



# Draft Isles of Scilly Local Plan

Including Minerals and Waste

## 2015-2030

PRE-SUBMISSION DRAFT (REGULATION 19)

PUBLIC CONSULTATION

22 FEBRUARY TO 5 APRIL 2019

## Summary of Responses



Council of the  
ISLES OF SCILLY



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*Summary of Responses*

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## Introduction

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1. This report summarises the consultation responses following the Public Consultation, under Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012, on the Draft Isles of Scilly Local Plan. All of the documents, subject to public consultation can be found here:  
<http://www.scilly.gov.uk/local-plan-consultation-2019>.
2. The public consultation ran from the 22<sup>nd</sup> February 2019 for six weeks up to 5<sup>th</sup> April 2019 and followed on from earlier Regulation 18 consultations that took place between 8<sup>th</sup> June 2015 and 27<sup>th</sup> July 2015 and then again in 2018 from 16<sup>th</sup> March 2018 through to 11<sup>th</sup> May 2018. This consultation was the required Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulation 2012 where 19. - Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must—
  - a) make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and
  - b) ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).
3. Officers communicated the public consultation with an all-island mail out through the Royal Mail Door-to Door service. This was to ensure that all of the resident population were aware of the consultation and planned drop-in sessions. All statutory consultees, businesses, organisations and individuals on the Local Plan Consultation Database were contacted to inform them of the proposed local plan consultation.



Figure 1 A5 leaflet (front and rear) delivered by Royal Mail w/c 25th Feb 2019

4. The Pre-Submission Draft Local Plan 2015-2030 and accompanying Sustainability Assessment and Strategic Environmental Assessment, including an Appropriate Assessment under the Habitat Regulations, of the draft plan, invited representations from the public and statutory consultees, over a 6 week period.
5. The Pre-Submission Draft Local Plan set out a Spatial Portrait to understand how the islands are at the start of the plan period, it set out the key challenges and issues to address as well as Spatial Strategy with Aims and Objectives to achieve the strategy over the period. The plan is split into five further sections:

- Section 1 Promoting a Sustainable Scilly**
- Section 2 Our Outstanding Environment**
- Section 3 Building a Strong Living Community**
- Section 4 Building a Strong Working Community**
- Section 5 Implementation and Monitoring**

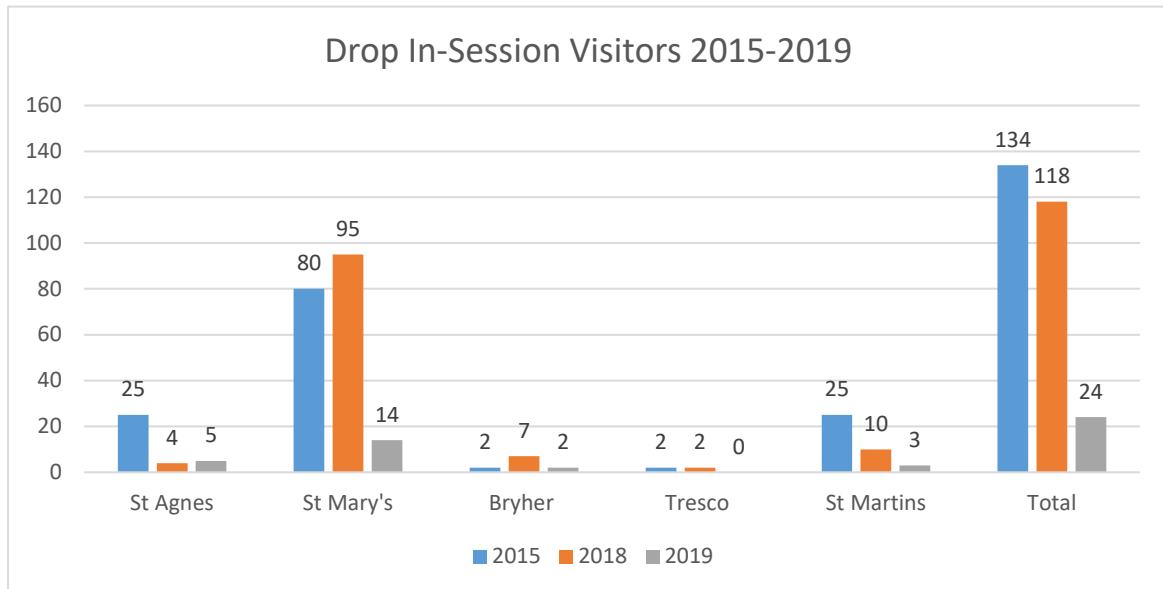
6. The draft plan includes the required submission policies maps which show both existing designations as well as existing areas to be defined and 7 sites allocated specifically for the delivery of affordable homes.
7. The consultation included a week of drop-in sessions across each of the inhabited islands. This included:

