 'road' side;** **• bounding the western 'Castle' side through the re-introduction of a former boundary running north-south parallel with the road;** **• maintenance or enhancement of the historic landscape character through careful design of density, style, fabric and variety for new homes and garden boundaries, informed by those existing in the historic core of Old Town and through retention of existing boundary banks and trees;** **• retention, if possible, of the existing trackway on the south as a route to any access provided to the rear (west side) of the development; and**



	iv. Sustainable drainage to avoid surface water run-off impacts on the adjacent SSSI and reduce the impact of tidal flooding; and v. Heritage assessment and archaeological monitoring of groundwork.
H4: 0.44ha Land to the north east side of Ennor close, Old Town, St Mary's	A residential development of around 13 homes of an appropriate scale and design which will require: i. Appropriate vehicular and pedestrian access; ii. Appropriate connections and upgrades to water and sewerage with any planned improvements taken into consideration; and iii. Heritage assessment and archaeological monitoring of groundwork.
H5: 0.42ha Land to the south of Launceston Close, Old Town St Mary's	A residential development of around 12 homes of an appropriate scale and design which will require: i. Appropriate vehicular and pedestrian access; ii. Appropriate connections and upgrades to water and sewerage with any planned improvements taken into consideration; and iii. Heritage assessment and archaeological monitoring of groundwork.
H6: 0.37ha Land to the south east of Ennor Close, Old Town, St Mary's	A residential development of around 11 homes of an appropriate scale and design which will require: i. Appropriate vehicular and pedestrian access; ii. Appropriate connections and upgrades to water and sewerage with any planned improvements taken into consideration; iii. Heritage assessment and archaeological monitoring of groundwork; and iv. Investigations as to potential tidal flood risk including appropriate mitigation measures.
H7: 0.65ha Land to the east of Ennor Close, Old Town, St Mary's	A residential development of around 20 homes of an appropriate scale and design which will require: i. Appropriate vehicular and pedestrian access; ii. Appropriate connections and upgrades to water and sewerage with any planned improvements taken into consideration; iii. Heritage assessment and archaeological monitoring of groundwork; and iv. Measures to reduce future amenity issues for occupants of new housing and to minimise conflict with the operational and safety requirements of St Mary's Airport.
H8: 0.4ha Land at Sandy Banks,	A residential development of around 12 homes of an appropriate scale and design which will require:



Porthmellon, St Mary's	**i. Appropriate vehicular and pedestrian access;** **ii. Appropriate connections and upgrades to water and sewerage with any planned improvements taken into consideration;** **iii. Heritage assessment and archaeological monitoring of groundwork; and** **iv. Investigations as to potential tidal flood risk including appropriate mitigation measures.**

Justification and Compliance		
POLICY LC6 Housing Allocations		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph 11, 15, 20, 23, 63, 65	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	Yes
Key Evidence Base	National Planning Policy Framework 2019 SHMA 2016 SHLAA 2017 Housing Growth Plan 2014 Housing Topic/Discussion Paper 2017	
Alternative options considered	Not allocating sites and permitting new developments on a rural exceptions style approach only.	
What the Community/Statutory consultees have already told us:	*"Choosing sites for new build is controversial here as on the mainland and of course anywhere involving Conservation Area and AONBs. I think keep the requirements with a relaxed approach. Look at each case on its merits but even with modern buildings there is a need to restrict sheds, annexes etc. which can affect others or be misused".* *"I think there is too much exploitation of agricultural land simply because appropriate sites are unavailable. More work needs to be done with the Duchy and existing tenants to secure appropriate sites set out to gain maximum potential. Each property doesn't need to be a mansion set in its own grounds!"*	

283. **Windfall Sites** Windfall sites arise where a sustainable site suitable for development becomes available and where it has not been specifically allocated for housing in the Local Plan. Windfall sites provide opportunities for small scale residential development, including one-off homes. Historically windfall sites have made a positive contribution to the delivery of affordable homes for the community across all of the islands.

284. Policy LC7 allows for windfall sites to come forward for affordable housing to meet the needs of the community. In particular, this policy provides an opportunity for self and custom-build homes.

285. On St Mary's windfall, developments will only be permitted where the site is well related to an existing settlement or built-up area, and where the proposal complies with any other relevant policies elsewhere in this Local Plan. Existing settlements include those shown on the Policies Maps:

S1 Hugh Town
S2 Old Town
S3 Porthloo
S4 McFarlands Down/Telegraph

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S5 Holy Vale
S6 Normandy
S7 High Lanes

286. **Off-Island Homes** During the plan period any future homes required to meet the housing needs of the off-island communities will be delivered through windfall development, rather than on sites specifically allocated for housing. This flexible approach will ensure that new homes are permitted on the off-islands in response to the needs of off-islands communities in accordance with Policies LC1 and LC7. The number and type of new homes should therefore be in response to the identified needs of a particular off-island community. Wherever possible, new homes should be well related to an existing settlement or group of existing dwellings and in all cases appropriate in scale, character and appearance to the site and the surrounding area or wider landscape.

287. All development proposals on a windfall site on St Mary's or the off-islands will be required to comply with other relevant policies in the Local Plan. In relation to scale, design and layout, proposals will need to accord with Policy SS2.

288. All new homes permitted on windfall sites will need to meet the housing requirements of the community in accordance with Policy LC1. In addition, any residential development permitted will be subject to secure arrangements to ensure the accommodation is retained to meet local housing needs of the islands, in accordance with Policy LC2.

POLICY LC7 Windfall Housing

(1) Proposals for new homes, including custom and self-build, will be permitted:

a) On St Mary's where the site is well-related to existing built-up areas; or
b) On the off-islands where new homes are required to meet the needs of the community.

(2) All new homes will be required to meet the needs of the local community in accordance with Policies LC1, LC2 and LC3.

Justification and Compliance		
POLICY LC7 Windfall Housing		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph 70, 68	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	Yes
Key Evidence Base	National Planning Policy Framework 2019 SHMA 2016 SHLAA 2017 Housing Growth Plan 2014 Housing Topic/Discussion Paper 2017 Self-Build and Custom Housebuilding Regulations 2016	
Alternative options considered	Allow open market but require and off-site contribution towards the provision of affordable homes on another site.	

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies

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What the Community/Statutory consultees have already told us:

"We therefore need an alternative for our islands and the only way I can see for us to retain social rented accommodation is for it to be built by the Duchy of Cornwall or a private company, individuals or a 'self-build' group. These possible future properties could be controlled by 'local need', essential worker or agricultural restrictions secured by S106 agreements attached to the planning approvals."

Existing Homes

289. **Replacement Dwellings** Renovating existing homes is often a more sustainable and environmentally friendly approach than replacing existing dwellings in their entirety. Where the existing dwelling is not considered suitable for retention, the replacement home should be well sited in relation to the existing site and buildings, not visually intrusive, and not significantly larger than the dwelling it replaces. Where a replacement home is considered appropriate, it must have a lawful planning use as a dwelling, and not have been demolished prior to the determination of the associated planning application, and/or its use abandoned. Replacement dwellings should be sited within the lawful curtilage of the existing dwelling, unless significant environmental benefits would result from its repositioning.

290. The impact of a replacement dwelling is likely to be greater with increases in size, especially in relation to the surrounding area. Any increase in the size and scale of a replacement dwelling can also have implications in relation to its affordability. Given that an existing dwelling could be extended in accordance with Policy LC9, and to ensure a consistent approach, any planning application for a replacement dwelling can take into account the size of extension that could be sought. In order to apply a consistent approach, the increase in scale of a replacement dwelling will be restricted, to ensure it is no larger than a previously enlarged property.

291. As a matter of clarification, in the case of the replacement of a dwelling erected before the first appointed day of the Town and Country Planning Act (i.e. 1 July 1948), 'the original habitable floor space' relates to the floor space as it existed on that date. In the case of the replacement of a dwelling erected after 1 July 1948, the 'original habitable floor space' relates to the floor space as it was first erected on the site. For the purposes of calculating floor space, gross internal measurements are used in all cases. This means that measurements are taken from the inside of the external walls and include the area of the internal partitions, but exclude any stairwell area above the ground floor.

292. Where a replacement dwelling is proposed, it must be demonstrated that the overall energy performance of the building will be improved where it is viable to do so, in accordance with Policy SS1 and Policy SS2.

POLICY LC8 Replacement Dwellings

The replacement or substantial rebuilding of a lawful dwelling will be permitted subject to compliance with the following requirements:

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(1) Where the existing dwelling is below the minimum range of internal space standards and a proposal is to replace this with an equivalent size property (in terms of number of bedrooms or plus 1 bedroom), then a replacement dwelling will be permitted to the minimum size, in accordance with the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards).

(2) Where the existing dwelling is within the minimum range of internal space standards and a proposal is to replace this with an equivalent size property (in terms of number of bedrooms), then a replacement dwelling will be permitted to the size in accordance with the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards).

(3) The size, siting and design of the proposal would not be more visually intrusive in the landscape or have a harmful impact upon the amenity of neighbouring properties.

(4) Any replacement dwelling will be expected to be located in the position of the existing dwelling, except where the Local Planning Authority considers an alternative siting to be more appropriate in amenity terms.

(5) A condition may be imposed removing permitted development rights to extend the building, which could include removing other elements of permitted development, such as outbuildings or other means of enclosure.

(6) A replacement dwelling will not permitted to include any element of holiday letting accommodation, unless it is demonstrated as an existing and lawful element of the dwelling to be replaced.

(7) All planning applications should be supported by calculations of the existing and proposed habitable floor space.

(8) A replacement dwelling must accord with the principles set out in Policies SS1 (Principles of Sustainable Development) and SS2 (Sustainable Quality and Design).

Justification and Compliance		
POLICY LC8 Replacement Dwellings		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF 2019	Paragraph 7, 8, 11, 127	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
n/a	n/a	Yes
Key Evidence Base	National Planning Policy Framework 2019 Technical Housing Standards 2015	
Alternative options considered	Consideration given to a 40% maximum threshold relating to the scale of a house extension and replacement dwelling. However, it is considered that a specific maximum figure is in many senses arbitrary and a more appropriate means of maintaining affordable homes is to consider proposals on a case-by-case basis, from the starting point that maintaining a range of homes available to the community as well as preventing disproportionate extensions which could harm the special character of Scilly, these are of upmost importance. Such an approach would also conflict less and be more consistent with changes to the General Permitted Development Order (GPDO) regarding the ability of homeowners to extend their homes without necessarily requiring planning consent.	



What the Community/Statutory consultees have already told us:	*"Given the slow replacement rate of housing stock, elevated building costs and the decline in grant funding, the challenge to the Council and the local plan is to work out how to retrofit these improvements / standards to the existing housing stock."* *"[we] would encourage a robust study be undertaken into the future accommodation supply (both type, style and quantity) on Scilly in order that the long term growth ambitions for the visitor economy can be achieved. This would also help to identify where there is a need for the replacement or perhaps change of use of poorer quality or end-of-life accommodation. Equally, it would help to identify future investment priorities including the scope for new hotel development on St. Mary's or additional niche accommodation types that respond to changing market demands (e.g. eco-friendly, alternative, serviced apartments/units etc.)"*

293. **Residential Extensions** Due to the exceptional quality of the environment, many of the usual permitted development rights for householders on the islands are removed through Article 4(2) Directions. As a result, there is a higher proportion of planning applications submitted for extensions and alterations to existing properties. It is therefore necessary to guide homeowners as to what would be considered acceptable in the context of the islands.

294. Additional space created by an extension to a dwelling, or the erection or alteration of outbuildings or other structures to provide ancillary accommodation, can be an acceptable means of addressing changes in household space requirements. In supporting extensions and alterations, it is important to strike an appropriate balance to ensure the protection of amenity of neighbouring residents and the character of the locality.

295. As all homes on the islands command higher than the national average house price, larger homes are therefore less likely to be affordable to the community, who have on average, lower incomes when compared to the national average. Consequently, proposals for extensions should not result in an imbalance in the existing housing stock, and ensure the retention of an appropriate mix of homes available to the community.

296. To prevent an imbalance of house types and sizes, and to help retain affordable homes, proposals that seek to extend an existing property significantly, as prescribed nationally in the Governments Technical Housing Standards, will be resisted unless there is a demonstrable proven need for a larger property.

297. For ancillary accommodation, which is accommodation required for immediate members or relatives of the existing household (and not for use as lettable holiday accommodation), standards of privacy and amenity may be relaxed in relation to the main dwelling. In such circumstances, the occupation of the accommodation will be tied by condition to the occupation of the main dwelling. The scale and design of an extension should be in accordance with the Isles of Scilly Design Guide Supplementary Planning Document.

298. Where an extension or major refurbishment is proposed, it must be demonstrated that the overall energy performance of the building will be improved, where it is viable to do so, in accordance with Policy SS1 and Policy SS2.

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299. Alterations and modifications to existing buildings and dwellings, including proposed extensions, outbuildings and annexes, must be of an appropriate scale and subservient in relation to the existing building, taking into account the site location and the cumulative impacts of previous extensions and development on the site where appropriate.

300. As a matter of clarification, in the case of a residential extension to a dwelling erected before the first appointed day of the Town and Country Planning Act (i.e. 1 July 1948), 'the original habitable floor space' relates to the floor space as it existed on that date. In the case of a dwelling erected after 1 July 1948, the 'original habitable floor space' relates to the floor space as it was first erected on the site. For the purposes of calculating floor space, gross internal measurements are used in all cases. This means that measurements are taken from the inside of the external walls and include the area of the internal partitions, but exclude any stairwell area above the ground floor.

POLICY LC9 Residential Extensions and Ancillary Accommodation

Development will be permitted where it respects its setting taking account of the following:

(1) Where the existing dwelling is below the minimum range of internal space standards, an extension will be permitted to bring the property up to a size that is in accordance with the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards).

(2) Where the existing dwelling is already within the minimum range of internal space standards and a proposal is to enlarge the property, this will only be permitted to meet a growing household size. In such circumstances applicants must be clear on the number of bedrooms and the size of the household. The size of extension must be in accordance with Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards) for the size of property proposed.

(3) In all cases proposals will also need to:

- **a) improve the overall energy performance of the building and accord with the principles set out in Policies SS1 Principles of Sustainable Development and SS2 Sustainable Quality and Design; and**
- **b) ensure there is sufficient space within the existing curtilage to accommodate the extension without resulting in overdevelopment of the site or adversely impacting on residential amenity space and parking provision.**

(4) An extension to an existing dwelling will not be permitted to include any element of holiday letting accommodation and, where appropriate, a condition will



be imposed removing permitted development rights to further extend or alter the dwelling.

(5) All planning applications for extensions to existing dwellings should be supported by calculations of the existing and proposed habitable floor space.

Justification and Compliance		
POLICY LC9 Residential Extensions and Ancillary Accommodation		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF	Paragraph 7, 8, 11, 127	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	n/a
Key Evidence Base	National Planning Policy Framework 2019 Technical Housing Standards 2015	
Alternative options considered	Consideration given to a 40% maximum threshold relating to the scale of a house extension and replacement dwelling. However, it is considered that a specific maximum figure is in many senses arbitrary and a more appropriate means of maintaining affordable homes is to consider proposals on a case-by-case basis, from the starting point that maintaining a range of homes available to the community as well as preventing disproportionate extensions which could harm the special character of Scilly, these are of upmost importance. Such an approach would also conflict less and be more consistent with changes to the General Permitted Development Order (GPDO) regarding the ability of homeowners to extend their homes without necessarily requiring planning consent.	
What the Community/Statutory consultees have already told us:	*"I think, within reason, some aspects of permitted development (as allowed on the mainland) should be relaxed. Extensions to existing homes (within limits) should be permitted to help ease the housing situation and sub division of larger properties should be allowed for the same reason provided the division is for the housing current residents."*	

301. **Homes in Multiple Occupation (HMO)** A HMO is a property that is shared by three or more tenants who are not living together as a family, and who share basic amenities such as a kitchen, bathroom or toilet facilities, but have separate bedrooms. The change of a home to a HMO for up to 3–6 people is permitted development. Where there is a mixed HMO and private dwelling, or the HMO is shared by more than six people, then planning permission is required.

302. Unlike the UK mainland, the Isles of Scilly does not have high numbers or concentrations of HMOs, which are often established as a means of providing low-cost accommodation for students or young professionals. Locally, HMOs are established largely to provide accommodation for seasonal staff.

303. In order to accommodate the need and demand for HMOs, while ensuring the future balance of established communities, Policy LC10 provides guidance for developers and prospective landlords in order to minimise the potential social, environmental and economic impacts of HMOs on communities.

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POLICY LC10 Homes in Multiple Occupation

1) In order to support mixed and balanced communities and to ensure that a range of household needs continue to be accommodated throughout the islands, a material change to a House in Multiple Occupation (HMO) will be permitted where:

a) the use would not cause a detrimental impact upon adjacent and neighbouring residential amenity or neighbouring land uses; or

b) the immediate area is not already imbalanced by a concentration of such uses and where the development would not create such an imbalance.

2) Dwellings in use as Class C4, mixed C3/C4 use, and HMOs in sui generis use will be considered to be HMOs.

Justification and Compliance		
POLICY LC10 Homes in Multiple Occupation		
Justification	Spatial Strategy: 2, 3, 4, 7 Aims: 3, 4, 5	
Compliance with NPPF	Paragraph 7, 8, 11, 127	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	Yes	n/a
Key Evidence Base	National Planning Policy Framework 2019	
Alternative options considered	None	

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Building a Strong Working Community



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SUBMISSION LOCAL PLAN



Building a Strong Working Community

Issues:	Economy | Community Facilities
Aims	4. Creating a more competitive, diverse and resilient economy based on an exceptional and inspirational environment that can adapt to change and challenges and maximise opportunities by building on its strengths and underpinned by effective infrastructure and an appropriately available and skilled workforce.

304. The islands are a place where a variety of employment needs have to be met to support a working community. It is important that those employment needs are consistent with protecting Scilly's natural and historic landscape, particularly as the economy is largely underpinned by its exceptional environment.

305. Conserving and enhancing the natural beauty, wildlife and cultural heritage does not need to conflict with supporting vibrant, healthy and productive living and working communities.

306. Nationally, the Government is committed to securing sustainable economic growth in order to create jobs and prosperity, building on the country's inherent strengths and meeting the twin challenges of global competition and a low-carbon future. Whilst the islands do not fit well within the mainland 'growth' context, it is nevertheless important to create a sustainable economic environment to improve prosperity and productivity, and make the islands nationally and internationally competitive.

307. **Employment** The economy of the Isles of Scilly is unusual in many ways. It is remarkably self-contained and dominated by tourism, with high levels of very small businesses. The cost of living is high and there are low levels of unemployment. These factors make the economy particularly vulnerable to economic and financial shocks, and to any downturn in the tourism trade.

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308. Sustaining a successful economy will require businesses to be able to evolve and adapt to new challenges and to develop new opportunities. It will also be necessary to recognise that the future stability of the community is linked to a strong economy, and that change will be required and therefore supported where it is necessary and sympathetic.

309. As there are no specific essential employment developments identified in the Local Plan over the plan period, the policies in this section seek to encourage proposals that will help strengthen and diversify the islands' economy and, wherever possible, lead to a rise in average incomes whilst sustaining a high-quality environment. As the quality of the environment underpins the economy, it would be inappropriate to encourage any development that threatens to undermine its world-class status. In setting out a positive framework to promote the sustainable growth and diversification of the economy, and enable changes for businesses, the Local Plan seeks to support appropriate development under Policy WC1.

310. Given the islands' location, size and physical environment, the options for creating a more competitive and diversified economy will be challenging, and it is probable that any enhancement of the economy will mean that successful new businesses will be trading in niche markets, will offer specialist services, or provide high-value/low-bulk goods. Linked to a more competitive and diversified economy is the provision of a more reliable, resilient and year-round transport service to the mainland and between each island, more affordable homes, good-quality office space, the ability to recruit and retain skilled and adaptable staff, and good business support services.

311. The Smart Islands programme and similar sustainable programmes, as well as the availability of superfast broadband, provide one of the greatest opportunities to diversify the economy and increase employment opportunities that offer higher-skilled and better-paid jobs; through, for example, enabling a range of research, technology and knowledge-based businesses and organisations to develop or relocate to the Isles of Scilly. The Smart Islands programme in particular provides a significant economic opportunity that responds positively to national policy and takes advantage of the geographic location and small scale of the Isles of Scilly. The concept of Smart Islands positions the Isles of Scilly as an innovation test-bed, providing a place where new innovative systems and technologies can be tested and developed, then replicated elsewhere in the UK and beyond. The Smart Islands initiative has been recognised by Central Government in the 2017 Industrial Strategy 'Building a Britain Fit for the Future',[67] and has the potential to support a sustainable economic future for the islands.

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[67] CE47 Industrial Strategy White Paper, 2018



312. Agriculture and horticulture, through flower-growing in particular, has helped create the islands' distinctive landscape. Sustainable farming practices are essential for maintaining the characteristic landscapes of the islands. Traditionally, farming on the islands has been on a small scale, and it has limited capacity for physical expansion. However, farming remains an important aspect of what makes Scilly distinct and contributes to its sustainability and self-sufficiency. Similarly, fishing is an in important part of the islands' culture and heritage, and is practised on a small scale. Supporting the growth and diversification of agriculture, horticulture and fishing, particularly where it contributes to local food production, is critical to the islands' future and long-term prosperity.

313. Tourism over the plan period is likely to remain the largest part of the economy, and so it is especially important that the tourism sector is supported in improving the quality of its offer, and that it responds to the expectations of visitors. A key challenge for tourism is to maximise the quality of its product and provide an offer that appeals to a range of visitors, including opening up to, or creating, new tourism markets and niches. Improving quality, attracting new markets, extending the season and improving productivity will result in a more resilient, competitive and sustainable visitor economy, which in turn provides better career opportunities and wages.

314. Policy WC1 sets out a general employment policy to apply to all types of employment development. Appropriate employment and business development are encouraged where they avoid negative impacts on the area, so that the economic benefits arising from the islands' exceptional environment can be maintained, and its special qualities are not compromised.

POLICY WC1 General Employment Policy

Development proposals that strengthen, enhance and diversify the islands' economy will be supported where they are appropriately designed, scaled and located, in accordance with other policies in the Local Plan.

WC1 Justification and Compliance		
POLICY WC1 General Employment Policy		
Justification	Spatial Strategy: 4, 5, 6 Aims: 4, 5	
Compliance with NPPF 2019	Paragraph 20, 72(b), 104,	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	n/a	n/a
Key Evidence Base	National Planning Policy Framework 2019 Island Futures: A Strategic Economic Plan for the Isles of Scilly, 2014 Local Plan Annual Monitoring Reports 2007-2017	
Alternative options considered	None	
What the Community have already told us:	*"Support for a skilled, home grown workforce; (delivered through job creation, support for training and employment in health and care services, affordable housing, key worker housing)".* *"There are many types of employment that the islands could offer if only we had a Business/Technical Park, where units, large and small, could accommodate electronic assembly, clothing manufacture, pharmaceutical company products, seaweed/seafood industry etc. all of which could offer employment for those island children who go on to University, obtain degrees, but are unable to find*	



	challenging, rewarding or worthwhile work on the islands, other than the hospitality/hotel/restaurant trades. I am sure there are many companies who would consider moving to, or opening new branches on Scilly".

315. Where businesses grow and intensify their activity, support will be given to extend or provide new premises, provided there is no unacceptable impact on the appearance and character of the landscape and other special island qualities. The aim of the Local Plan is to enable successful businesses to expand appropriately without causing harm. Encouragement will be given to home-based businesses, the expansion of existing businesses, as well as new development in response to economic opportunities.

316. Where development can be accommodated as part of a residential use or it is compatible with the area, then it will be supported under Policy WC2. The impacts of the business will require that the capacity of the infrastructure and road network, including car parking and other infrastructure pressures, is acceptable, and that the use does not harm the amenity of the area, or result in visual harm to the landscape as a result of extensions or polluting activities, including noise, odour and light.

POLICY WC2 Home-Based Businesses

Small-scale home-based businesses, including:

i. **the change of use of existing buildings,**
ii. **small-scale extensions,**
iii. **the use of ancillary buildings where they are well related to existing buildings; and**
iv. **new buildings within the domestic curtilage, where no suitable buildings exist for conversion**

will be permitted, provided that there are no unacceptable adverse impacts as a result of the specific use, in accordance with other relevant policies in the Local Plan.

Justification and Compliance		
POLICY WC2 Home Based Businesses		
Justification	Spatial Strategy: 4, 5, 6 Aims: 4, 5	
Compliance with NPPF 2019	Paragraph 20, 72(b), 104,	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	n/a	n/a
Key Evidence Base	National Planning Policy Framework 2019 Island Futures: A Strategic Economic Plan for the Isles of Scilly, 2014 Local Plan Annual Monitoring Reports 2007-2017	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"We have some of the highest rates of self-employment and entrepreneurship in the country – the joy of being your own boss should not be underestimated. Many people chose under-employment in order to live in such a wonderful place, free from the stresses of corporate culture and commuting.* *Superfast broadband and the new work spaces at the Porthmellon, Porthcressa and the St Agnes Island Hall have all been great steps forward".*	

317. **New Employment Development** There are a number of existing employment sites across the inhabited islands; these have a variety of business or



storage uses. Such sites comprise an important element of the island economy and provide local job opportunities. Within the boundaries of existing employment sites, proposals for redevelopment or intensification through extensions or new buildings will be permitted, provided there is no significant harm to the landscape, and that proposals deal comprehensively with the whole site. Proposals that involve the extension of the site boundary into the countryside will be considered on their individual merits. Open storage will only be permitted if it is not visually intrusive.

318. In order to minimise the wider impacts of new employment developments, it is appropriate to encourage these to be located in already built-up areas. This would minimise both visual impacts and the need for new infrastructure, as well as reduce the number of vehicle movements, as such locations are more likely to be accessible to the islands' workforce. Proposals for new employment developments are supported under Policy WC3, where it is appropriate to steer such development into already built-up areas, or areas where harm to the wider landscape can be minimised, unless it can be demonstrated that a rural site is necessary due to the nature of the business proposal.

POLICY WC3 New Employment Development

(1) The redevelopment or extension of buildings or erection of new buildings for employment use will be permitted provided that proposals accord with Policy WC1, and where:

- **a) it is well integrated within an existing settlement; or**
- **b) it is in the countryside where the business activity and scale is appropriate to its location and demonstrates a functional and/or operational requirement to be in such a location; or**
- **c) it is an extension to an existing business where relocation would be impractical or unviable; and in all cases**
- **d) it does not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies within the Local Plan.**

Justification and Compliance		
POLICY WC3 New Employment Development		
Justification	Spatial Strategy: 4, 5, 6 Aims: 4, 5	
Compliance with NPPF	Paragraph 20, 72(b), 104,	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	n/a	n/a
Key Evidence Base	National Planning Policy Framework 2019 Island Futures: A Strategic Economic Plan for the Isles of Scilly, 2014 Local Plan Annual Monitoring Reports 2007-2017	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"Further 'employment land' could be allocated (with flexibility as to use classes, including A), possibly in the Porthmellon and Telegraph areas. The availability (and also retention) of employees is an issue – ie there is limited (even non-existent) homes for them at the moment".* *"Existing employment land (B use classes) should be identified and protected and new employment land should be identified and allocated. (An extension to the Porthmellon Industrial Estate, or perhaps a small site at Telegraph, as possible*	



	examples.) These sites could also allow for any new research centre or new sewerage treatment works".

319. It is important that existing employment sites are safeguarded as an important resource for the islands. Policy WC4 seeks to ensure that existing employment sites and buildings remain available for prospective businesses. This policy not only seeks to safeguard other parts of the islands from industrial or commercial development, but also minimises the need to develop new sites. Protecting existing employment sites from alternative uses ensures that the impact upon residential amenity, as well as on landscape character and environmental quality, is minimised.

POLICY WC4 Alternative Uses for Employment Land and Buildings

(1) Proposals that result in the loss of employment premises or land, particularly sites within the employment land as identified on the Policies Map, will only be permitted where:

a) a clear case is made that the premises site is no longer required to meet the economic needs of the islands'; or

b) the current activity is causing or could cause harm to the character of the area or the amenities of residents; or

c) it would result in the provision of better quality premises or space as part of a mixed use scheme; and

d) it would not have a significant detrimental impact on the integrity and operation of any remaining businesses.

Justification and Compliance		
POLICY WC4 Alternative uses for employment land and buildings		
Justification	Spatial Strategy: 4, 5, 6 Aims: 4, 5	
Compliance with NPPF 2019	Paragraph 20, 72(b), 104,	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
Yes	n/a	n/a
Key Evidence Base	National Planning Policy Framework 2019 Island Futures: A Strategic Economic Plan for the Isles of Scilly, 2014 Local Plan Annual Monitoring Reports 2007-2017	
Alternative options considered	Not define employment areas and apply policy to any employment land or building.	
What the Community/Statutory consultees has already told us:	*"To help to maintain existing local industries and businesses - there is no mention of the existing economic structure. (It is interesting to talk about future entrepreneurs (see housing section/Ash report/etc.) but there are many existing enterprises and sources of employment here already - these should be valued and encouraged)".* *"Policy should support the development of knowledge-based technology and creative businesses where by doing so will create employment and opportunities for the wider benefit of the island and its residents, particularly utilising science, technology, engineering and maths subjects. The new Plan should be written to be able to enable appropriate significant projects which would boost the islands economy such as a new hotel or further education establishment".*	

320. **Tourism** The Local Plan aims to support the islands' ambition to be an internationally competitive visitor destination, capitalising on Scilly's exceptional environment. As such, the Local Plan will seek to promote the development and



diversification of sustainable tourism, leisure and recreational developments that benefit the economy of the islands, to match and protect its exceptional environment. Support will therefore be given to proposals for the provision and expansion of tourist and visitor facilities in appropriate locations where these cannot be met by existing facilities; as well as for the retention and development of local services and community facilities, which could include local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

321. A strong tourism economy will help support and maintain services and community facilities on the islands, especially on the off-islands, and contribute to the management of the environment. Fundamentally, tourism supports vital transport links connecting the islands to the mainland, as well as between the islands.

322. Given the importance of tourism, it is essential that the tourism sector is ready to continually improve its offer and respond to the needs of visitors. New tourism development should enrich and enhance the islands' assets and resources, rather than harming the very character, quality and beauty that make them attractive to visitors and residents.

323. New visitor accommodation will be supported where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors, without reducing the housing stock available to meet the community's needs. It will be important to ensure a balance between the types of accommodation offered, to appeal to the widest range of visitors. There is an expectation that new tourism accommodation will be sustainable in terms of water and energy usage, and proposals must comply with Policies SS1 and SS2.

324. To sustain the islands as a sustainable and competitive visitor destination, it is necessary to support, wherever appropriate, improvements to existing visitor accommodation. Development proposals, however, that would result in the loss of existing housing stock will be resisted, whether this is serviced accommodation or self-catering, as this can exacerbate the housing problems of the islands. Reverting holiday letting accommodation back to permanent residential use, and resisting the loss of permanent homes to other forms of tourism accommodation, can have benefits of reducing the need for more housing development.

325. The re-use or extension of existing tourism accommodation and the provision of appropriately designed, scaled and sited new buildings can play an important part in the tourism industry, through the creation of self-catering accommodation or local craft or artists' studios, for example. Such development needs to be sensitively designed and sited so as to not have an adverse impact on the landscape, as required in Policy OE1 and Policy SS2.

326. The provision of new or the expansion of existing tourist accommodation sites, including camping, chalets or other forms of self-catering accommodation, may cause visual intrusion and harm to the landscape. This impact could, in some

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circumstances, be minimised by effective, high-quality screening. It would, however, be inappropriate to allow the rapid expansion of such sites, due to the scale of the landscape and the likelihood of harm.

327. Proposals should help support other elements of the rural economy. For example, the extension of a public house to provide tourist accommodation may help to support viability, which in turn will benefit the local community.

328. Staff accommodation is an important aspect of supporting the tourism industry. Where new or expansions of businesses are proposed that require additional staff accommodation, this would need to be in accordance with Policy LC4. If accommodation approved or already provided is no longer needed to support a business, Policy LC5 seeks to ensure that any change of use meets local housing needs, unless it is otherwise demonstrated to meet the criteria for other uses.

POLICY WC5 Visitor Economy and Tourism Developments

(1) Proposals for new or upgraded tourism development will be permitted where they:

- **a) make a positive contribution to the provision of high quality sustainable tourism on the islands; and**
- **b) are located in sustainable and accessible locations; and**
- **c) are appropriate to the site and its surroundings in terms of activity, scale and design; and**
- **d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan; and**
- **e) in the case of conversions, do not result in the loss of homes that would otherwise be available for permanent occupation, unless there are wider public benefits demonstrated to offset the loss of permanently available homes.**

(2) Proposals for tourism developments will be particularly encouraged subject to a) – e) above, and where it is demonstrated that they would:

- **f) extend the tourism season and increase productivity and wages in tourism;**
- **g) support the promotion and interpretation of the islands' heritage; and**
- **h) provide a viable and appropriate use for under-used buildings where they can be converted and are worthy of retention, and in accordance with Policy SS3.**

(3) In all cases, proposals must demonstrate their improved sustainability by incorporating environmental improvements to reduce waste, water and energy consumption, supported by clear sustainable design measures, in accordance with Policies SS1 and SS2. Applications will need to be supported by justification as to how the above is being addressed by the proposal.

Justification and Compliance



POLICY WC5 Visitor Economy and Tourism Development		
Justification	Spatial Strategy: 4, 5, 6 Aims: 4, 5	
Compliance with NPPF 2019	Paragraph 20, 72(b), 104,	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
yes	n/a	n/a
Key Evidence Base	National Planning Policy Framework 2019 Island Futures: A Strategic Economic Plan for the Isles of Scilly, 2014 Future of Tourism on Scilly - Blue Sail, 2011 Local Plan Annual Monitoring Reports 2007-2017 Isles of Scilly Destination Management Plan 2018	
Alternative options considered	None	
What the Community/Statutory consultees have already told us:	*"Any business that improves the economy and leads to a reduction in seasonality should be welcomed. Strengthen existing economy by permitting new tourism accommodation and facilities to broaden the market. The emphasis should be on quality in all categories and flexibility in order to promote a more even spread of passengers through the airport".* *"I think there is a demand and space for tourism letting opportunities in the form of the increasingly popular shepherds huts, yurts and pods which are far more attractive that the traditionally static caravan and easily concealed. It offers a non-permanent form of development within the financial reach of the less wealthy and attracts a new kind of young traveller type which is increasingly common now".* *"In addition to diversification, it should also be recognised that another way of addressing the seasonal nature of the tourism industry on Scilly is to extend the season, grow the market and create the conditions for businesses to profitably trade over a longer period. It is also worth noting that the range of services and facilities that would serve to attract new industry and investment (shops, restaurants, leisure facilities and cultural activities etc.) can ultimately only be sustained by a buoyant tourism market".*	

329. Safeguarding existing serviced accommodation on the islands is important, as it provides an economic benefit to the local economy, and can also provide social and community facilities such as a public bar, restaurant or function room. In some circumstances, where a hotel or guesthouse was formerly a single dwelling, it can revert to a single residential dwelling if the tests of Policy WC6 are met. Any change of use for more than one dwelling will need to address local affordable housing needs, in line with the approach set out in the housing policies. In all other circumstances, any change of use needs to demonstrate that the hotel or guesthouse cannot be made viable over the longer term, and that the property has been marketed at a reasonable value for a minimum of 12 months with no willing buyers, before a change of use of part of or the entire hotel will be considered.

330. Any proposal that results in the loss of tourist accommodation, where this is not being reverted to housing for permanent occupation, will need to demonstrate that it is no longer economically viable, as evidenced by appropriate marketing for at least a 12-month period, at an appropriate price.

POLICY WC6 Safeguarding Serviced Accommodation

(1) Development proposals that would involve the loss of existing and lawfully operating serviced accommodation, either in whole or in part, will only be permitted where the proposal includes:

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a) an alternative form of tourism accommodation, including self-catering accommodation, where it is demonstrated that the loss of serviced accommodation is necessary to improve the overall quality and offer of tourist accommodation; or
b) economic, community or mixed economic and community uses (including retail, leisure, restaurant or café) where it is demonstrated that the loss of tourist accommodation will not impact upon the tourism economy, or that such accommodation is not economically viable.

(2) Proposals for a change of use of lawfully operating serviced accommodation to residential dwellings will only be considered where it is demonstrated that the loss of tourist accommodation will not impact upon the tourism economy, or it is not economically viable to include any tourist accommodation or economic uses as part of the proposal, and:

a) the accommodation is for permanent occupation by staff or is otherwise meeting a local housing need, in which case an occupancy restriction will be imposed; and
b) the existing use does not provide a viable and valuable community service or function.

(3) Proposals for a change of use of a dwelling where informal Bed and Breakfast has been operating (which was not subject to formal planning approval) will not be permitted under 1. a) – b) above, unless a certificate of lawful use has been obtained to demonstrate that the use of the property as a C1 guesthouse is now lawful.

(4) In all cases, the change of use must demonstrate improved sustainability by incorporating environmental improvements to reduce waste, water and energy consumption, supported by clear sustainable design measures.

Justification and Compliance		
POLICY WC6 Safeguarding Serviced Accommodation		
Justification	Spatial Strategy: 4, 5, 6 Aims: 4, 5	
Compliance with NPPF 2019	Paragraph 20, 72(b), 104,	
Supports Economic Growth	Supports a full Range of Housing needs	Conserves the Natural and Historic Environment
yes	n/a	n/a
Key Evidence Base:	National Planning Policy Framework 2019 Island Futures: A Strategic Economic Plan for the Isles of Scilly, 2014 Future of Tourism on Scilly - Blue Sail, 2011 Local Plan Annual Monitoring Reports 2007-2017 Isles of Scilly Destination Management Plan 2018	
Alternative options considered.	None	
What the Community/Statutory consultees have already told us:	*"Any business that improves the economy and leads to a reduction in seasonality should be welcomed.* *Strengthen existing economy by permitting new tourism accommodation and facilities to broaden the market. The emphasis should be on quality in all categories and flexibility in order to promote a more even spread of passengers through the airport".*	

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



Monitoring and Implementation



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Monitoring and Implementation

331. The Local Plan's policies will be implemented in two ways. Firstly, the plan has a strategic policy to deliver 105 affordable homes over the plan period, through land specifically allocated for housing as well as through windfall sites. Secondly, its development management policies set detailed and specific criteria for types of development or specific planning issues, against which (alongside other statutory development plan policies, national policies and material considerations) planning applications for development will be assessed.

332. The Council of the Isles of Scilly have a statutory responsibility to set the overall parameters in terms of monitoring. Monitoring of the Local Plan takes place on an annual basis. Within this context, in order to understand the Plan's impact on the islands', the impact and effectiveness of its policies will be regularly monitored. Monitoring is an important part of the Local Plan process, helping to ensure that the Plan remains relevant, effective and up to date. The way in which we will monitor the Local Plan's policies is set out in the Monitoring Framework below.

333. Particular attention will be paid to monitoring the indicative level of need for affordable housing and the number of affordable dwellings permitted each year. This reflects the priority which the Plan gives to providing affordable housing to meet local needs. Policy MI-LC1 sets out the indicators that will be used to determine whether affordable housing need is being met and the process for determining whether a review of the Plan may be required.

334. Reflecting experience of rural affordable housing delivery, in applying policy M1-S1 the Local Planning Authority will have regard to: a) the cumulative number of affordable dwellings that have been permitted since the start of the plan period; and b) any affordable dwellings under construction and completions since the start of the plan period.

335. If monitoring shows that affordable housing delivery is below the threshold set out in the policy, evidence from up to date housing need surveys will be assessed. If this also indicates that there is a shortfall in the delivery against proven need then it will help to decide to trigger a review.

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MI-LC1: Monitoring and Review of Affordable Housing Need and Provision

(1) The Local Planning Authority will complete a review of the indicative affordable housing need figure for the Plan period set out in paragraph 256 of the Plan, on the basis of the latest available evidence, by no later than 31 December 2020 and at intervals of no more than five years thereafter. If any review shows that there has been an increase of more than 20% in the indicative affordable housing need figure compared with the figure in paragraph 6.32 of the Plan, a full or partial review of the Plan will be undertaken to take account of this change.

(2) If in any continuous three-year monitoring period the total number of affordable dwellings permitted in those three years is less than 10% of the indicative affordable housing need figure for the Plan period as a whole, set out in paragraph 6.32 of the Plan, the Authority will carry out a review of the reasons for this in consultation with local stakeholders unless:

- **a) cumulative delivery since 2011 meets or exceeds the total of the average annualised figure of affordable housing need to date; or**
- **b) evidence from up to date parish housing need surveys shows that existing levels of provision are sufficient to meet local needs for affordable housing. In this context "existing levels of provision" means the existing affordable housing stock together with any affordable dwellings which are under construction or which have extant planning permission.**

(3) If a review is triggered in accordance with clause 2 of this policy and it indicates that changes to the Plan are needed to increase delivery of affordable housing to meet local needs, a full or partial review of the Plan will be undertaken to take forward the necessary changes.

336. In order to report the results of monitoring the Local Planning Authority will produce an Authority Monitoring Report (AMR) which will specifically detail the progress that has been made in achieving the objective of this Local Plan. The AMR will be a guide as to whether there is any need to make adjustments to the Plan or particular policies and what changes should be proposed at the next review.

337. The Local Planning Authority will also monitor the impact of planning application (development management) decisions and appeal decisions on a continuous basis against the objectives underpinning the policies contained in this Local Plan. The Authority will do this by using its Planning Application database (Uniform) which is used to record all planning applications. Uniform is linked to the Authority's Geographical Information System (GIS) which maps all relevant natural and built environment resource constraints and designations which, along with relevant planning policies, inform decisions made in response to planning applications. In addition to monitoring local changes, the Authority will need to respond to any relevant changes in Government policy and review policies accordingly.



338. **The Monitoring Framework** The indicators set out in the Monitoring Framework will be used to monitor the impact of the policies within each section of the Local Plan. The majority of indicators are relevant to numerous policies and these links are shown in the first column of the Framework.

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Monitoring Indicator	Target	Trigger for review	Data Source	Local Plan Aims	Links to Sustainability Objectives
MI-SS1 Monitoring Indicator - Sustainable Development					
No of Approvals that are in accordance with this policy. **No of Refusals that are contrary to this policy.**	No target	No Review	Uniform	1, 2, 4, 5, 6, 7	1, 2a, 2b, 3, 4, 5a, 5b, 6, 7, 8 9, 10a, 10b, 10c
No of refusals due to adverse impact on: • **Natural environment** • **Historic environment** • **Built environment**	No target	No Trigger	Uniform	1, 2, 4, 5, 6, 7	1, 2, 8, 9
No of approvals for vulnerable uses in flood risk areas supported by Flood Risk Assessments	100% of approvals of vulnerable uses in flood risk areas supported by adequate Flood Risk Assessments	Increasing trend of applications for Vulnerable uses approved in Flood Risk Areas without adequate Flood Risk Assessments	AMR	1, 2, 4, 5, 6, 7	7
No of approvals that can demonstrate they are generating or sustaining economic activity.	No target	No Trigger	AMR	1, 2, 4, 5, 6, 7	3
MI-SS2 Monitoring Indicator - Sustainable Quality Design and Place-making					
No of refusals on sustainable design grounds	No target	No Trigger	Uniform	1, 2, 4, 5, 6, 7	7, 8, 9,
No of approvals for residential development that include adaptable elements to meet both the changing	No target	No Trigger	Uniform	1, 2, 4, 5, 6, 7	4, 7, 9



needs of the occupants and are recoverable should a flooding event occur					
No of approvals that include biodiversity net gains	100% of residential development proposals, on allocated housing sites, approved with clear and measurable biodiversity enhancements or net-gains	Increasing trend of new development approved with no clear or measurable biodiversity enhancements or net gains	AMR	1, 2, 4, 5, 6, 7	1, 4,
No of approvals that include Active Design principles	100% of New Residential developments to incorporate Active Design Principles	Increasing trend of residential developments approved with no active design principles included	AMR	1, 2, 4, 5, 6, 7	4
No of advertisement consents approved on new signs that are of natural and sympathetic materials in accordance with this policy	100% of new signs constructed of natural or sympathetic materials	Increasing trend of signs approved contrary to this policy or appeals won against this policy	AMR	1, 2, 4, 5, 6, 7	1, 8
No of approvals supported by Sustainable Design Measures (SDM)	100% of new developments supported by clear Sustainable Design Measures	Increasing trend of applications approved without SDM or appeals won against this policy	AMR	1, 2, 4, 5, 6, 7	1, 7, 8, 9, 10a
No of approvals with compatibility to use micro-generation and can connect into a Smart Grid	100% of residential development proposals, on allocated housing	Increasing trend of applications approved without micro-generation or connectivity to Micro-	AMR	1, 2, 4, 5, 6, 7	10b



	sites, incorporating micro generation or with compatibility to connect to future micro-generation and smart grid technology	generation or smart grid or appeals won against this policy			
No of approvals supported by passive design measures to reduce energy consumption.	100% of new developments approved to incorporate passive design measures	Increasing trend of applications approved without passive design measures	AMR	1, 2, 4, 5, 6, 7	10b
No of approvals with a local aggregate assessment setting out clear re-use of local materials forming part of the proposals or a clear statement of why materials are required from elsewhere.	100% of approvals to include a statement of local aggregate assessment	Increasing trend of applications approved without local aggregate assessment or appeals upheld contrary to this policy.	AMR	1, 2, 4, 5, 6, 7	10a
No of approvals supported by clear water management statement to reduce water usage and increase water harvesting.	100% of approvals to include a statement of water management	Increasing trend of applications approved without a clear statement of water management.	AMR	1, 2, 4, 5, 6, 7	5b
No of approvals incorporating Green Infrastructure provision	No target	No trigger	AMR	1, 2, 4, 5, 6, 7	1, 4
No of approvals supported by clear measures for on-site waste and recycling storage that are vermin-proof	100% of approvals to include vermin-proof on-site waste and recycling storage areas	Increasing trend of applications approved without vermin-proof on-site waste and recycling storage areas	AMR	1, 2, 4, 5, 6, 7	1, 4, 9, 10a

The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



No of approvals supported by SDM Assessment and SWMP	100 of approvals to be supported by SDM and SWMP	Increasing trend of applications approved without SDM and SWMP or appeals upheld contrary to this policy	AMR	1, 2, 4, 5, 6, 7	1, 7, 8, 9, 10a
MI-SS3 Monitoring Indicator - Conversion and re-use of buildings					
No of approvals for conversions of traditional buildings to different use classes	No Target	Increasing trend of approvals for conversions where the building is not demonstrated to be structurally sound or worthy of retention.	AMR	1, 2, 4, 5, 6, 7	1, 8, 9
No of approvals that include suitable nesting or roosting sites for birds and bats in the design	No Target	Increasing trend of approvals that do not include nesting and roosting sites for birds and bats	AMR	1, 2, 4, 5, 6, 7	1
No of approvals for conversion to residential use for local need or staff accommodation	Where demonstrated as appropriate, 100% of approved residential uses are converted to meet a local need or staff accommodation	Increasing trend of approvals for open market residential use or holiday letting use	AMR	1, 2, 4, 5, 6, 7	2a,
No of approvals of conversion to holiday let supported by a clear case that the use is the only viable means of retaining the building	No Target	Increasing trend of approvals for holiday let without justification as to the viability of the project	AMR	1, 2, 4, 5, 6, 7	3, 8, 9
No of approvals for the re-use and conversion of existing buildings supported by a structural survey	100% of all conversions supported by a structural survey,	Increasing trend of applications approved to structurally unsound buildings without a	AMR	1, 2, 4, 5, 6, 7	3, 8, 9



	where there are structural concerns or a significant amount of rebuilding is required	structural survey to demonstrate the amount of re-building required			
MI-SS4 Monitoring Indicator - Protection of Retailing, Recreation & Community Facilities					
No of approvals for new retailing	An annual net gain in retail floorspace or no loss within Hugh Town, town centre	Increasing trend of net losses in retail floorspace within Hugh Town	AMR	1, 2, 4, 5, 6, 7	2B, 3
No of approvals for community facilities	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	2B, 3
No of refusals for the loss of ground floor retail or ancillary retail.	100% of applications refused within Hugh Town town centre unless supported by appropriate marketing and justification	Increasing trend of approvals that result in a loss that are not justified on marketing grounds or financial viability grounds	AMR	1, 2, 4, 5, 6, 7	2B, 3
No of approvals resulting in the loss of community, cultural or recreational facility	No target	No Trigger	AMR	1, 2, 4, 5, 6, 7	4
MI-SS5 Monitoring Indicator - Infrastructure Improvements					
No of approvals for infrastructure improvements to support growth and development.	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	3, 5a, 10a
MI-SS6 Monitoring Indicator - Water and Waste Water Management					



Number of approvals that include sustainable drainage measures	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	5a, 5b
No of approvals that include water storage facilities	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	5a, 5b
No of residential approvals that include measures to achieve water consumption standards of no more than 110 litres per person, per day	100% of residential approvals achieving this standard	Increasing trend of approvals that don't meet this standard	AMR	1, 2, 4, 5, 6, 7	5b
No of non-residential approvals (of more than 500sqm) achieving BREEAM107 'excelling' for water consumption	100% of non-residential approvals achieving this standard	Increasing trend of approvals that don't meet this standard	AMR	1, 2, 4, 5, 6, 7	5b
No of approvals for developments that require a septic tank	No target	Increasing trend of approvals that include septic tanks	AMR	1, 2, 4, 5, 6, 7	5a
MI-SS7 Monitoring Indicator - Flood Avoidance					
No of refusals on grounds of flood risk or coastal change	No target	Increasing trend of approvals for developments in flood risk areas that are unsupported by FRA	AMR	1, 2, 4, 5, 6, 7	7
No of approvals supported by FRAs	100% of all approvals in Flood Risk areas supported by FRAs	Increasing trend of approvals not supported by FRA	AMR	1, 2, 4, 5, 6, 7	7
MI-SS8 Monitoring Indicator - Renewable Energy Developments					
No of approvals for Renewable Energy (RE) developments	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	7, 10b



No of RE refusals on the basis of not meeting local energy needs	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	7, 10b
No of RE energy refusals on the basis of compromising the natural environment	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	1, 7, 10b
No of RE refusals on the basis of harm to habitats	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	1, 7, 10b
No of RE refusals on the basis of harm to amenity	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	4, 7, 10b
No of RE refusals on the basis harm to Transport links	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	6, 7, 10b
MI-SS9 Monitoring Indicator - Managing Movement					
No of approvals that include: • **Transport Assessment** • **Transport Statement** • **Travel Plan** • **Air Quality Assessment**	100% of residential developments on Housing Allocations supported by one or more of these	Increasing trend of approvals that don't include one or more of these	AMR	1, 2, 4, 5, 6, 7	4, 6
MI-SS10 Monitoring Indicator - Travel and Transport					
No of approvals for new or enhancements to existing transport infrastructure	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	3, 4, 6
No of refusals based on harm to transport connections	No Target	No Trigger	AMR	1, 2, 4, 5, 6, 7	3, 4, 6
MI-OE1 Monitoring Indicator - Protecting and Enhancing the Landscape and Seascape					
No of refusals in harm to landscape or seascape	No Target	No Trigger	AMR	1, 5, 6, 7	9