- **Tresco and Bryher – Wednesday 13<sup>th</sup> March 2019**
- **St Mary's, Hugh Town – Thursday 14<sup>th</sup> March 2019**



- St Mary's, Old Town – Friday 15<sup>th</sup> March 2019
- St Agnes and St Martins – Monday 18<sup>th</sup> March 2019

8. The drop-in sessions were attended by a handful of local residents and these were notably down on previous consultation events:



Year	St Agnes	St Mary's	Bryher	Tresco	St Martins	Total	Percentage Change
2015	25	80	2	2	25	134	
2018	4	95	7	2	10	118	-11%
2019	5	14	2	0	3	24	-79%

## Headline Indicators

9. A total of 24 people (1% of the total population) came to speak to us during the week of drop-in sessions which were held on each of the inhabited islands. 24 written consultation responses were received including formal consultation responses from a number of organisations and statutory consultees:

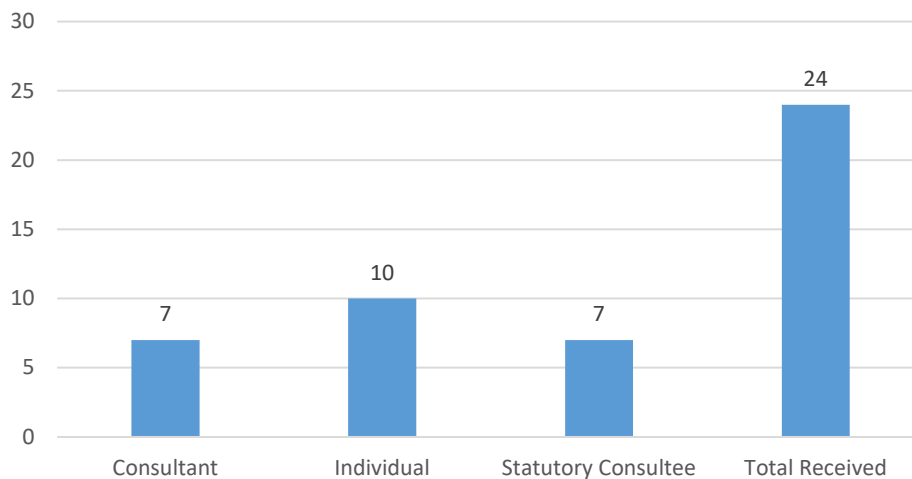
- Historic England
- Natural England
- Sport England
- Environment Agency
- RSPB
- Isles of Scilly Wildlife Trust
- Cornwall Council
- Duchy of Cornwall
- Islands Partnership
- Tresco Estate

10. The majority of consultation responses were either on the provided form or where set out as to enable officers to understand whether there were legal



compliance or soundness issues. The consultation webpage: <http://www.scilly.gov.uk/local-plan-consultation-2019> set out the purpose of this stage of consultation and explained that it was an opportunity to comment on the policy content of a draft Local Plan, within a specific remit. The remit for public consultation relates to the 'Tests of Soundness' and also includes legal compliance, as set out in National Planning Policy Framework.