MI-OE2 Monitoring Indicator - Biodiversity and Geodiversity					
No of refusals due to unjustified harm to biodiversity or geodiversity	No Target	No Trigger	AMR	1, 5, 6, 7	1, 5a, 5b, 7, 9, 10c
No of refusals due to unjustified harm on a SPA, SAC or Ramsar designation	No Target	No Trigger	AMR	1, 5, 6, 7	1, 5a, 5b, 7, 9, 10c
No of refusals due to unjustified harm on a SSSI or MCZ or Ramsar designation	No Target	No Trigger	AMR	1, 5, 6, 7	1, 5a, 5b, 7, 9, 10c
No of refusals due to unjustified harm on a Protected or Priority Species and habitats	No Target	No Trigger	AMR	1, 5, 6, 7	1, 5a, 5b, 7, 9, 10c
No of refusals due to unjustified harm to aged or veteran trees	No Target	No Trigger	AMR	1, 5, 6, 7	1, 5a, 5b, 7, 9, 10c
No of refusals due to unjustified impact upon local sites and habitats and species of principal importance	No Target	No Trigger	AMR	1, 5, 6, 7	1, 5a, 5b, 7, 9, 10c
No of Approvals that include Biodiversity/Geodiversity avoidance, mitigation or compensation measures to address harm	100% of approvals within a designation set out in 1-7 of OE2	Increasing trend of approvals without	AMR	1, 5, 6, 7	1, 5a, 5b, 7, 9, 10c
No of TPOs made following Section 211 Notifications	No Target	No Trigger	AMR	1, 5, 6, 7	1, 7, 9, 10c
No of approvals incorporating Green Infrastructure provision	No Target	No Trigger	AMR	1, 5, 6, 7	1, 7
MI-OE3 Monitoring Indicator - Managing Pollution					
No of refusals based on contamination issues (either existing or potential due to use)	No Target	No Trigger	AMR/Contaminated Land Register	1, 5, 6, 7	1, 4, 5a, 5b, 6, 7, 9, 10a, 10c
No of recorded pollution incidents	No Target	No Trigger	Uniform (EH)	1, 5, 6, 7	1, 4, 5a, 5b, 6, 7, 9, 10a, 10c

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MI-OE4 Monitoring Indicator - Protecting Scilly's Dark Skies					
No of approvals subject to restrictive lighting conditions	No Target	No Trigger	AMR	1, 5, 6, 7	1, 4, 8, 9
MI-OE5 Monitoring Indicator - Waste Management					
No of approvals supported by SWMPs, including	No Target	No Trigger	AMR	1, 5, 6, 7	1, 4, 6, 7, 10a
No of refusals on the basis of unsatisfactory measures for dealing with waste management or unacceptable burden on existing waste management infrastructure	No Target	No Trigger	AMR	1, 5, 6, 7	1, 4, 6, 7, 10a
No of approvals supported by Sustainable Design Measures that include water/waste/energy-reduction measures	No Target	No Trigger	AMR	1, 5, 6, 7	1, 4, 6, 7, 10a
MI-OE6 Monitoring Indicator - Minerals					
No of Minerals Applications approved	No Target	No Trigger	UNIFORM/ AMR	1, 5, 6, 7	10a
MI-OE7 Monitoring Indicator - Development Affecting Heritage					
No of Scheduled Monuments affected by Development	No Target	No Trigger	UNIFORM	1, 5, 6, 7	8
No of approvals for Listed Building Consent for part/full demolition	No Target	No Trigger	UNIFORM	1, 5, 6, 7	8
No of heritage assets on the annual 'risk registers'	No Target	No Trigger	www.historicengland.org.uk	1, 5, 6, 7	8
No of entries on the National Heritage List England (NHLE)	No Target	No Triger	Search HE		
No of entries removed from the NHLE	No Target	No Trigger	Search HE	1, 5, 6, 7	8



No of entries added to the NHLE	No Target	No Trigger	Search HE	1, 5, 6, 7	8
No of applications referred to or called-in by the Secretary of State	No Target	No Trigger	UNIFORM	1, 5, 6, 7	8
MI-LC1 Monitoring Indicator (see above) - Isles of Scilly Housing Strategy to 2030					
No of new affordable housing completed on allocated housing sites, each year	Annual housing delivery target for affordable homes	Consistent under or over delivery against the target	UNIFORM	3	2a
No of new affordable 'windfall' housing completed each year: • **On off-islands** • **On St Mary's (within or adjoining a defined settlement)**	No Target	No Trigger	Uniform/AMR	3	2a, 3
No of new open market homes (principal residence) completed each year	No Target	Increasing trend of approvals on allocated housing sites that include 50% or greater amount of open market homes (with principal residence conditions).	Uniform/AMR	3	2a, 3
No of new open market homes (unrestricted) completed each year	No Target	Increasing trend of allocated housing sites including 50% or greater amount of open market homes.	Uniform/AMR	3	2a, 3
MI-LC2 Monitoring Indicator - Qualifying for Affordable Homes					
No of applicants applying for and being approved to occupy Affordable Homes	No Target	No Trigger	Specific Local Need (SLN) Monitoring/ AMR	3	2a, 3



No of applicants applying for and being rejected to occupy affordable homes	No Target	Increasing trend of people being rejected	SLN Monitoring/ AMR	3	2a, 3
No of people occupying affordable homes, required to relocate as non-qualifying	No Target	Increasing trend of people occupying by not qualifying for affordable homes	SLN Monitoring/ AMR	3	2a, 3
MI-LC3 Monitoring Indicator - Balanced Housing Stock					
No of homes approved that are of a size that aligns with the Governments Technical Housing standards, which are used as maximum standards	100% of approvals should be within the maximum internal space standards for the size of home approved	Increasing trend of approvals for larger homes	AMR	3	2a, 3
No of approvals that would meet Building Regs requirement M4(2)	No Target	No Trigger	AMR	3	2a, 3
No of approvals that would meet Building Regs requirement M4(3)	No Target	No Trigger	AMR	3	2a, 3
No of approvals for custom/self-build	To meet demand of those on the Self-Build Register,	Consistent under or over delivery against the number on the register	AMR/Self-Build Register	3	2a, 3
MI-LC4 Monitoring Indicator - Staff Accommodation					
No of new staff accommodation completions each year	No Target	No Trigger	Uniform	3	2a, 3
MI-LC5 Monitoring Indicator - Removal of Occupancy Restrictions					
No of approvals for requests to remove occupancy restrictions	No Target	No Trigger	Uniform	3	2a, 3
MI-LC6 Monitoring Indicator - Housing Allocations					
No of allocated housing sites approved for housing	Annual housing delivery target for affordable homes	Consistent under or over delivery against the target	UNIFORM	3	2a
MI-LC8 Monitoring Indicator - Replacement Dwellings					



No of approvals for replacement dwellings	No Target	No Trigger	Uniform	3	2a
No of refusals for replacement dwellings on the basis of larger size	No Target	Increasing trend of approvals for larger replacement dwellings	Uniform/AMR	3	2a
MI-LC9 Monitoring Indicator - Residential Extensions					
No of approvals for residential extensions	No Target	No Trigger	Uniform	3	2a
No of refusals for extensions on the basis of larger size	No Target	Increasing trend of approvals for larger replacement dwellings	Uniform/AMR	3	2a
MI-LC10 Monitoring Indicator - Homes in Multiple Occupation					
No of approvals for new HMOs	No Target	No Trigger	Uniform	3	2a
No of refusals of new HMOs	No Target	No Trigger	Uniform	3	2a
MI-WC1 Monitoring Indicator - General Employment Policy					
No of approvals for new employment (by island and by Use Class)	No Target	No Trigger	Uniform	4	2b, 3
Area of floorspace created and lost by B1, B2, B8 and sui generis Uses by island.	No Target	No Trigger	Uniform	4	2b, 3
MI-WC2 Monitoring Indicator - Home-Based Businesses					
No of approvals for home-based businesses by island and by use class	No Target	No Trigger	Uniform	4	2b, 3
No of refusals for home-based businesses by island and by use class	No Target	No Trigger	Uniform	4	2b, 3
MI-WC3 Monitoring Indicator - New Employment Development					
No of new employment development within allocated employment sites or well-related to an existing settlement	No Target	Increasing trend of approvals resulting in	Uniform	4	2b, 3



		employment uses outside these areas			
MI-WC4 Monitoring Indicator - Alternative Uses for Employment Land and Buildings					
No of refusals for a change of use of existing employment land or premises	No Target	Increasing trend of approvals resulting in loss of employment land and buildings	Uniform/AMR	4	2b, 3
No of units or gross floor space of existing employment space lost to other non-employment uses (excluding holiday lets)	No Target	Increasing trend of approvals resulting in loss of employment land and buildings	Uniform/AMR	4	2b, 3
MI-WC5 Monitoring Indicator - Visitor Economy and Tourism Developments					
No and proportion of tourism-related developments approved	No Target	No Trigger	Uniform/AMR	4	2b, 3
No and proportion of tourism-related developments refused	No Target	No Trigger	Uniform/AMR	4	2b, 3
MI-WC6 Monitoring Indicator - Safeguarding Serviced Accommodation					
No and floor area of serviced accommodation approved	No Target	Increasing trend of serviced accommodation units permitted to change to residential	Uniform/AMR	4	2b, 3
No and floor area of serviced accommodation refused	No Target	Increasing trend of serviced accommodation units permitted to change to residential	Uniform/AMR	4	2b, 3

SUBM



Submission Policies Maps



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SUBMISSION LOCAL PLAN



Submission Policies Maps

At the rear of this plan is a large format policies map which sets out all of the existing natural and historic environment designations as well as the housing allocations, settlement boundaries, areas of retail protection and employment protection, as well as areas of low-lying land, which have a greater risk of tidal flooding. The following inset maps illustrate these in detail.

Designations	Name
AONB	Isles of Scilly Area of Outstanding Natural Beauty: covers all of the inhabited and uninhabited islands, but excludes the marine environments.
CA	Isles of Scilly Conservation Area: covers all of the inhabited and uninhabited islands, up to the mean low water
SPA	Special Protection Area
SAC	Special Area of Conservation
SSSI	Site of Special Scientific Interest
SM	Scheduled monuments
LB	Listed Buildings
ACA	Archaeological Constraint Areas
Ramsar	Ramsar Wetland designations
HER	Historic Environment Records
Allocations	**Name**
Housing	LC6-H1 Former Secondary School, Carn Thomas, St Mary's
	LC6-H2 Former Primary School, Carn Thomas, St Mary's
	LC6-H3 North of Old Town, Ennor Farm, Old Town, St Mary's
	LC6-H4 North east side of Ennor close, Old Town, St Mary's
	LC6-H5 Land to the south of Launceston Close, Old Town
	LC6-H6 Land to the south east of Launceston Close, Old Town
	LC6-H7 Land to the east of Ennor close, Old Town, St Mary's
	LC6-H8 Land at Sandy Banks, St Mary's
Settlement Boundaries on St Mary's	LC7-S1 Hugh Town settlement boundary
	LC7-S2 Old Town settlement boundary
	LC7-S3 Porthloo settlement boundary
	LC7-S4 Telegraph settlement boundary
	LC7-S5 Holy Vale settlement boundary
	LC7-S6 Normandy settlement boundary
	LC7-S7 High Lanes settlement boundary
Retail Protection	SS4(1)-R1 Hugh Town – Town Centre
Employment Land	WC4-E1 Porthmellon Industrial Estate, St Mary's
Transport Link	SS10 – T1 St Mary's Airport

SUBMISSION LOCAL PLAN

The Local Plan should be read as a whole.
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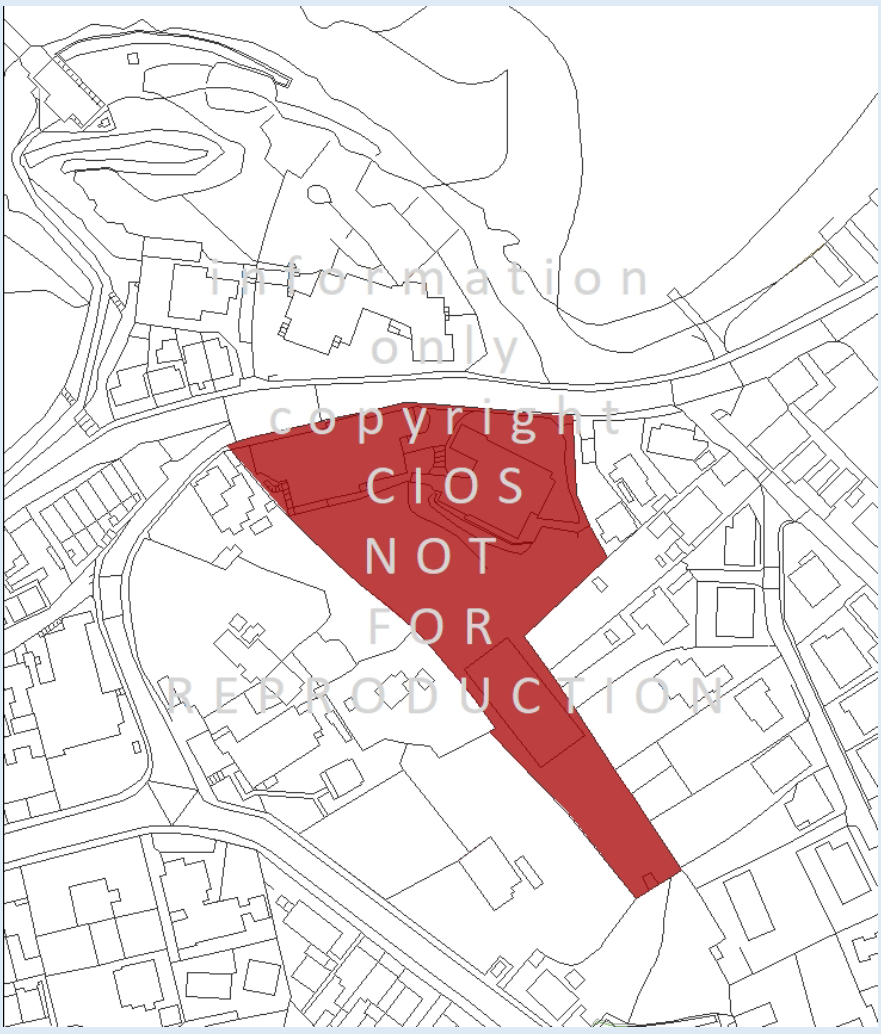
	SS10-T2 St Mary's Harbour SS10-T3 Tresco Heliport SS10-T4 Tresco New Grimsby Quay SS10-T5 Tresco Old Grimsby Quay SS10-T6 Tresco Carn Near Quay SS10-T7 Tresco Long Point Quay SS10-T8 St Martins Higher Town Quay SS10-T9 St Martins Lower Town Quay SS10-T10 St Agnes Porth Conger Quay SS10-T11 Bryher Church Quay SS10-T12 Bryher Bar Quay
Recreation Sites	SS4(3) – RE1 Ennor Close Council-Maintained Greenspace SS4(3) – RE2 Porthcressa Bank, Council-Maintained Greenspace SS4(3) – RE3 Holgates Green, Council-Maintained Greenspace SS4(3) – RE4 Parade Park, Council-Maintained Greenspace SS4(3) – RE6 Porthcressa Playpark SS4(3) – RE7 School Sports field and Skatepark SS4(3) – RE8 Garrison Sports field and Playpark SS4(3) – RE9 St Agnes Cricket Pitch SS4(3) – RE10 St Martins Cricket Pitch SS4(3) – RE11 Tresco Cricket Pitch

SUBMISSION LOCAL PLAN



Housing Allocations

LC6-H1 INSET MAP Former Secondary School, Carn Thomas St Mary's



H1 Former Secondary School, Carn Thomas, Hugh Town, St Mary's

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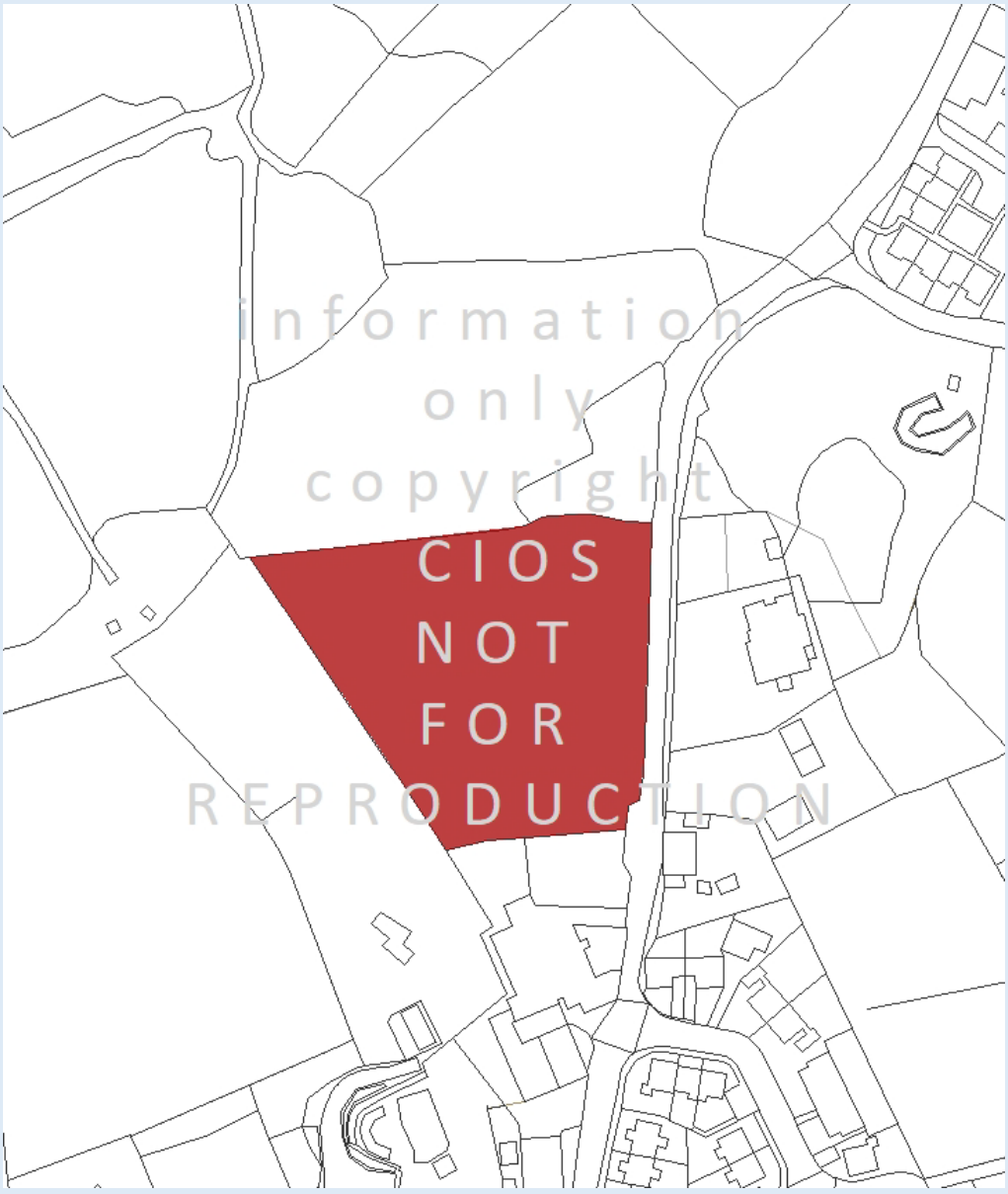
LC6-H2 INSET MAP Former Primary School, Carn Thomas St Mary's



H2 Former Primary School, Carn Thomas, Hugh Town, St Mary's



LC6-H3 INSET MAP Land to the north of Old Town, Ennor Farm St Mary's



H3 Land at Ennor Castle Farm to the west side of Old Town Road on the north of Ennor Castle, Old Town, St Mary's



LC6-H4 INSET MAP North east side of Ennor close, Old Town St Mary's



H4 Land to the north east side of Ennor close, Old Town, St Mary's



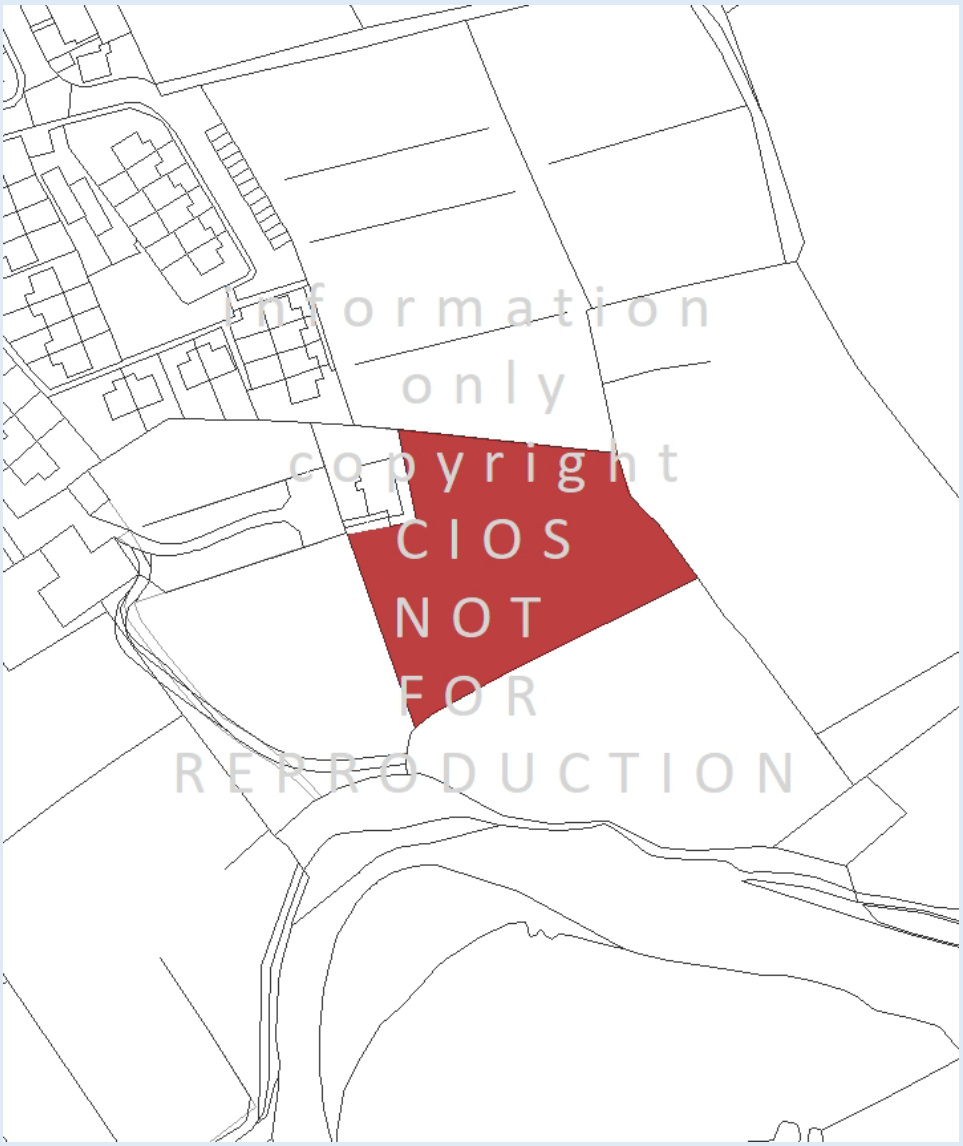
LC6-H5 INSET MAP South of Launceston Close, Old Town St Mary's



H5 Land to the South of Launceston Close, Old Town



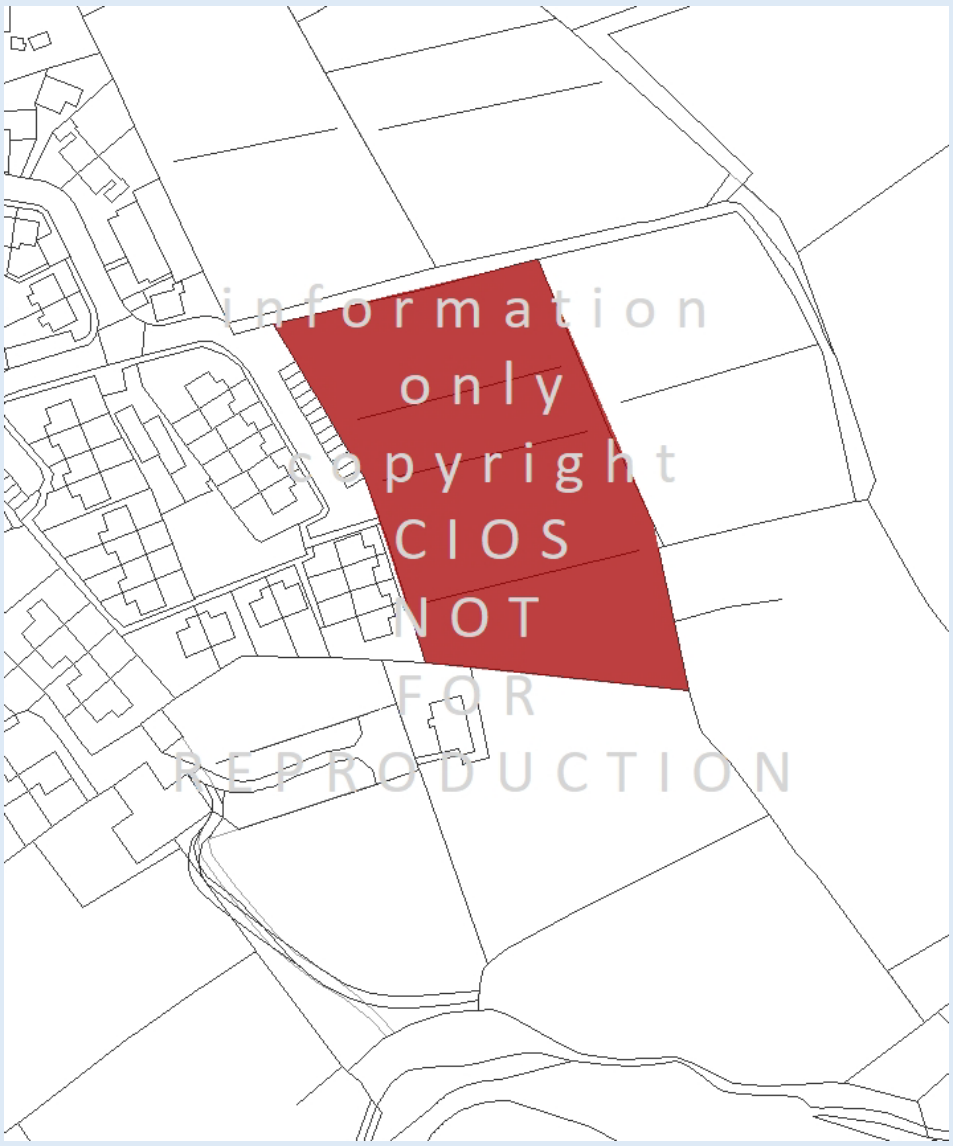
LC6-H6 INSET MAP Land to the south east of Ennor close



H6 Land to the south east of Ennor Close, Old Town, St Mary's



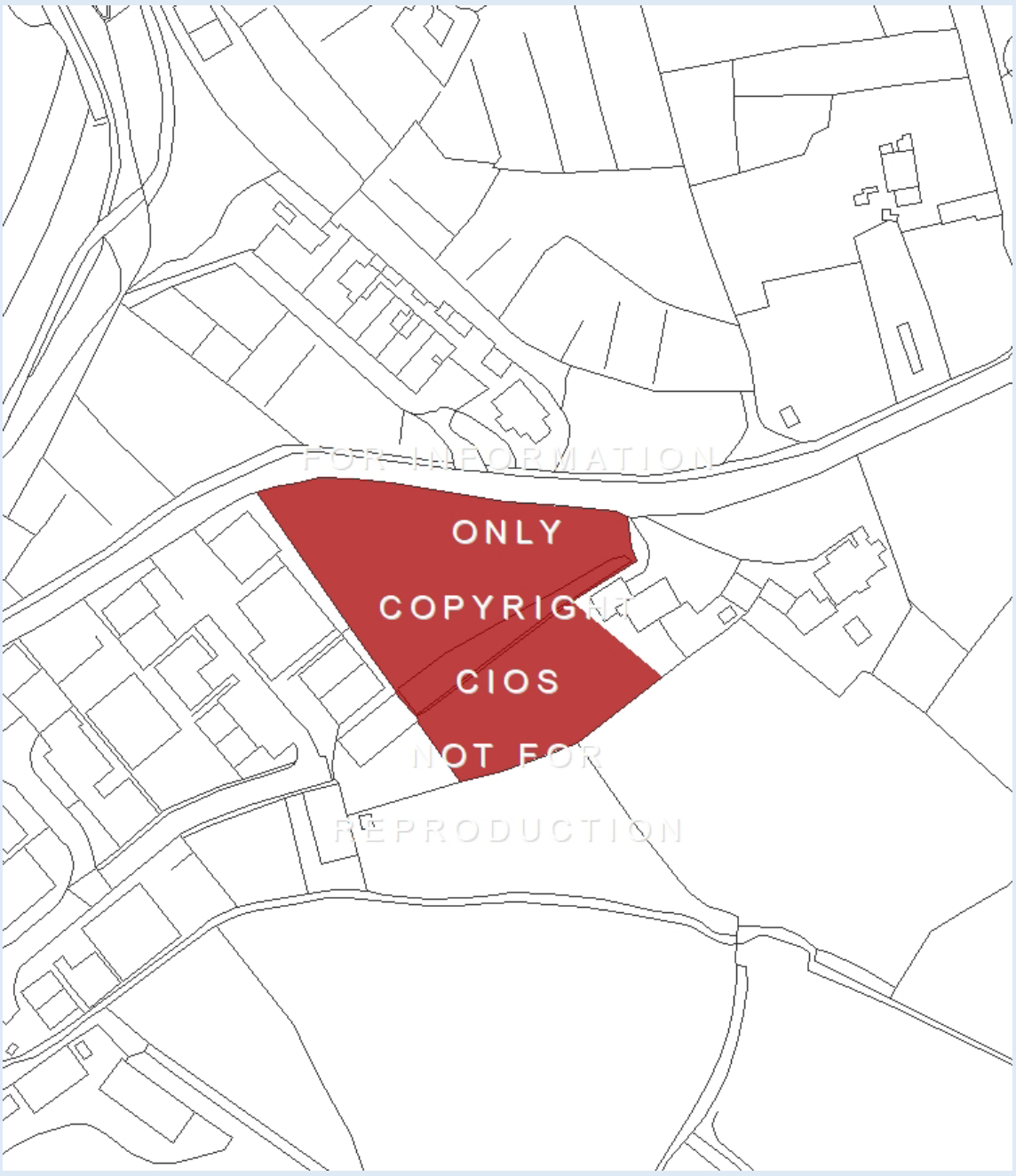
LC6-H7 INSET MAP Land to the east of Ennor Close



H7 Land to the east of Ennor Close, Old Town, St Mary's



LC6-H8 INSET MAP Land at Sandy Banks, Porthmellon



H8 Land at Sandy Banks, Porthmellon, St Mary's



St Mary's Settlements

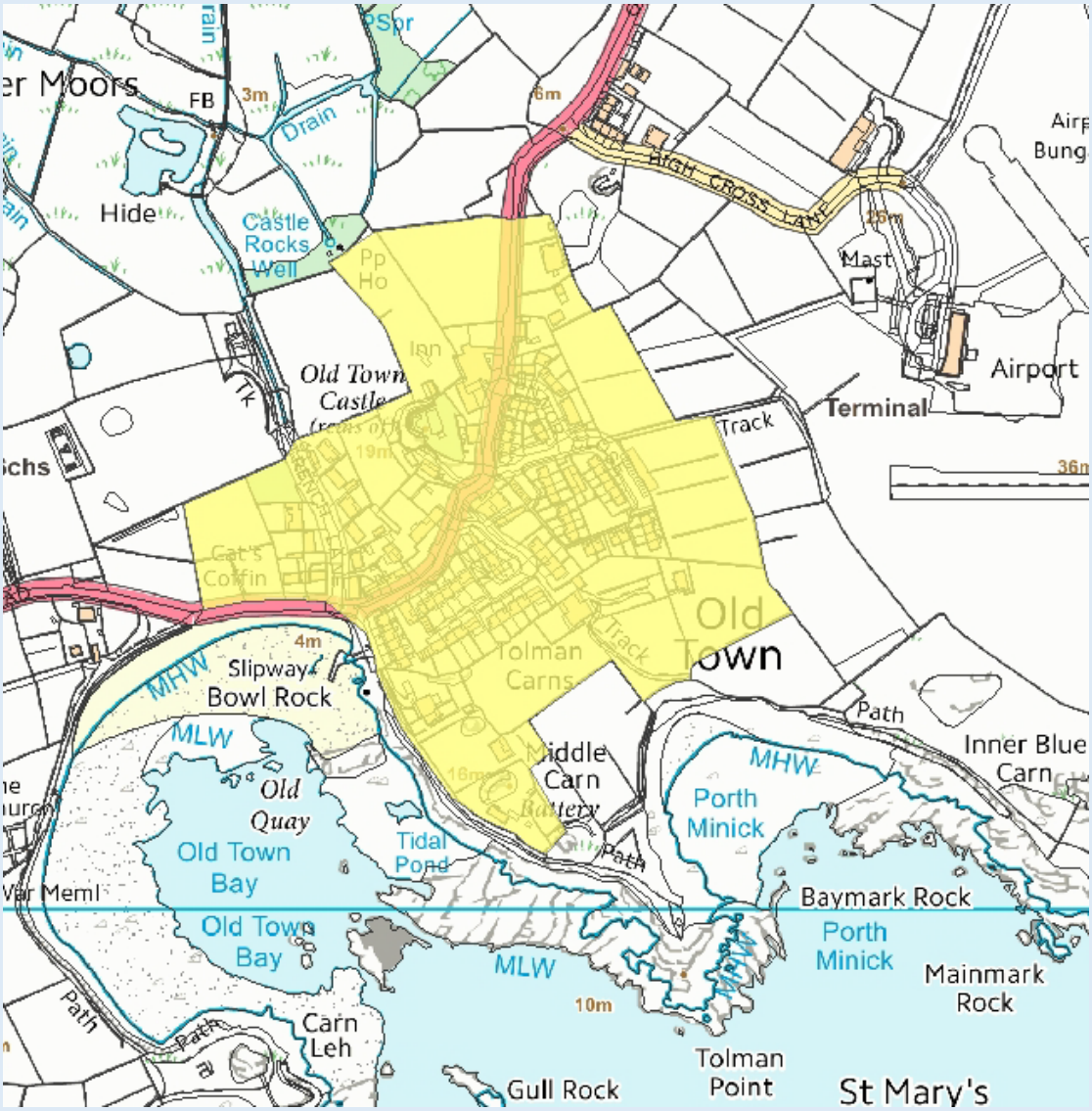
S1 INSET MAP Hugh Town



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S2 INSET MAP Old Town

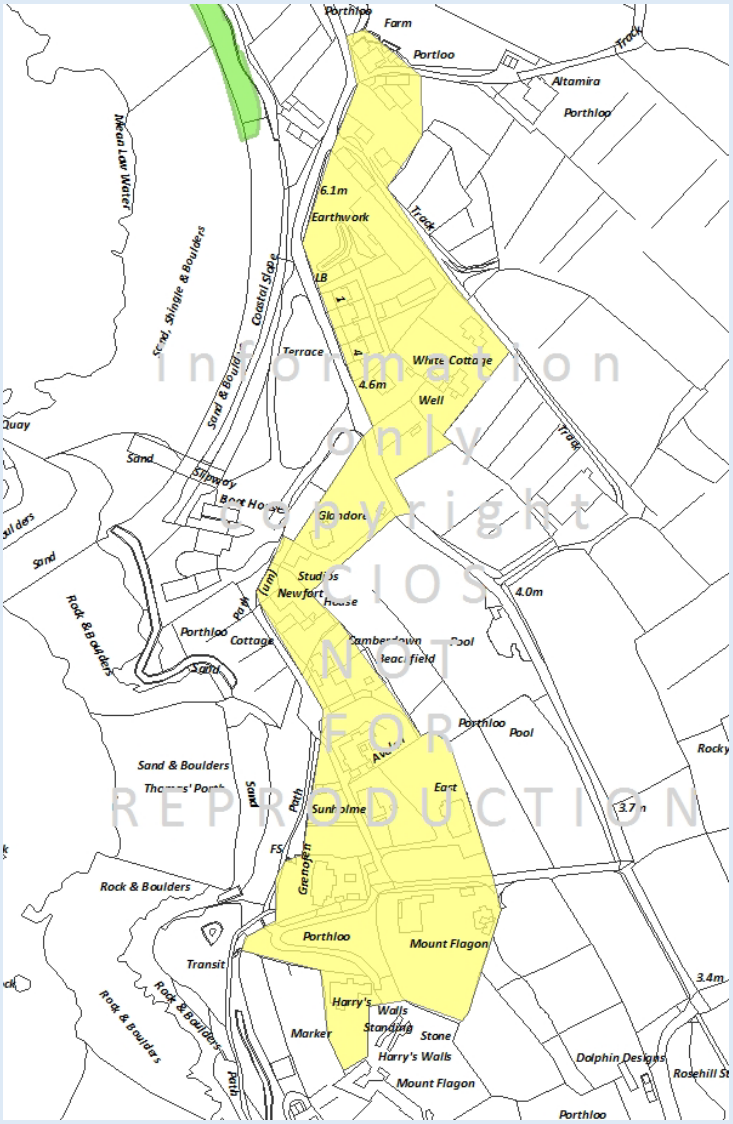


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S3 INSET MAP Porthloo

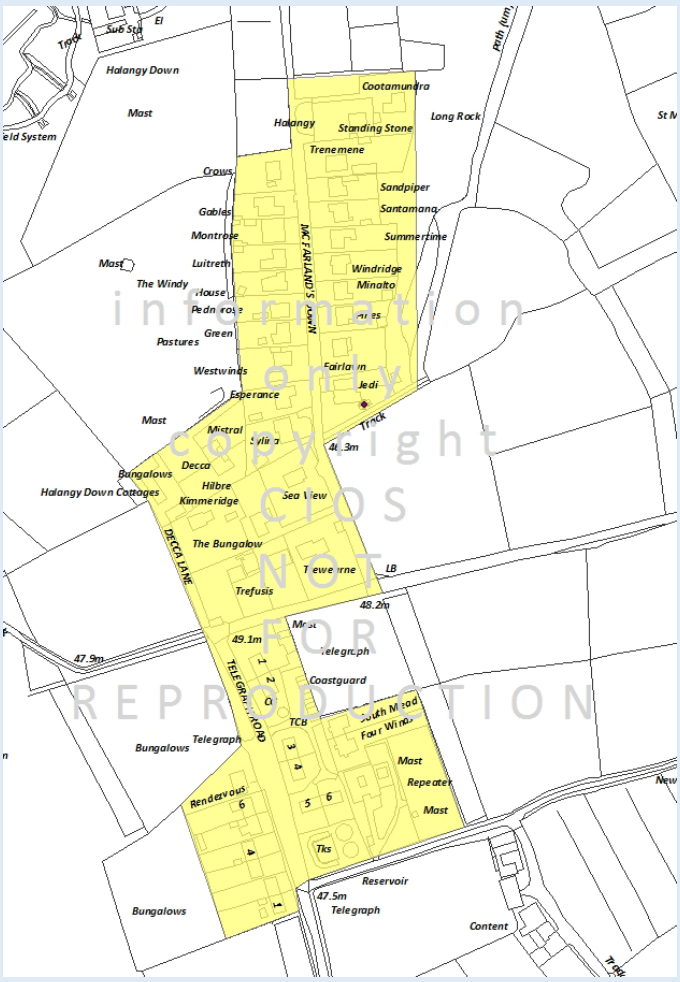


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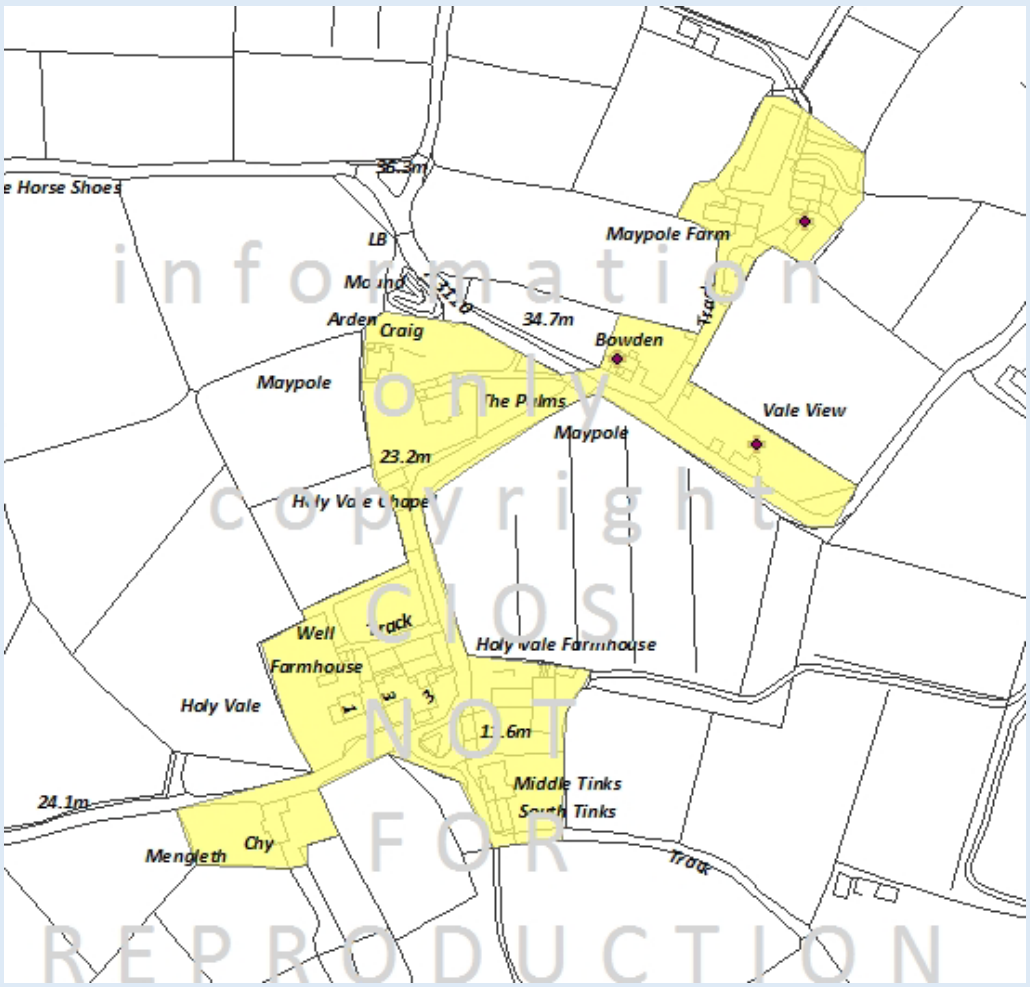


S4 INSET MAP McFarlands Down/Telegraph


Halangy Down
Mast
Cootamundra
Halangy
Standing Stone
Long Rock
Trenemene
Crows
Sandpiper
Gables
Santamana
Montrose
Summertime
Luitreth
Windridge
The Windy
Minalto
Pastures
Green
Westwinds
Esperance
Mistral
Track
Bungalows
Decca
Halangy Down Cottages
Hilbre
Kimmeridge
Sea View
The Bungalow
DECCA LANE
Trefusis
LB
48.2m
49.1m
47.9m
Telegraph
Coastguard
TCB
Bungalows
Telegraph
Mast
Repeater
Rendervous
Tks
Reservoir
47.5m
Telegraph
Bungalows
Content
Path (um)
Track
Mast
Mast
Mast



S5 INSET MAP Holy Vale



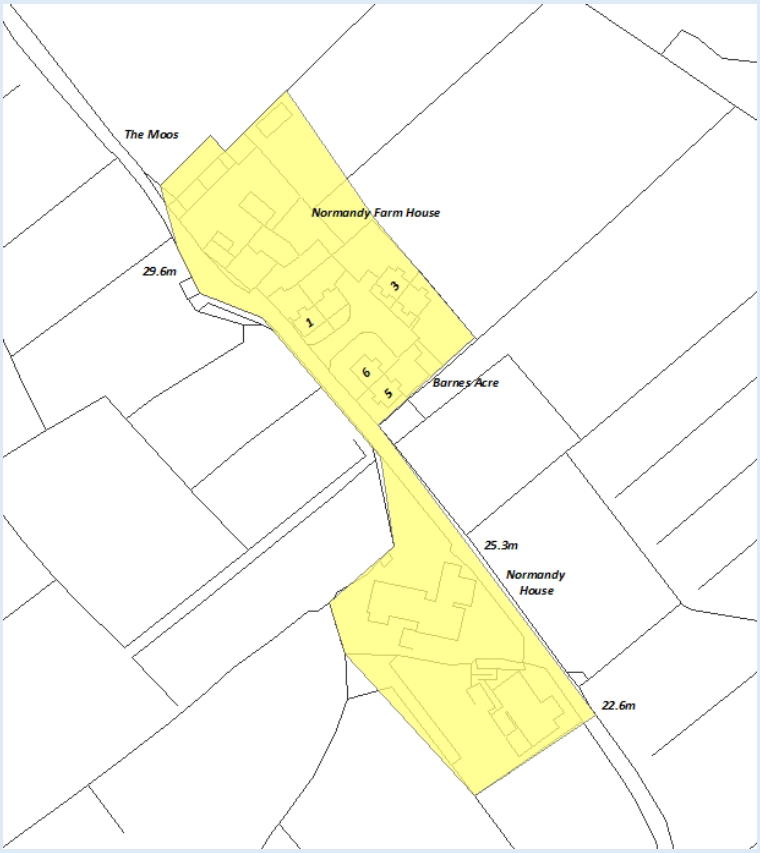
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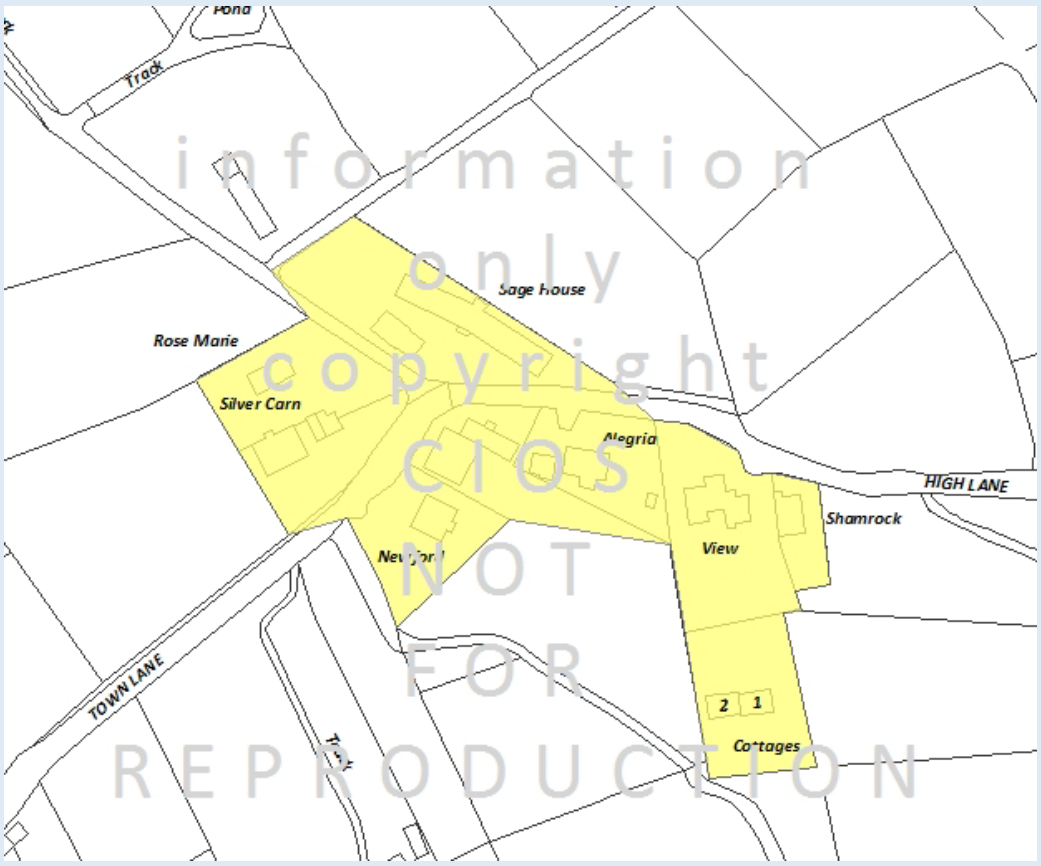
S6 INSET MAP Normandy



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S7 INSET MAP High Lanes

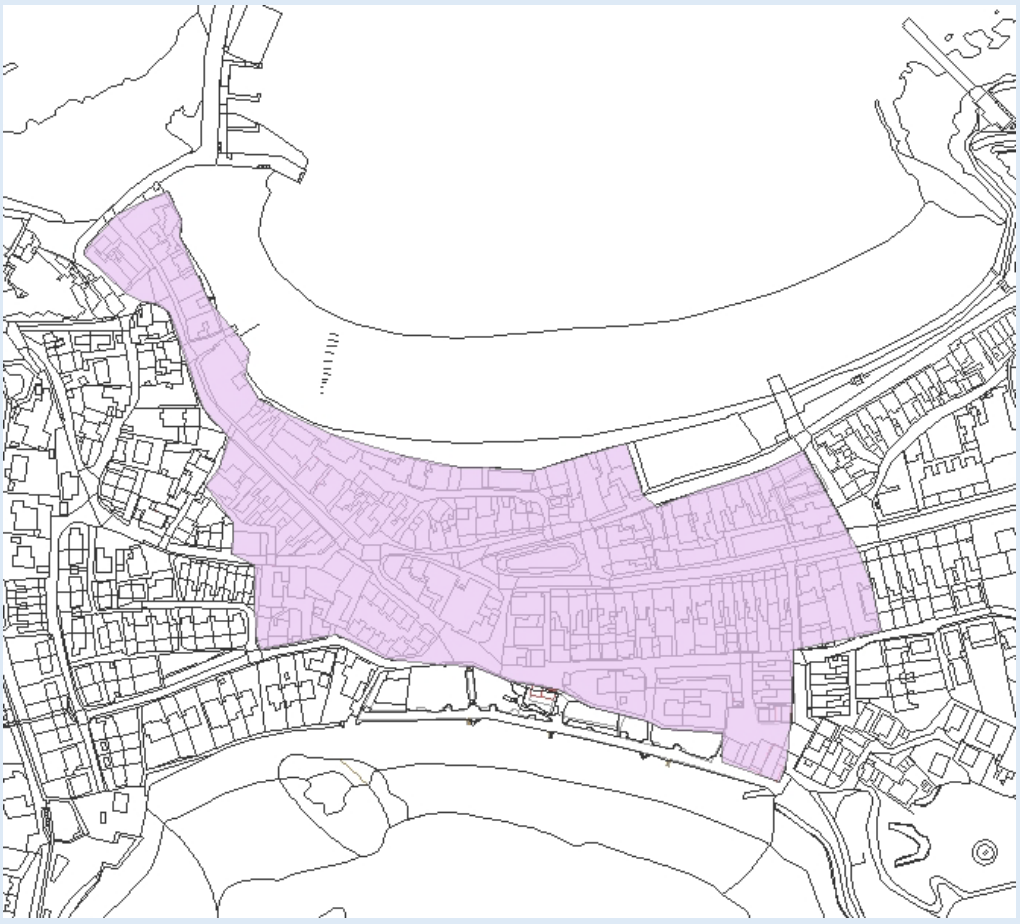


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Town Centre

R1 Hugh Town INSET MAP– Town Centre Boundary



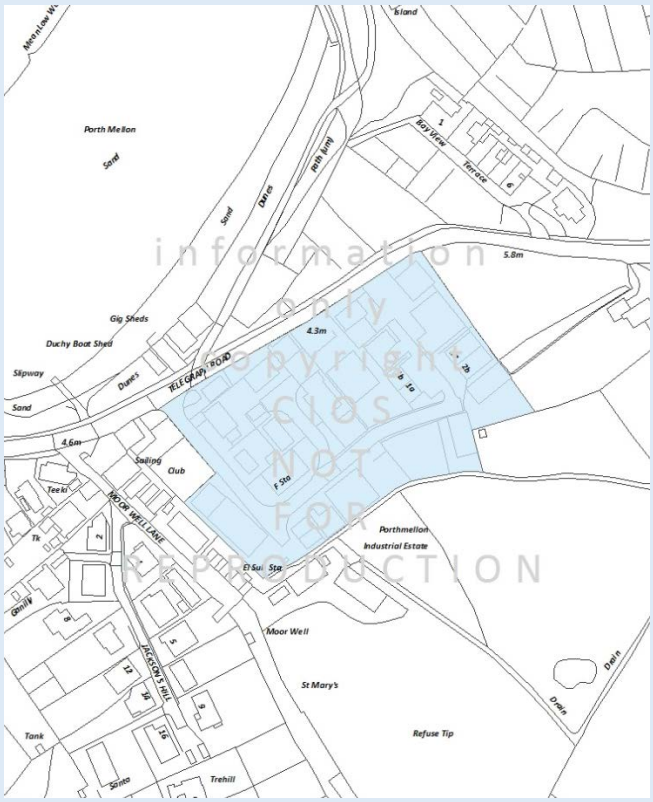
Retail protection policies for ground floor retail and ancillary retail apply within the whole of Hugh Town, Town Centre.