Written Responses Received



- The responses received included 10 written responses from members of the community of which 4 were from St Agnes and 6 were from St Mary's.





Figure 2 Photographs of the 2019 Local Plan Drop-In Sessions

## Next Steps

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12. Officers have reviewed all of the consultation responses and where appropriate have proposed to make minor modifications and amendments to the plan. There are four key pieces of work that the department will pull together. These include (1) an update to the Housing Topic Paper which will clarify the housing position with respect to the justification for the policy approach. This will include further justification to establish why it is necessary to restrict the size of new homes, replacement dwellings and extensions to existing homes, why it is necessary to specifically allow for policy consideration of alternative methods of cross-subsidisation to deliver affordable homes and why the use of principal residence conditions is necessary. The updated Housing Topic Paper will also include the standardised method of calculation housing needs. This is known as Local Housing Need and is specifically a requirement of the revised NPPF 2019.
13. Additionally Officers recognise that it is necessary to further elaborate on the issue of minerals. So as a Minerals Planning Authority, with no active quarries on the islands, it is necessary to explain the policy approach set out in Policy OE6. Officers will put together (2) a Minerals Assessment Topic Paper to explain the rationale of not proposing any minerals safeguarding areas or positively preparing for quarrying in light of the development proposed in the plan.
14. A further historic assessment is required in relation to the housing allocation site at Old Town, site H3. Given the proximity of this site to a Scheduled Monument the site is to be subject to a geophysical survey assessment to inform whether the site can be allocated as proposed or whether it should be reduced in size or discounted altogether.
15. Finally Officers will look to agree the Duty to Cooperate with Cornwall Council specifically in reference to the transport links, minerals and waste.





## Summary of Responses

16. Of the 24 written responses received a total of 3 points, including 2 policies were identified as 'sound' and 28 'unsound' points were raised. These unsound issues were for a variety of reasons including judgements that the policies or approach were no positively prepared, not effective or not in accordance with the NPPF.

Policy	Count	Reason			
		Unjustified	Ineffective	Inconsistent with NPPF	Not Positively Prepared
LC1	4	✓	✓	✓	
LC2	2		✓	✓	
LC3	2	✓	✓	✓	
LC6	2	✓	✓	✓	
LC8	1	✓			
LC9	2	✓			
OE5	2	✓	✓	✓	✓
OE6	1	✓	✓	✓	
SS1	1	✓			
SS6	1	✓			
SS7	1		✓		
SS8	1	✓			
SS9	1		✓		
WC6	1	✓	✓		✓

17. All of the written responses, together with the detailed officer response have been set out below.



Reference	Page	Para	Policy	Sound/U nsound	Reason	Comments	Officer Response
LP-R19-01	32	85	Aim 3			Unnecessary overlap/duplication of the first and second objectives. The fourth objective duplicates the third. Whilst there is reference to providing "homes to meet the range of needs..." there is a particularly acute need to provide for staff accommodation on the islands and so explicit reference should be made to this here or at least signpost to it here, as it is covered in Policy LC4, 'Staff Accommodation'.	Accept - make changes
	32	85	Aim 4	Unsound	Not consistent with NPPF para.83 of the 2018 and 2019 Versions)	There is little substance to the third objective (support for tourism), the mainstay of the islands' economy. Reference should be made to supporting the expansion and diversity of tourist facilities/attractions to build on the tourism economy and explicitly outside Settlement Boundaries as well as inside them in an effort to support the rural economy.	Partially accept - make some changes including reference to visitor facilities
	62-64		Transport	Unsound	Not consistent with NPPF para.84 of the 2018 and 2019 Versions)	Although there is reference on page 64 and in Policy SS10 'Travel and Transport' to air, land and sea transport infrastructure being protected and improved, there is no mention of Tresco Heliport... These sections seem to be very St Mary's-centric in terms of air links. There needs to be a better understanding of inter-island transport, the role and importance of the Tresco Heliport, boating and quay improvements and developments so that the island can better exploit opportunities to make rural locations more sustainable by improving the scope for access by public transport and thereby facilitate the meeting of off-island business and community needs in rural areas.	Partially accept - change paragraph order of policies and putting strategic transport first but other issues are not within the remit of the local plan