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Employment Land

WC4-E1 Porthmellon INSET MAP Industrial Estate



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The Industrial Estate is an established employment site on St Mary's located to the east side of Hugh Town at Porthmellon.

To the south west corner the industrial estate joints the Porthmellon Household Waste and Recycling Site, located along Moorwell Lane.

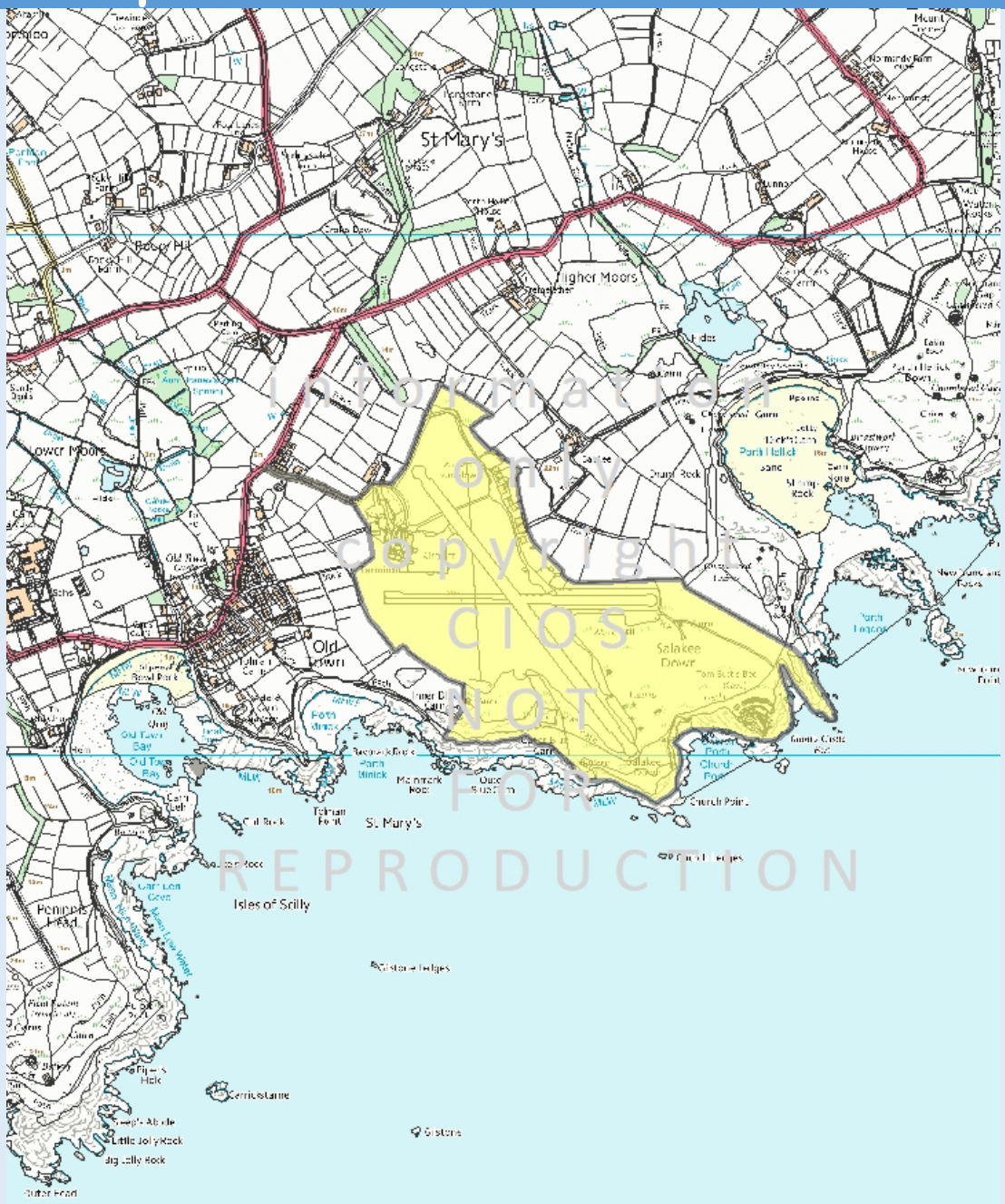
There are around 30 industrial units on this site in which multiple businesses operate. The range of employment uses includes office space, retail, emergency services, and engineering and craft workshops.

SUB



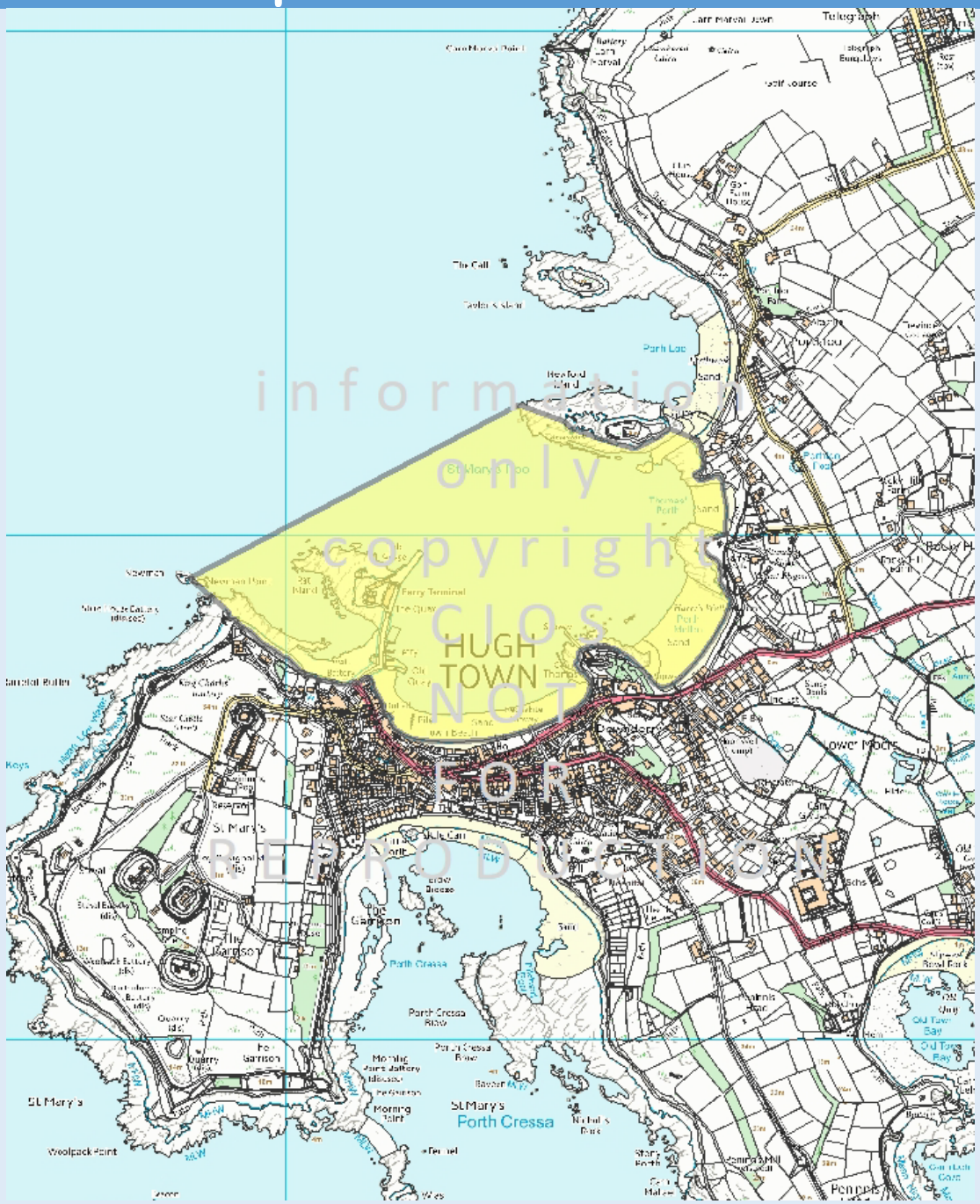
Transport Links

SS10-T1 St Mary's Airport INSET MAP Transport Link


St Mary's
Higher Moors
Lower Moors
Old Town
Salakee Down
Isles of Scilly
St Mary's
Peninnis Head
Little Jolly Rock
Big Jolly Rock
Old Town Bay
Porth Minick
Church Point
Tolman Point
Cuckoo Rock
Carn Leh Cove
Flat Holm
Gugh
Bryher
Tresco
Samson
St Agnes
Annet
Western Rocks
Retarrier Ledges
Crebawethan
Mount
Normandy Farm
Porth Hellick
Porth Loquen
Porth Conger
Porth Mellon
Porth Cressa
Porth Mellon
Porth Hellick Down
Porth Hellick Beach
Porth Hellick Point
Porth Hellick Pool



SS10-T2 St Mary's Harbour INSET MAP Transport Link

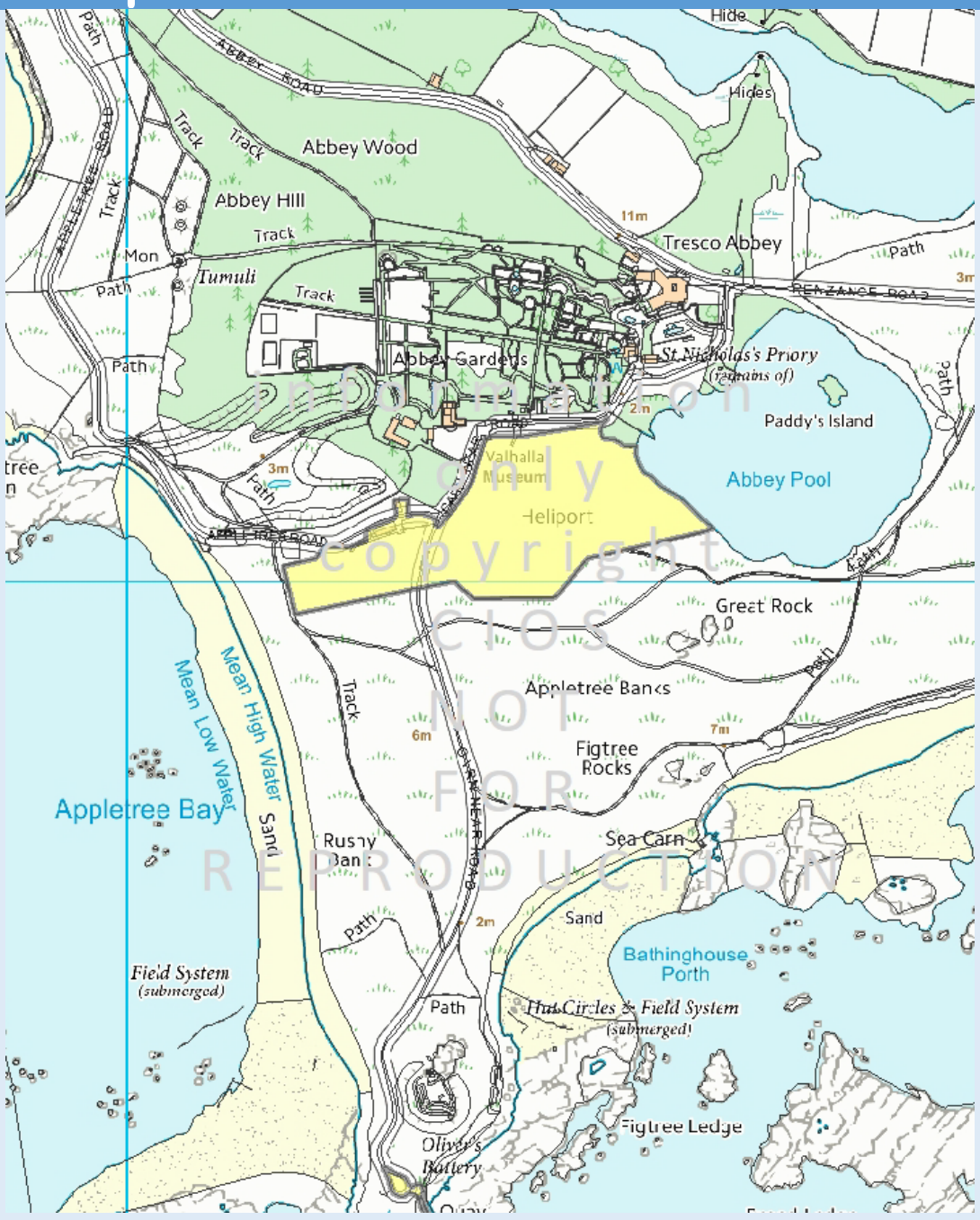


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SS10-T3 Tresco Heliport INSET MAP Transport Links

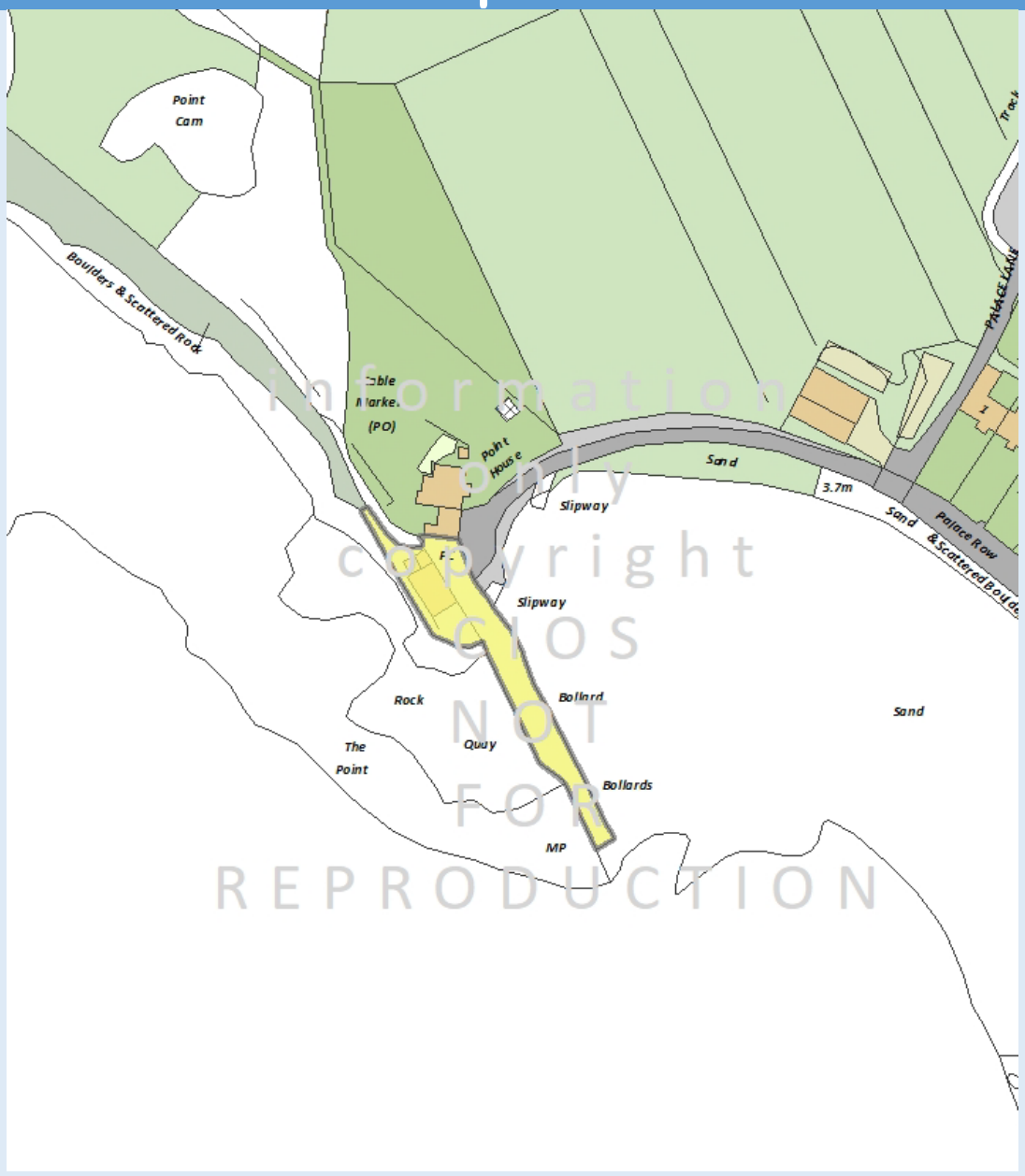


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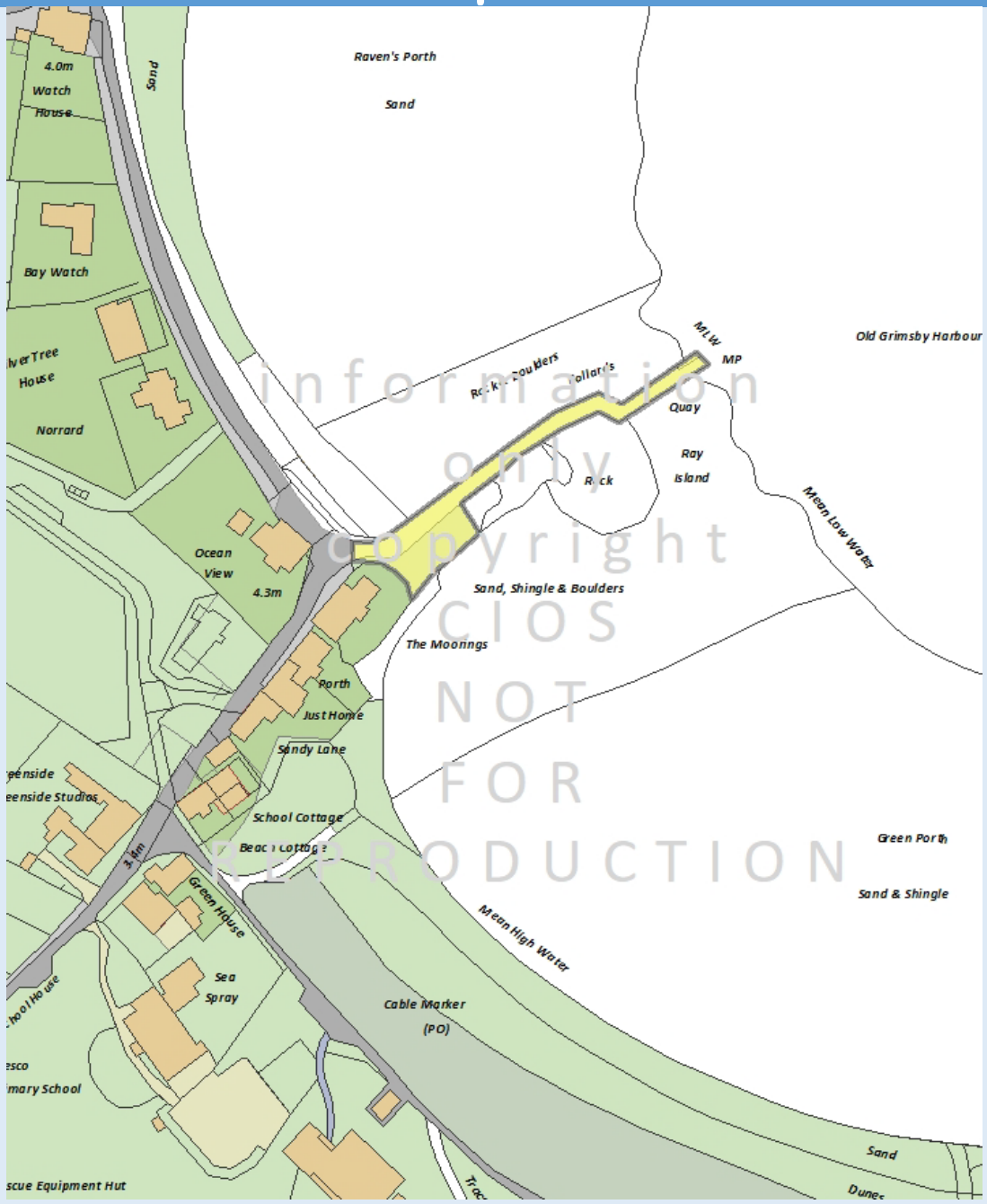
SS10-T4 Tresco New Grimsby Quay INSET MAP Transport Link



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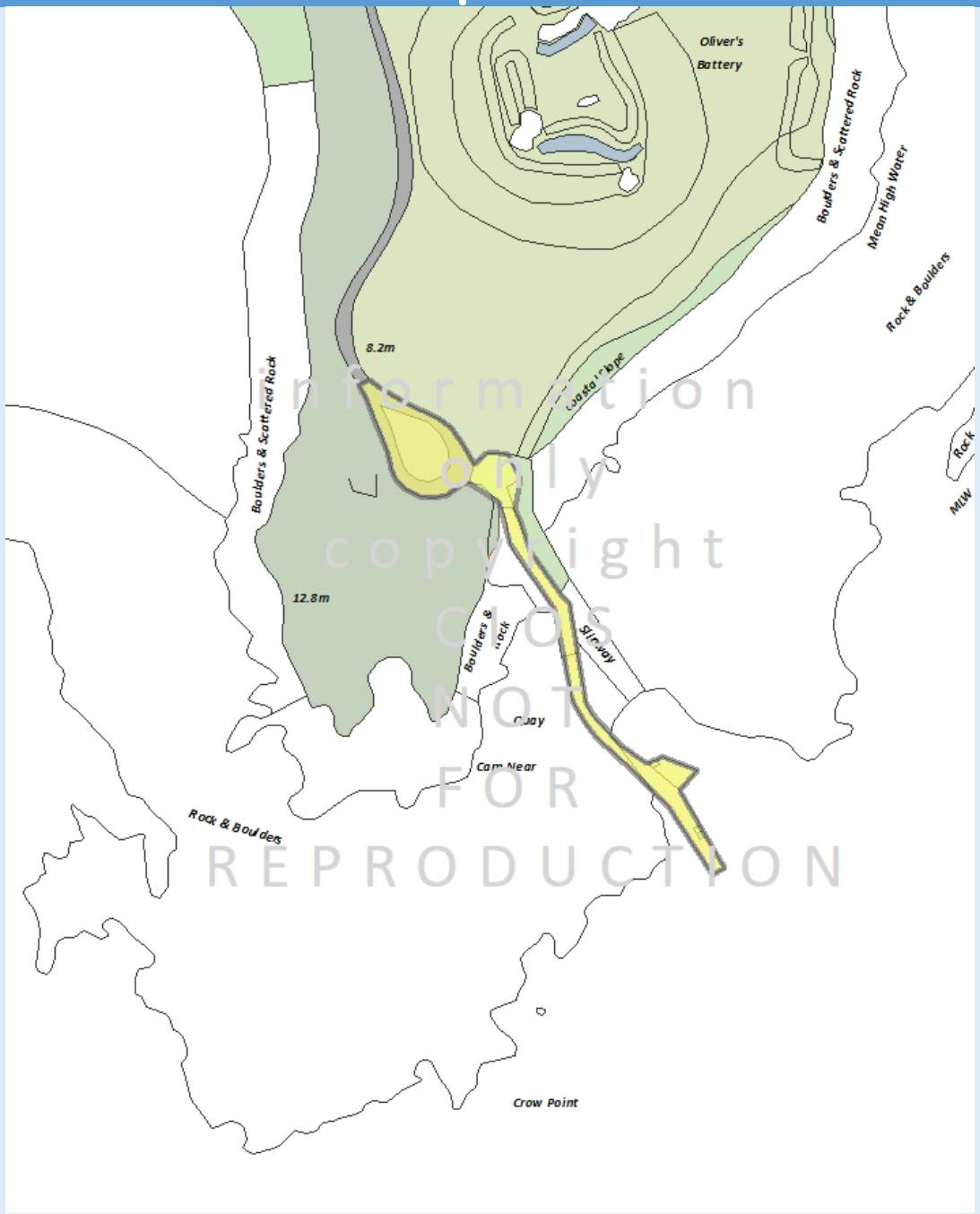
SS10-T5 Tresco Old Grimsby Quay INSET MAP Transport Link



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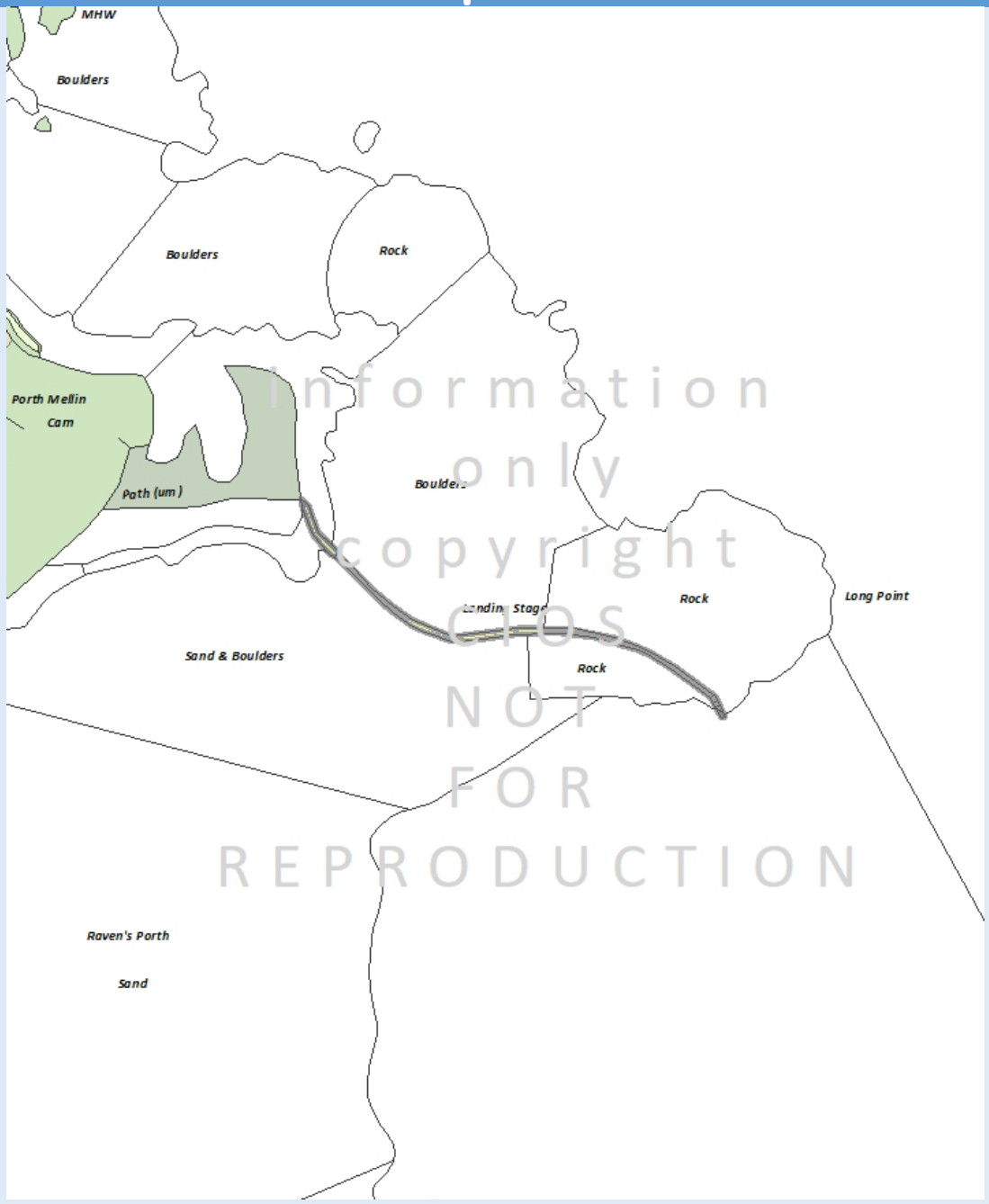
SS10-T6 Tresco Carn Near Quay INSET MAP Transport Link



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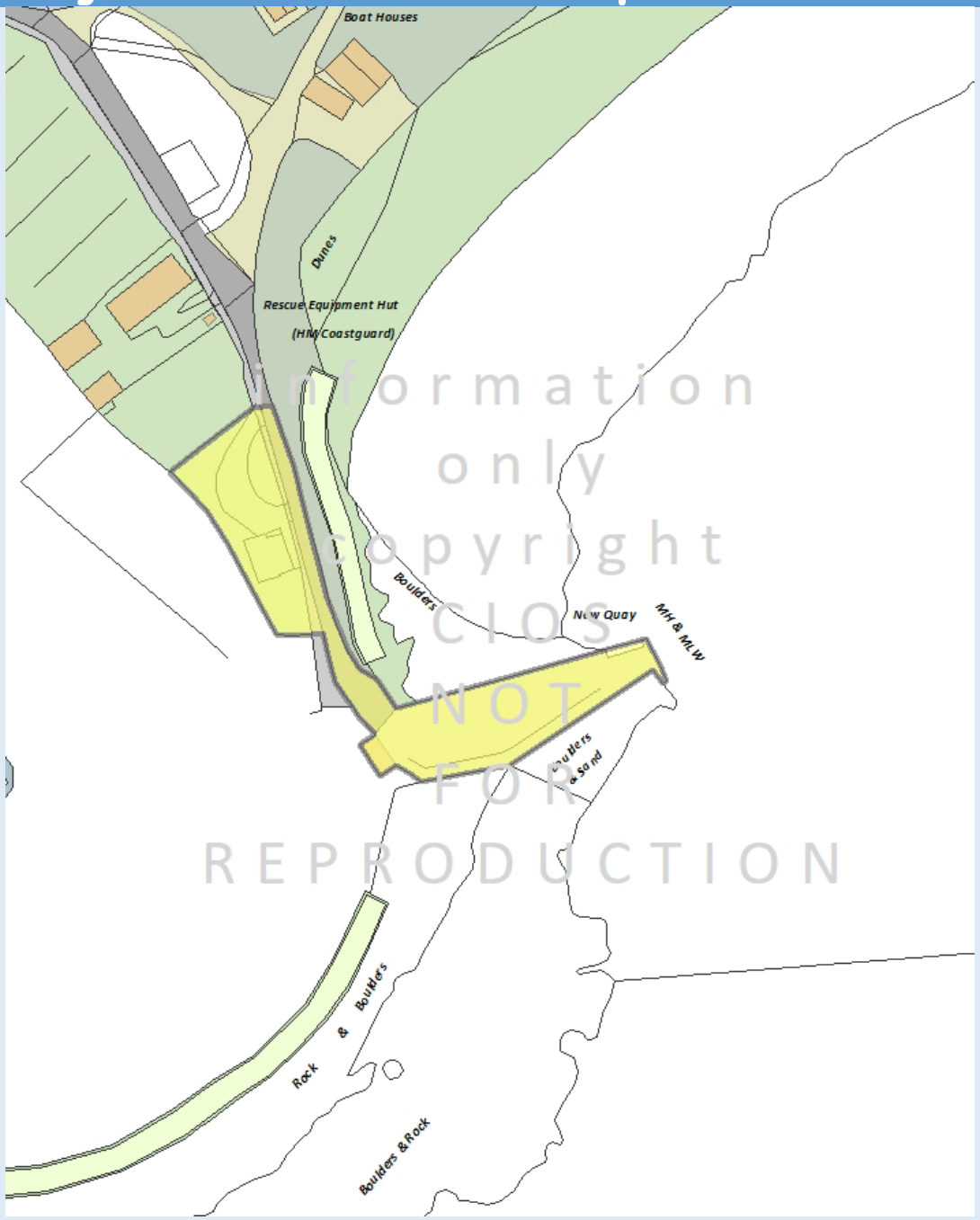
SS10-T7 Tresco Long Point Quay INSET MAP Transport Link



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SS10-T8 St Martins Higher Town Quay INSET MAP Transport Link



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SS10-T9 St Martins Lower Town Quay INSET MAP Transport Link

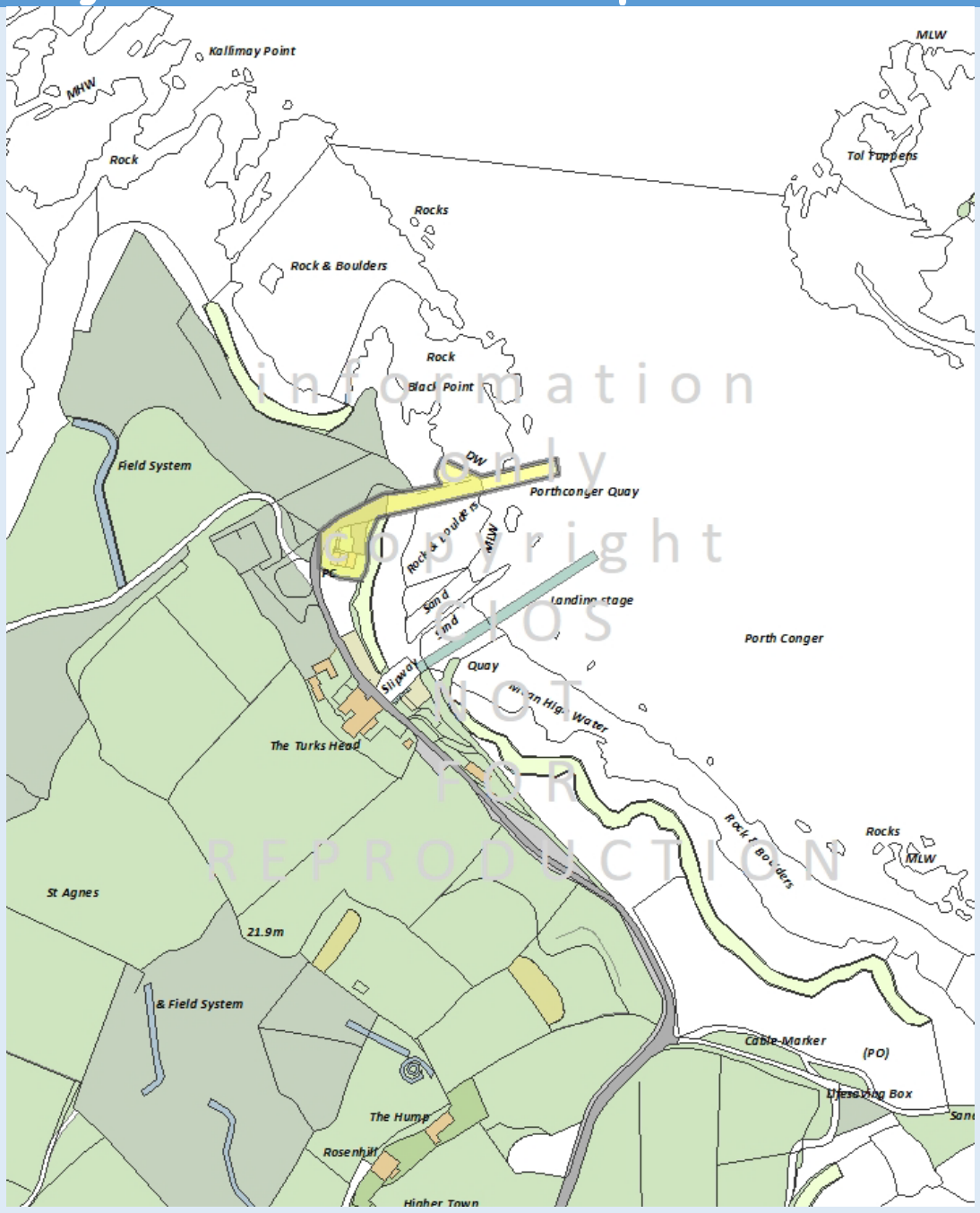


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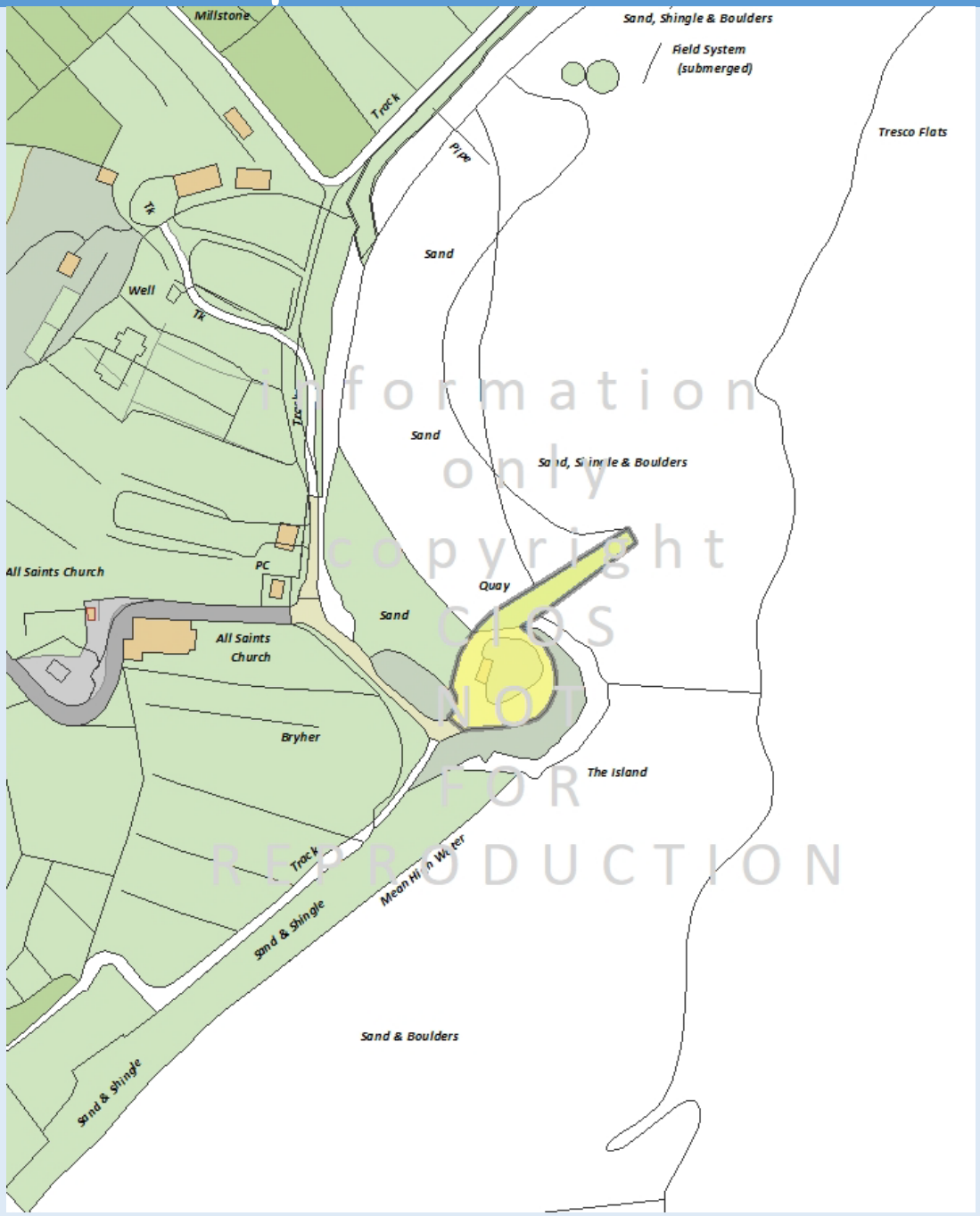
SS10-T10 St Agnes Porth Conger Quay INSET MAP Transport Link



The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies



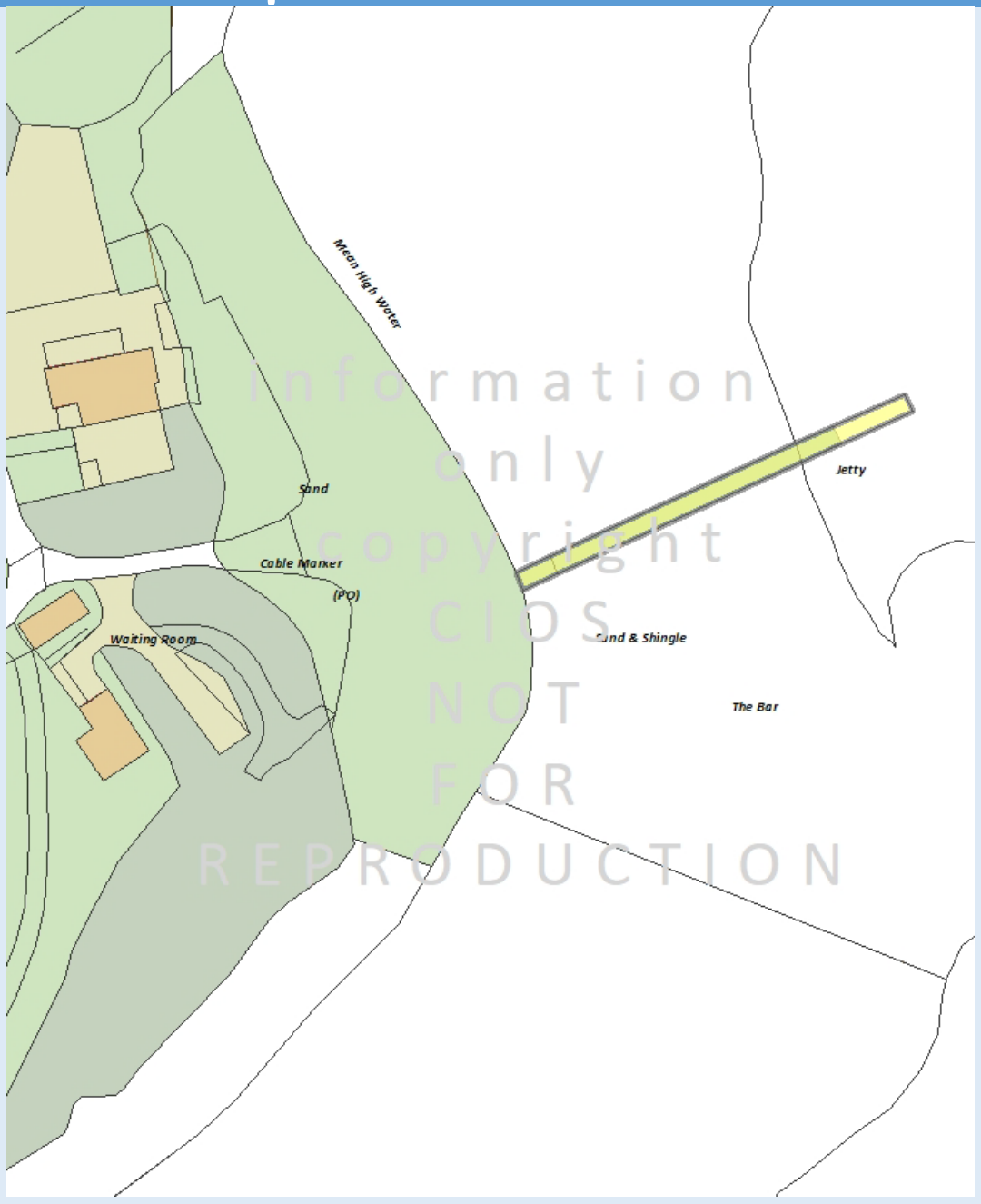
SS10-T11Bryher Church Quay INSET MAP Transport Link



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SS10-T12 Bryher Bar Quay INSET MAP Transport Link

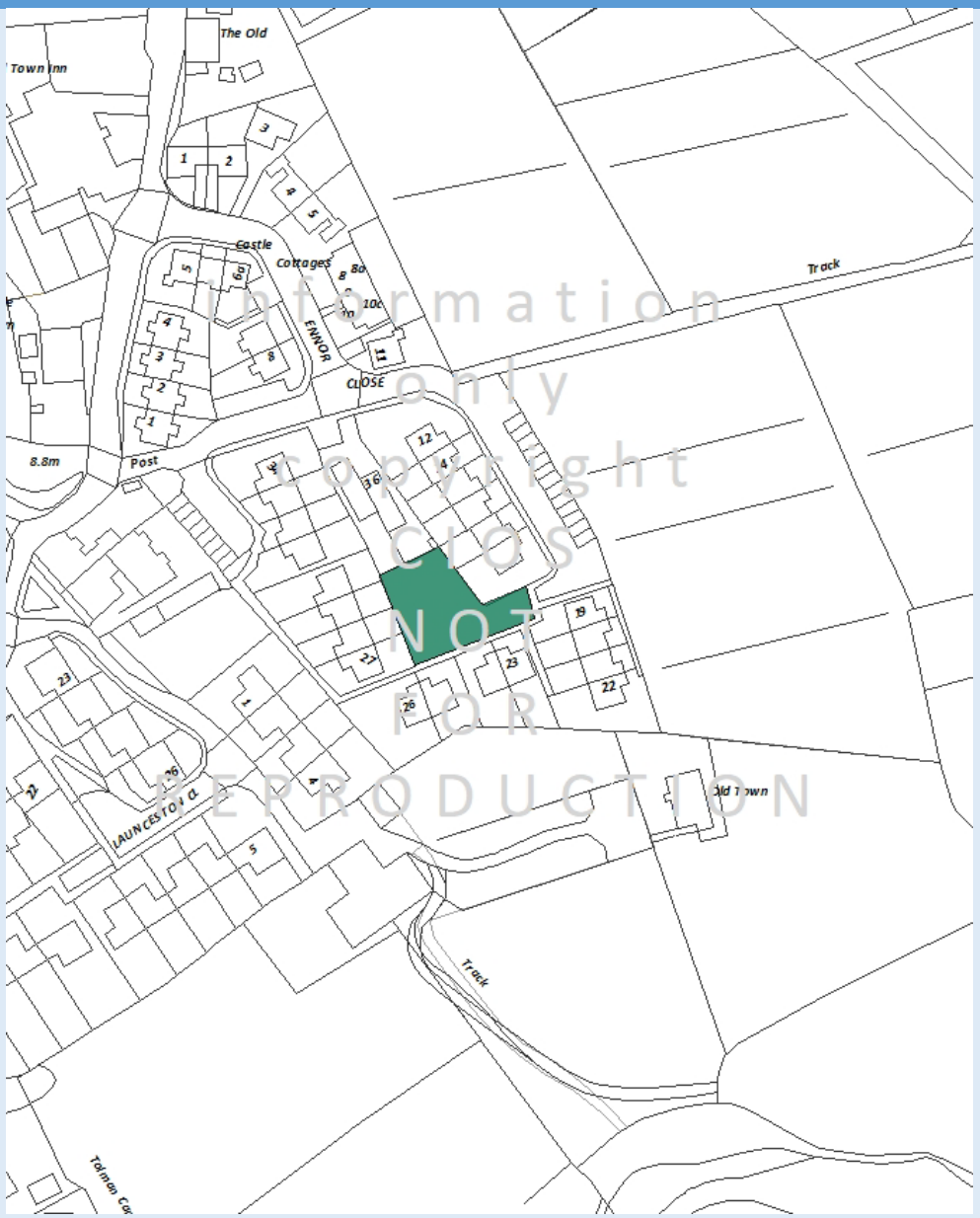


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Recreation Sites

SS4(3)-RE1 Ennor Close, Greenspace INSET MAP Recreation Site



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SS4(3)-RE2 Porthcressa Bank, Council-Maintained Greenspace INSET MAP Recreation Site