	77-78		Waste	Unsound	Not consistent with NPPF para.20 of the 2018 and 2019 Versions	This section is silent on off-island waste issues (other than the contractor arrangement) and the need for continuing improvements of the off-island waste sites. Reference is made in Para.204 to the reliance on mainland contractors for onward movement of waste but there's no reference to modernising/improving waste collection and management facilities such as secondary waste separation or Energy from Waste technologies/capacities at off island waste sites, in line with paragraph 20 of the NPPF, which states that strategic policies should make sufficient provision for, among other things, waste management infrastructure.	Partially accept - but at the time the local plan was drafted there were no specific proposals for Tresco Heliport
	100		LC3	Unsound	Unjustified	Greater explanation and clarity is required to demonstrate how the Council will decide the right size for a property and to explain what "affordable by size and type" means. This would appear potentially arbitrary and the policy's second point implies that all new dwelling should be 'affordable', which is unreasonable. Similarly, the requirement for all affordable dwellings to have no more than 93 sq. of useable floor area unless there is a proven need for a larger dwelling seems rather draconian, unjustified and unreasonable.	Partially accept - more clarify required
	97 and 103	-	LC1	Unsound	Unjustified	The imposition of a principal residence restriction will not preserve any demographic or indigenous occupation that may be desirable by the Council or prevent second home-ownership, as it will just attract wealthier retirees potentially skewing the demographic of the islands.	Reject - policy would seek to resist second home-ownership.



	109-111		LC8 and LC9	Unsound	Unjustified	The 37sq.m maximum increase to the size of replacement dwellings and residential extensions is unduly restrictive and is arbitrary as it does not appear to have been informed by any local assessment of housing stock and need within the SHMA There is a presumption that the existing housing stock in terms of size and mix is appropriate and larger dwellings are undesirable. Larger than 37 sq.m extension/replacement dwellings may in fact better meet the resident and particular visitor accommodation needs. Applicants should not be forced to demonstrate an overriding need for a larger extension, given the presumption in favour of sustainable development and the absence of justification of the 37 sq.m restriction. Planning applications for extensions to existing dwellings should be considered on a case-by-case basis, informed by a robust assessment of the need for a suitable mix of dwelling sizes to accommodate the future visitor accommodation needs and having specific regard to the site context and constraints/opportunities as to the sites capacity to accommodate a larger dwelling.	Partially accept - for clarity and consistency with other LPAs but it is still necessary to retain restrictions as these are fully justified.
LP-R19-02		44			factually incorrect	Sites of Special Scientific Interest (SSSI) The natural environment designations cover over 517 hectares of land across both the inhabited and uninhabited islands.	Accept - make changes
		48			factually incorrect	Special Protection Area (SPA) The features you have listed in this section are the features of the SAC not the SPA	Accept - make changes
		51			factually incorrect	Wildlife and Protected Species; text needs more accuracy: The islands are home to European protected species and UK priority species (BAP); The lesser white-toothed shrew is endemic; Nationally and internationally important numbers of breeding seabirds; Not home to Snowy Owl; The islands host globally endangered species of lichen & nationally scarce and rare flowering plants and ferns	Accept - make changes