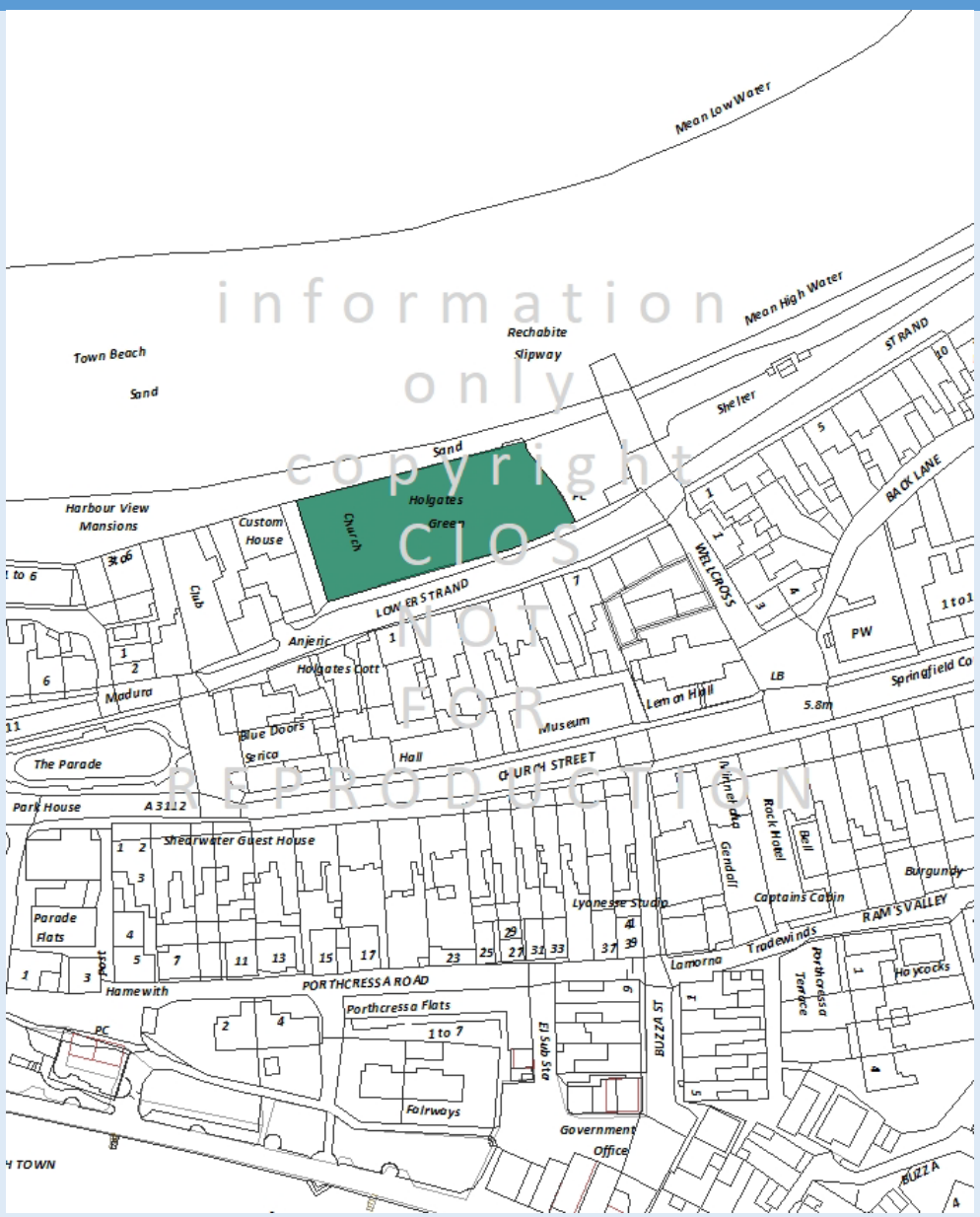


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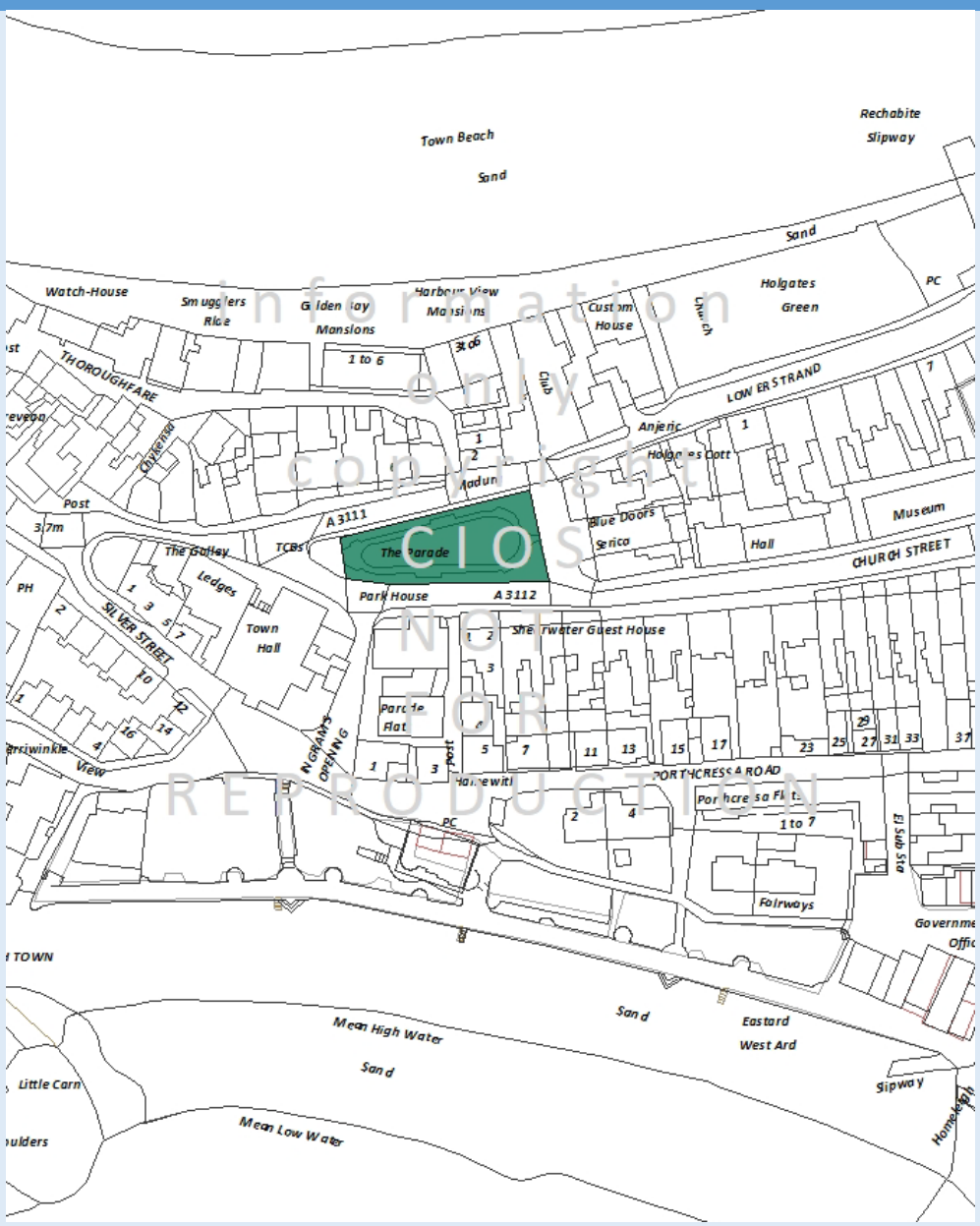
SS4(3)-RE3 Holgates Green, Council-Maintained Greenspace INSET MAP Recreation Site



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SS4(3)-RE4 Parade Park, Council-Maintained Greenspace INSET MAP Recreation Site

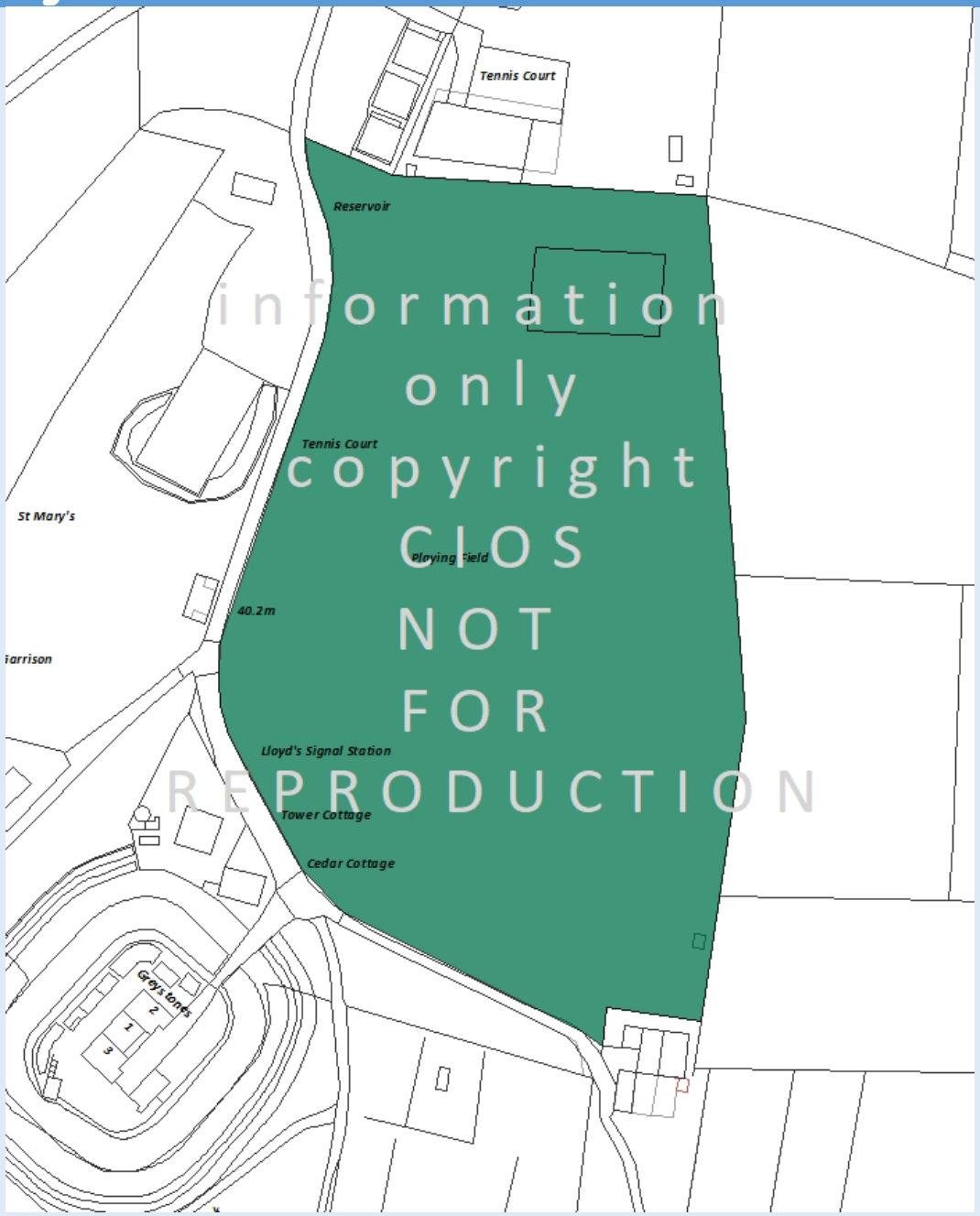


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SS4(3)-RE5 Garrison Sports Field and Play Park INSET MAP Recreation Site

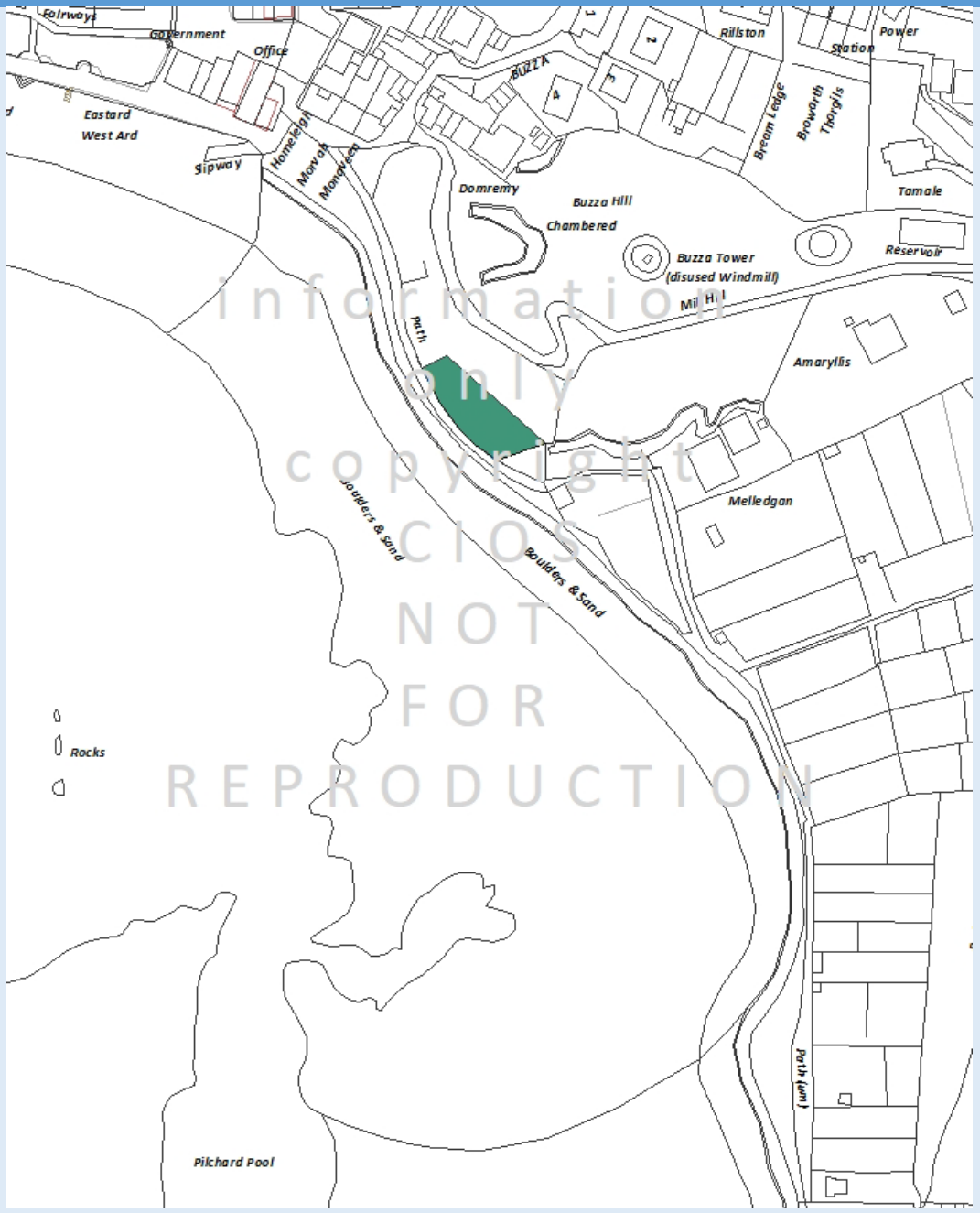


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SS4(3)-RE6 Porthcressa Playpark INSET MAP Recreation Site

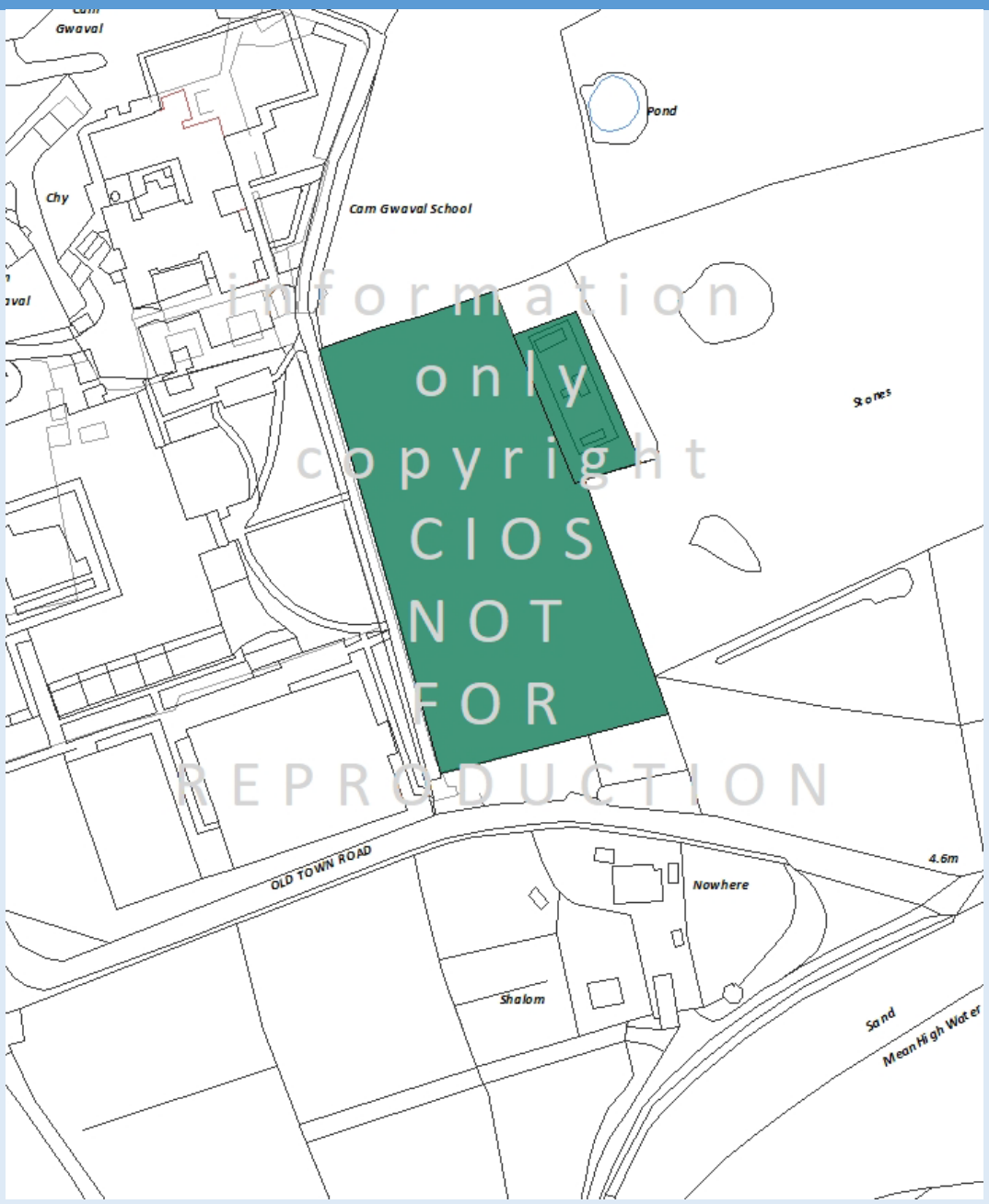


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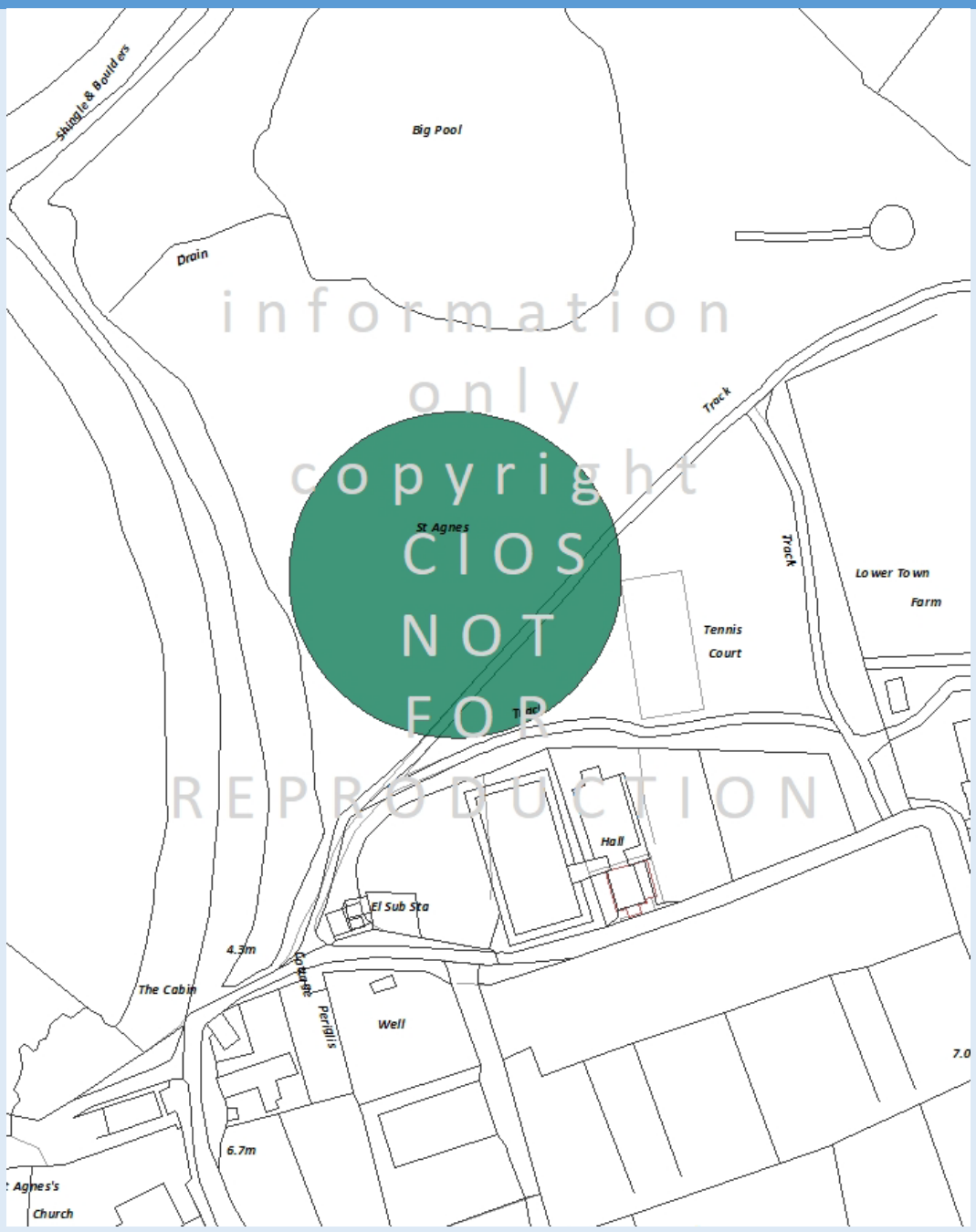
SS4(3)-RE7 School Sports Field and Skate park INSET MAP Recreation Site



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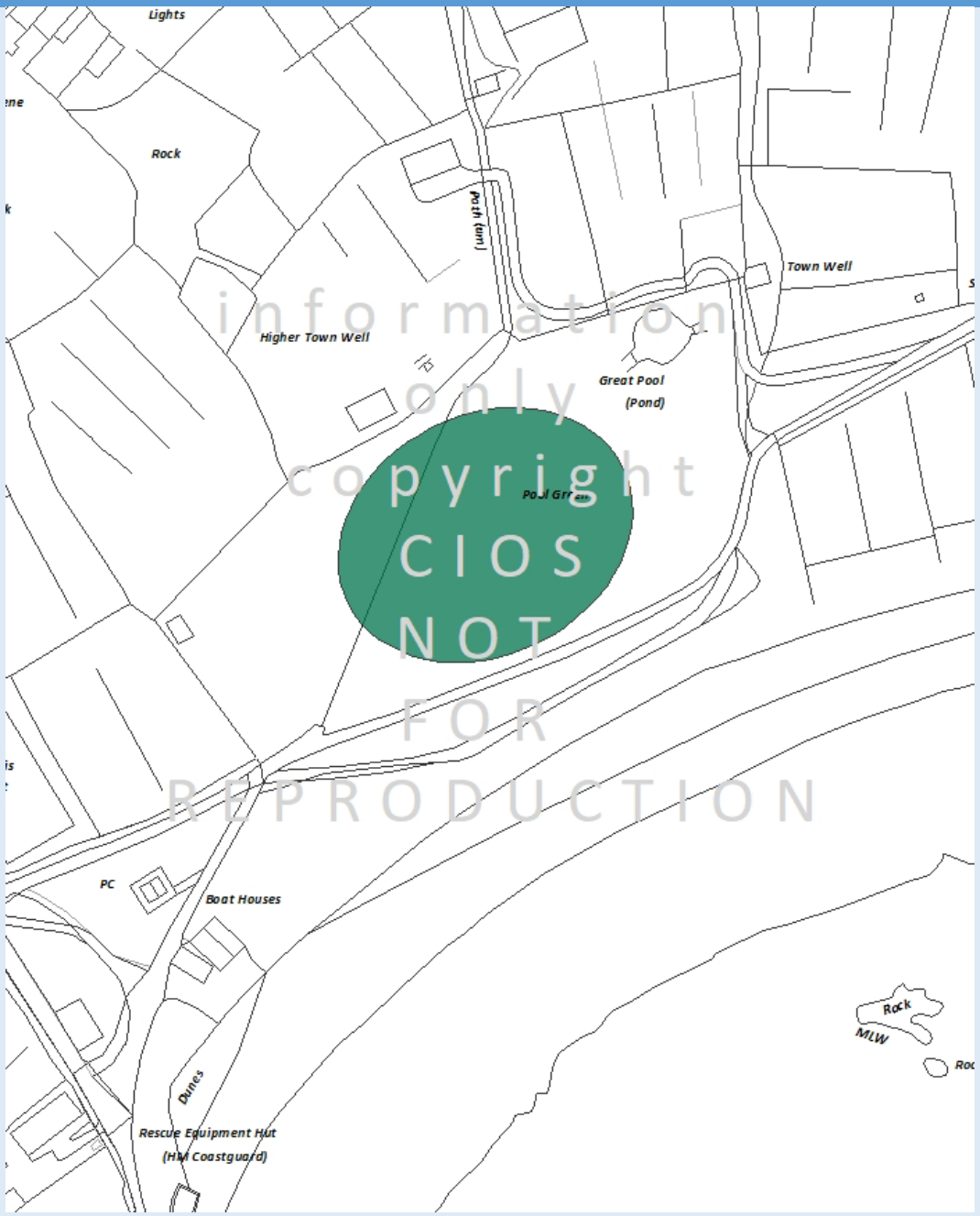
SS4(3)-RE8 St Agnes Cricket Pitch INSET MAP Recreation Site