		71			factually incorrect	<p>Much of this paragraph is wrong. It should read; 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, Special Protection Area 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% decline in the SPA population since the SPA baseline and a 31.3% decrease in the size of the total seabird population since 1983 (the date of baseline data used for most SSSI notifications on Scilly in 1986) when 12,063 breeding pairs of seabird were recorded. Such a decline is 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.</p>	Accept - make changes
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LP-R19-03	-	258		Unsound	Not Effective/not consistent with national policy	<p>We represent Rentplus UK Ltd, an innovative company providing affordable rent to buy housing for hard-working people aspiring to home ownership with an accessible route to achieve their dream through the rent - save - own model, renting at an affordable rent and a gifted 10% deposit upon purchase. Rent to buy offers a unique, affordable route to home ownership through affordable rented housing, with rent set at the lower of 80% market rate (affordable rent) or LHA (including any service charge) with a planned route to ownership at 5, 10, 15 or 20 years after delivery. The affordable rented period provides families with security of tenure, with management and maintenance by a local partner Housing Association, and support to help households save for the deposit. The definition of affordable housing used in the Pre-Submission Draft at paragraph 258 should be updated to reflect that set out in the revised NPPF (2019) which refers not to intermediate affordable housing, but to “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)” and which complies with one or more of parts a) to d) of that definition. Those definitions each have specific retention or subsidy recycling requirements, and it is those differences that make it important for local plans to specifically reference the national definition to capture the full range of affordable housing that can be delivered to meet different local needs.</p>	Accept - make changes
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		259		Sound		<p>The Council's approach to permitting cross-subsidy where this will assist in the delivery of affordable housing, as set out at paragraph 259, is supported.</p> <p>Delivery of affordable rent to buy on the islands is one way in which local housing stock could better meet the need for affordable access to home ownership, creating opportunities for local people to benefit from new housing, without the costs of shared ownership or other tenures that require an upfront deposit. All Rentplus schemes are delivered in partnership with local Housing Associations, enabling each HA to offer a greater supply of homes for rent to local people, with locally-defined lettings priorities agreed between the HA and local authority. This partnership approach can lessen the need to cross-subsidise delivery with open market housing as Rentplus is fully funded by private investment, diversifying the affordable housing 'offer' with lesser capital expenditure for partner Housing Associations. This can also assist with reducing the need for unsustainable development and the rise in second home ownership and holiday lets.</p>	Noted
-		268	LC1	unsound	Not Effective/not consistent with national policy	<p>Policy LC1 rightly sets the priority for the delivery of affordable housing to support a sustainable local economy and opportunities for local people to access the housing needed to balance the islands' community. The Council should give consideration to the delivery of rent to buy on the islands to assist local people affordably access home ownership, reflecting on specific local needs in this policy to deliver the homes that will best meet needs for renting and ownership. The supporting text at paragraph 268 is a reasonable approach, but should be included within Policy LC1 for clarity.</p>	Reject - this is set out in Policy LC3
-			LC2	Unsound	Not Effective/not consistent with national policy	<p>The footnote in Policy LC2 refers to 'social housing' but this term is no longer defined in national planning policy, and should be amended to reflect the NPPF for consistency and clarity for applicants.</p>	Accept - make changes



	-	-	LC3	Unsound	Not Effective/not consistent with national policy	<p>Delivery of rent to buy can assist local residents who currently over-occupy housing on the islands to downsize to more appropriate 1- and 2-bed homes. As Rentplus homes are sold at years 5, 10, 15 and 20 after the initial rental this can suit households who may not otherwise be able to afford home ownership; this is not restricted to younger families, and while the case studies on the Rentplus website (<a href="https://rentplus-uk.com/about/case-studies">https://rentplus-uk.com/about/case-studies</a>) are largely focused on occupiers in their 20s to 40s, older residents have also already benefited. The emphasis in Policy LC3 on contributing to a balanced housing stock would be assisted by a diverse affordable housing offer, including social and affordable rented alongside rent to buy. Part 2 of Policy LC3 is, however, awkwardly worded in relation to requiring homes that are neither 'too big' nor 'too small'. The use of the Nationally Described Space Standards (NDSS) may be appropriate for the islands, but the Planning Practice Guidance is clear that any local internal space standards should only be by reference to the NDSS (paragraph 18, Optional Technical Standards). It would be more appropriate, and sound, for the Council to reference the NDSS in this policy, retaining the emphasis on housing being provided that will meet local needs and be affordable to local people.</p>	Accept - make changes including deletion of criteria 2 and amend criteria 5 to NPSS
LP-R19-04	-	-				<p>General readability: Like earlier drafts, it is far too long, endlessly repetitive and couched in the now all too familiar 'management-speak' that does not make it easy for thorough reading. It could easily be cut to 20% of its current size without seriously affecting the amount of information needed to be conveyed. A section of page 51 illustrates nicely the use of indigestible and nonsensical verbiage: "The underinvestment in infrastructure in part reflects the lack of strategically planned development that could potentially leverage the investments to improve infrastructure."</p>	Noted





-	-				Positive attributes. To start on a positive note, much of it, in terms of its aims and aspirations is excellent and can hardly be challenged. It identifies all the requirements for a well-functioning community and all the problems that have to be overcome for that to happen. However, it lacks sufficient information on how those 'aims and aspirations' are to be achieved and, importantly, afforded. Sadly, they remain merely 'aims and aspirations'.	Noted - the plan sets out a framework for decision making. The Council is not seeking to implement the aims and objectives, these guide decision making when anyone wishes to carry out development on the islands.
-	-				Financial commitment. Although the word 'affordable' is used frequently, there is nowhere in the document that discusses how the aims and aspirations are to be paid for.	Noted - but again the Council is not itself seeking to implement the plan. It is a tool for decision making when planning permission is required.
-	-				Priorities. Presuming that everything on the wish-list could not be afforded, there is no attempt to prioritize. The one exception seems to be the aim to build 105 'affordable' homes, which seems to emerge as the main objective. Yet, given that this is a 'priority', has the potential availability of water for this number of new homes been assessed? Policy SS6 is devoted to water management (pp 53-55) and discusses what is required to provide safe drinking water for the population. However, we can find nothing here that justifies that the water supply will be adequate for these new homes.	Reject - the Council's Infrastructure Department have produced a capacity paper that sets out the planned investments over the plan period, which will happen regardless of whether the planned new homes are delivered or not. Relative to the scale of investments required to bring the islands up to legal and compliant standards, the additional housing, if it is delivered, would benefit from these investments.
-	-				Waste management. Many relevant documents that we have read identify the management of the sewerage system in Hugh Town as a major problem but little or no attention is given to how this is to be solved. We understand that a certain amount of effluent is released into the sea at Morning Point and may find its way via ocean currents to other parts of the Islands' foreshore. If this is correct, then it is a scandalous situation that needs to be addressed but we cannot find any reference in the text.	Noted - as above, the Council are working with South West Water to address the specific sewerage management of the islands, which will happen regardless of whether the planned homes are delivered or not.