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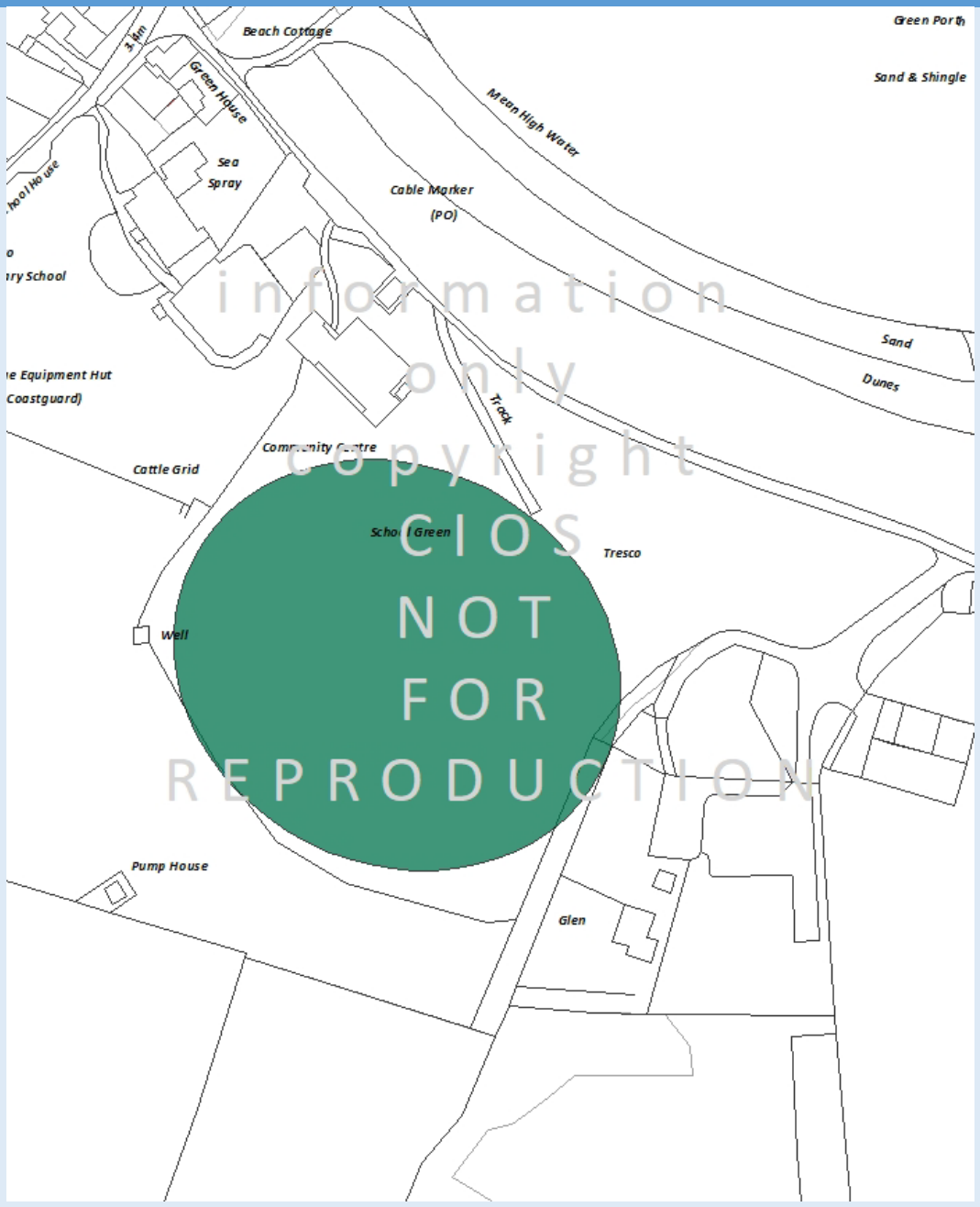
SS4(3)-RE9 St Martins Cricket Pitch INSET MAP Recreation Site



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SS4(3)-RE10 Tresco Cricket Pitch INSET MAP Recreation Site

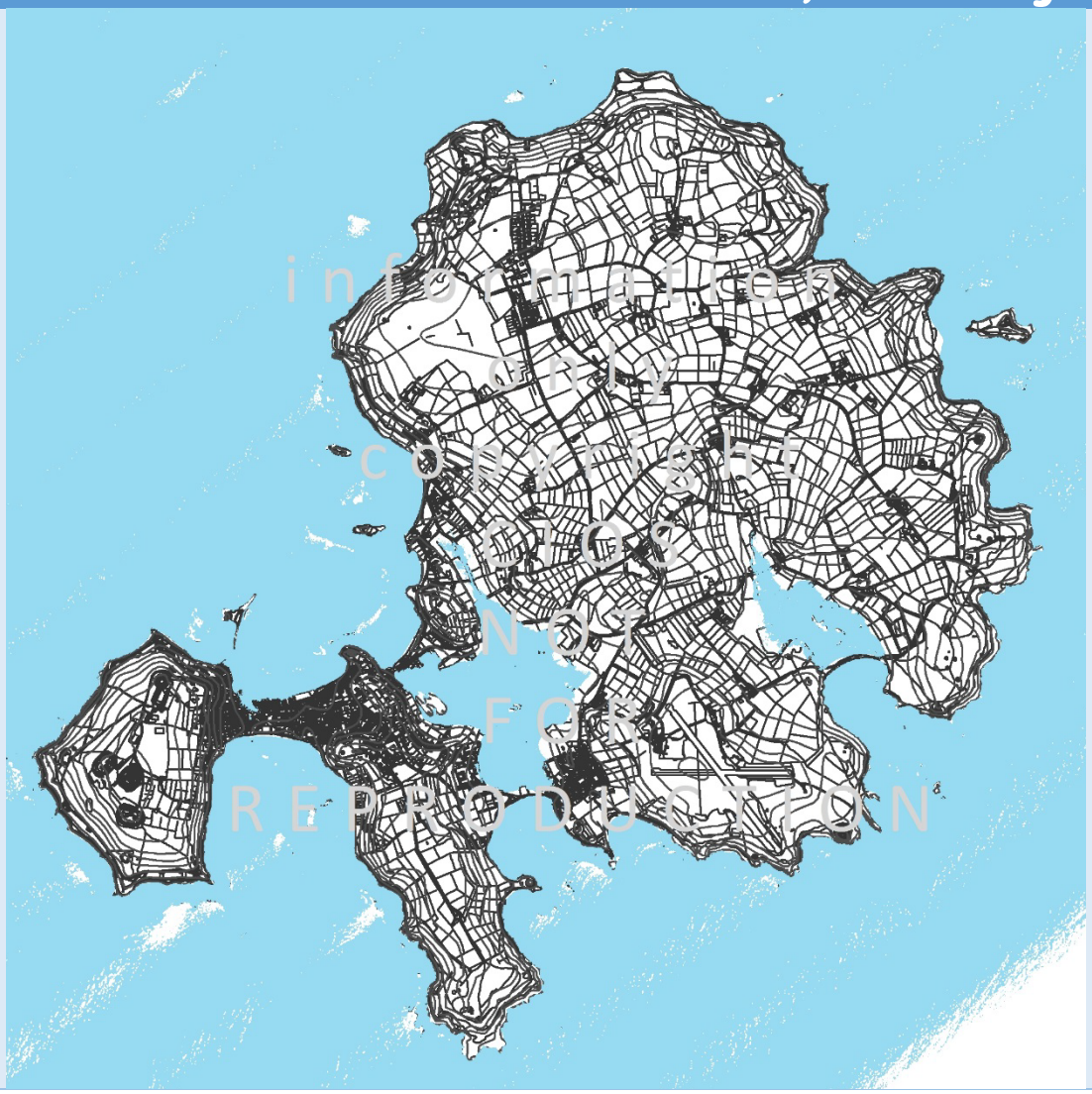


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Known Flood Risk Areas St Mary's

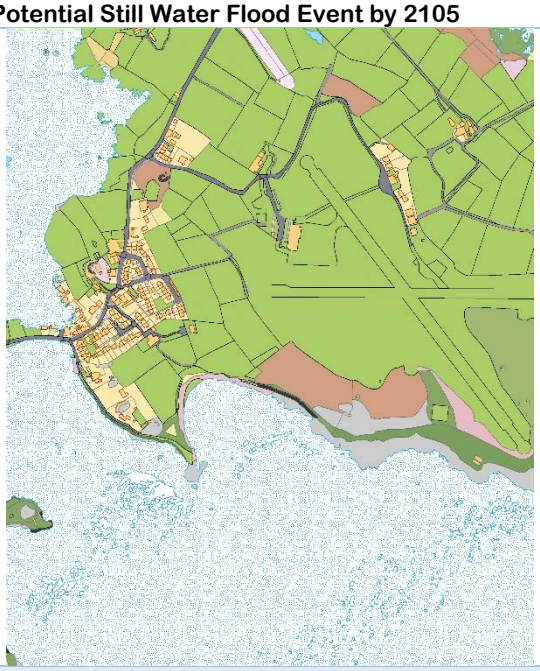
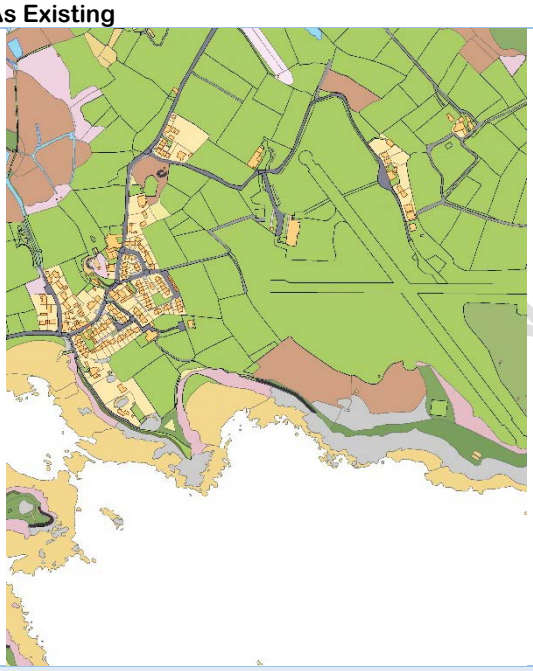
SS7- Land below 5m datum, St Mary's



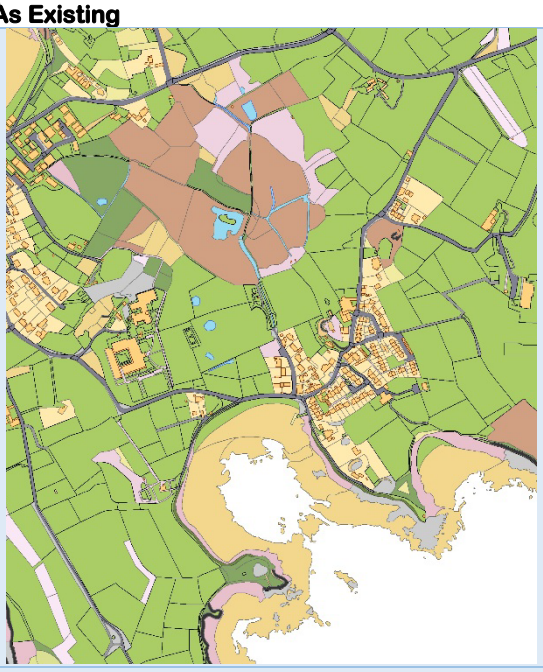
200 year Flood Event Conditions as of 2105, factoring sea level rises. Note: Simulation is still water conditions. Source: Shoreline Management Plan 2



Old Town

Potential Still Water Flood Event by 2105	As Existing
	

Breaching and overtopping of the sea walls and embankment from the Old Town Church around to the old quay at Old Town. Events in this area have also resulted in sea water inundation into the Lower Moors area one of the main sources of freshwater for the island.

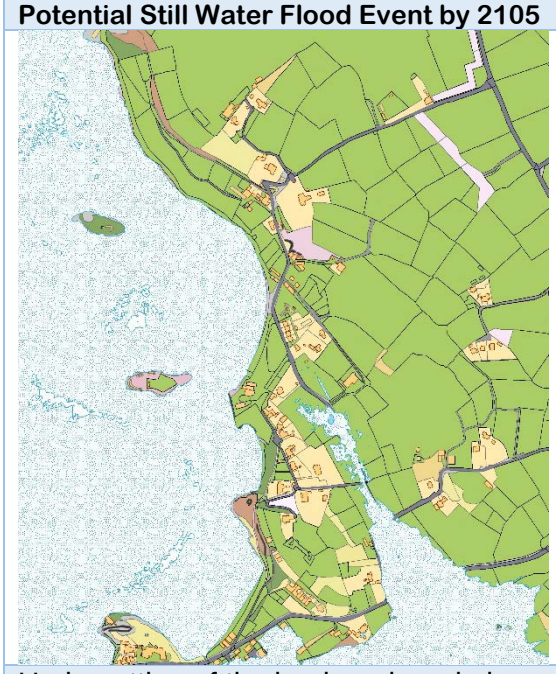
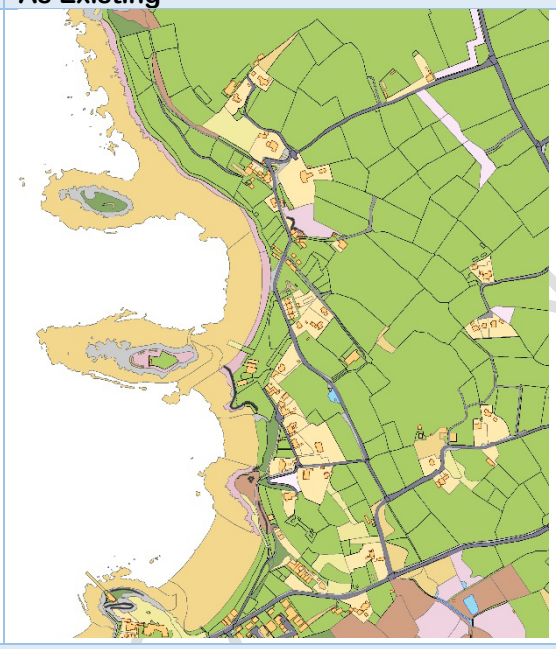
Potential Still Water Flood Event by 2105	As Existing
	

Erosion, breaching and overtopping of the embankment along the shoreline

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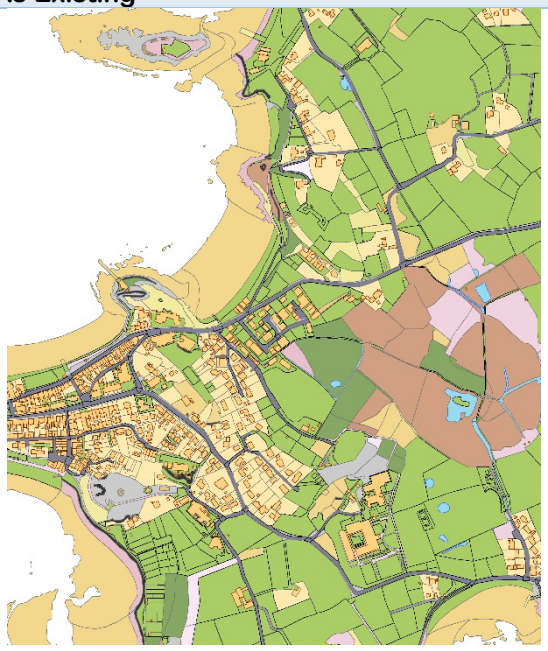


Porthloo

Potential Still Water Flood Event by 2105	As Existing
	

Undercutting of the bank and road along with breaching of the stop-log defence at the top of the slipway at the south western end of the beach. Vulnerability of the dune embankment at the back of the beach and the overtopping of the dunes and sea wall at the north eastern end of the beach

Porthmellon

Potential Still Water Flood Event by 2105	As Existing
	

This area is located on a narrow isthmus and is extremely vulnerable to storms and high tides from both Town Beach and Porthcressa directions with flooding via road gulleys and the drainage system also occurring at high tides due to tidal locking.



Hugh Town

Potential Still Water Flood Event by 2105	As Existing
	

SUBMISSION LOCAL PLAN



Appendix A

Policies of the Saved Isles of Scilly Local Plan 2005 that this Local Plan replaces:	
Policy 1	**Environmental Protection**
Policy 2	**Sustainable Development**
Policy 3	**Housing**
Policy 4	**Economic Development**
Policy 5	**Transport**
Policy 6	**Infrastructure for Sustainable Communities**
Policy 7	**Fish and Livestock Processing**
Policy 8	**Safeguard Power Station, St Mary's**
Policy 9	**Waste Disposal**
Policy 10	**Air Travel Infrastructure, St Mary's & Tresco**
Policy 11	**Uninhabited Islands**
Proposal A	**Housing Sites, St Mary's**
Proposal B	**Employment Land, St Mary's**
Proposal C	**Sport & Recreation Facilities, St Mary's**
Proposal D	**Quays**
Proposal E	**Mixed Use Development, Tresco**

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Glossary

Acronym	Meaning
ACA	Archaeological Constraint Area
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CC	Cornwall Council
CIOS	Council of the Isles of Scilly
CAU	Cornwall Archaeological Unit
DfT	Department for Transport
DPD	Development Plan Documents
EIP	Energy Infrastructure Plan
EqIA	Equalities Impact Assessment
FiT	Feed-in-Tariff
HER	Historic Environment Record
HRA	Habitat Regulations Assessment
HC	Heritage Coast
HIA	Health Impact Assessment
HS	Heritage Statement
IOSWT	Isles of Scilly Wildlife Trust
LB	Listed Building
LEP	Local Enterprise Partnership
LNP	Local Nature Partnership
LPA	Local Planning Authority
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
OFGEM	Office of Gas and Electricity Markets
PAS	Planning Advisory Service
SAC	Special Area of Conservation
SDM	Sustainable Design Measures
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
SuDS	Sustainable Urban Drainage Systems
SWMP	Site Waste Management Plan
TPO	Tree Preservation Order
WA	Waste Audit

SUBMISSION LOCAL PLAN



Footnote Links

Ref	Evidence Base Document and Link
CE01	National Planning Policy Framework 2019
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf	
CE02	The Town and Country Planning (Local Planning) (England) Regulations 2012
http://www.legislation.gov.uk/uksi/2012/767/contents/made	
CE03	Review and Evaluation of Heritage Coasts in England - Full Report (July 2006)
http://www.scilly.gov.uk/sites/default/files/planning-apps/Heritage%20Coasts%20Review%20FINAL%20REPORT%202006%20%281%29.pdf	
CE04	Consultation on the Proposed marine expansion of the Isles of Scilly Special Protection Area 2018
http://www.scilly.gov.uk/sites/default/files/planning-apps/TIN175%20edition%201%20Proposals%20for%20a%20marine%20extension%20to%20the%20Isles%20of%20Scilly%20Special%20Protection%20Area%20%28SPA%29.pdf	
CE05	Indices of Deprivation
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/730048/industrial-strategy-white-paper-web-ready-a4-version.pdf	
CE06	Industrial Strategy: Building a Britain Fit for the Future (2017) (page 146)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/730048/industrial-strategy-white-paper-web-ready-a4-version.pdf	
CE07	The Isles of Scilly Seabird Recovery Project assessed the status of breeding seabirds in 2015
http://ec.europa.eu/environment/life/project/Projects/index.cfm?fuseaction=home.showFile&rep=file&fil=SEABIRDS_Statut-of-seabirds_EN.pdf	
CE08	Annual Fuel Poverty Statistics Report, 2018 (2016 data)
https://www.gov.uk/government/collections/fuel-poverty-statistics	
CE09	Sub-national electricity consumption statistics 2005-2016
https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics	
CE10	Recycling Statistics
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/664594/LACW_mgt_annual_Stats_Notice_Dec_2017.pdf	
CE11	2008 Climate Change Act



https://www.theccc.org.uk/tackling-climate-change/the-legal-landscape/global-action-on-climate-change/	
CE12	**Smart Islands Programme**
https://smartislands.org/partners/	
CE13	**Flood Risk and Coastal Change**
https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification	
CE14	**Building with Nature**
https://www.buildingwithnature.org.uk/	
CE15	**Sport England Active Design Principles**
https://www.sportengland.org/media/3426/spe003-active-design-published-october-2015-email-2.pdf	
CE16	**Town and Country Use Classes Order 1987**
http://www.legislation.gov.uk/uksi/1987/764/schedule/made	
CE17	**Recreation Sites on the Isles of Scilly**
http://committees.scilly.gov.uk/documents/g1081/Public%20reports%20pack%2002nd-Oct-2018%2009.30%20FULL%20COUNCIL.pdf?T=10	
CE18	**Council of the Isles of Scilly Corporate Plan**
http://www.scilly.gov.uk/sites/default/files/Corporate%20Plan.pdf	
CE19	**Building Blocks for the Future: One Public Estate Bid (Agenda Item 16)**
http://committees.scilly.gov.uk/documents/g1083/Public%20reports%20pack%2014th-Dec-2018%2011.00%20FULL%20COUNCIL.pdf?T=10	
CE20	**One Public Estate Initiative**
https://www.local.gov.uk/topics/housing-planning-and-homelessness/one-public-estate	
CE21	**Isles of Scilly Energy Infrastructure Plan 2016**
http://www.scilly.gov.uk/sites/default/files/IoS_Infrastructure%20Plan_FINAL_IoS.pdf	
CE22	**Water Framework Directive**
http://jncc.defra.gov.uk/page-1375	
CE23	**BREEAM: Building Research Establishment Environmental Assessment Method**
http://www.breeam.com/	



CE24	**General Binding Rules**
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/397173/ssd-general-binding-rules.pdf	
CE25	**Flood Map for Planning**
https://flood-map-for-planning.service.gov.uk/	
CE26	**Local Flood Risk Management Strategy 2017**
http://www.scilly.gov.uk/sites/default/files/document/planning/Local%20Flood%20Risk%20Management%20Strategy%20FINAL.pdf	
CE27	**Flood Repairable: Planning to Recover Quickly and make your home flood repairable**
https://floodrepairable.files.wordpress.com/2016/01/homeowner-recovery-planning-guide-draft-for-pilot-v2.pdf	
CE28	**Flood Risk Assessment for Planning**
https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications	
CE29	**Heritage at Risk - South West Register 2018**
https://historicengland.org.uk/images-books/publications/har-2018-registers/se-har-register2018/	
CE30	**Registered Vehicles on St Mary's 2018 DfT Statistics**
https://www.gov.uk/government/statistical-data-sets/all-vehicles-veh01#licensed-vehicles	
CE31	**DEFRA's 25 Year Plan**
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf	
CE32	**The Natural Choice: Securing the Value of Nature**
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf	
CE323	**The UK Biodiversity Action Plan (UK BAP)**
http://jncc.defra.gov.uk/ukbap	
CE334	**Wildlife and Countryside Act 1981**
https://www.legislation.gov.uk/ukpga/1981/69	
CE35	**Veteran Trees: A Guide to Good Management, Natural England**
http://publications.naturalengland.org.uk/publication/75035?category=551045	
CE356	**Natural History Museum: the last stand of the Elm Tree**



http://www.nhm.ac.uk/natureplus/community/nature-live/field-work-with-nature-live/blog/2013/05/27/day-7.html	
CE37	**Isles of Scilly National Character Area, Natural England (NE507)**
http://publications.naturalengland.org.uk/publication/6566056445345792	
CE38	**Improvement Programme for England's Natura 2000 Site, Isles of Scilly Complex 2014**
http://www.scilly.gov.uk/sites/default/files/planning-apps/IPENS%20Isles%20of%20Scilly%202014.pdf	
CE39	**Guidance on Radon protective measures in new buildings, extensions and refurbishment projects, 2008**
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/237313/080707-_Dcl_about_Building_Regulations_2000__Schedule_1_Part_C_-Site_preparation_and_resistance_to_contaminants_and_mois.pdf	
CE40	**ERCCIS Isles of Scilly Biodiversity Audit 2008**
https://erccis.org.uk/IoSBiodiversityAudit	
CE41	**Campaign for Dark Skies (CfDS): Blinded by the Light? 2009**
http://www.britastro.org/dark-skies/pdfs/HANDBOOKTEXT.pdf	
CE42	**National Planning Policy for Waste**
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf	
CE43	**Waste Audit Guidance: Paragraph 49: Ref ID: 28-049-20141016**
https://www.gov.uk/guidance/waste	
CE44	**Heritage Gateway**
http://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit&ctid=98&id=4787	
CE45	**Search the National Heritage List for England**
https://historicengland.org.uk/listing/the-list	
CE46	**Article 4 Directions on the Isles of Scilly**
http://www.scilly.gov.uk/planning/heritage-conservation-environment	
CE47	**Smart Islands**
https://smartislands.org/#intro	
CE48	**Housing Technical Standards, 2015**
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf	



CE49	Industrial Strategy White Paper, 2018
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/664563/industrial-strategy-white-paper-web-ready-version.pdf	

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