-	-				<p>Growth'. One of our main criticisms of earlier drafts was the heavy focus on 'growth'. Interestingly, this document hardly ever uses the term 'growth' but it is quite clear that tourism, as but one example, is earmarked for continuing growth (e.g. See page 122 "New visitor accommodation will be supported"). In our view, this is a mistake and may well lead to the destruction of many other things, such as "our wonderful environment", that are also identified as important aims for preservation. In our previous submission (10.5.18) we argued at length for a policy of 'no growth' and will not repeat the arguments here. They should be available for all residents to read if they ask.</p>	<p>Reject - the overwhelming consensus is that the islands economy is fundamentally driven by the tourism sector. The plan does recognise and is supportive of economic diversification to achieve a sustainable and resilient community into the future, but the plan is supportive of tourism developments where these are not otherwise harmful to the islands. Previous representations are made available online for 2015 <a href="#">here</a>: and 2018 <a href="#">here</a>.</p>
-	-				<p>Principal aims. On page 31 (and elsewhere!), we are told that the Local Plan has seven aims:          Good environment          Good infrastructure          Balanced local housing market          More competitive and diverse economy          Strong health prospects and increased quality of life          Adaptation to climate change          Minimizing carbon emissions</p>	<p>Noted - but again the Council is not itself seeking to implement the plan. It is a tool for decision making when planning permission is required.</p>
-	-				<p>'Second homes' are to be discouraged but there is no mention of a policy adopted by St Ives (Cornwall) and sanctioned by the High Court, to ban further second home acquisitions. This would not solve the problem of existing ones but at least it would curb their growth. Another policy, hugely to increase the tax on a second home, is not mentioned.</p>	<p>Reject - the plan does resist second homes, and whilst there is the potential for 'open market' housing to enable deliver of affordable homes, there is a mechanism that seeks to ensure these are only occupied as principle residence properties. Mechanisms to increase tax on second homes is beyond the remit of the local plan.</p>



	-	-				<p>Smart islands. Frequent mention is made of the 'Smart Islands Project' but there is no section that describes what it is or what it does. It is evidently assumed that everyone will know all about this project but we suspect that this is not necessarily the case.</p>	<p>Reject - it is beyond the remit of the local plan to explain what the Smart Islands project in detail, this sits with the Smart Islands Partnership of which the local plan links readers to avoid unnecessary duplication of information.</p>
	-	-				<p>Elder care? The old Secondary School site at Carn Thomas is earmarked in the Plan for "affordable homes". The original suggestion, we seem to remember, was for sheltered housing for the elderly but no mention of this is made. This site is a mess and the fencing is being allowed to disintegrate seriously</p>	<p>Noted - the site at Carn Thomas has now had more suitable and practical fencing erected in place of the original hoarding around the site. The plan allocates this site for housing but it is not possible to be precise on the type of homes that this site could deliver. A housing strategy including all funding options need to consider how to make the best use of this site, public money and achieve a form of development that is both high quality and sustainable.</p>



	-	-			<p>Environment. The following is a quotation from a previous draft in reference to environment: "Quiet unspoiled beauty, with great views, un-hurried pace of life, in currently unique environment". This is stretching the truth to an unacceptable degree. The Isles are not as quiet as one might wish, with regular flights of planes and helicopters and a huge increase in the numbers of heavy lorries and ever increasing size and noise of agricultural vehicles on St Mary's. The amount and pace of heavy traffic does not chime well with the vision of 'an unhurried pace of life. Let us be realistic. The intrinsic beauty of the Isles is not unspoiled. Many examples of spoiled places can be observed. Within 5 minutes' walk of our home we can find unsightly messes. Many fields contain boats that will probably never see the sea again; many other areas of St Mary's are unsightly including the Pendrathen quarry area and the rapidly decaying fencing around the old Secondary School site. The landscape of Scilly, although still generally very beautiful, is not 'unique' in the proper sense of that word. Many similar landscapes in the UK, for example the northern and western Isles of Scotland are comparable in beauty, many of them less spoiled. Yes, we must try to 'sell' the beauties of Scilly to would-be visitors, but stretching the truth is not the way to do it; we'll soon be found out.</p>	<p>Reject - the respondent's reference to the quote is a misunderstanding. The LPA did not write this as a means to stretch the truth about the islands, this is what someone has told us during previous consultations on the local plan. The reductions in funding for other bodies (Stewardship Grants for example) is not within the remit or control of the local plan.</p>
	-	-			<p>Specific references to wildlife protection. On page 20 reference is made to the presence of "multiple species of bats, including the common pipistrelle" This is somewhat misleading and would be better stated as "several species of bats, the main one being the common pipistrelle; the status of others, whether those breeding here in small numbers or merely visitors is less certain".</p>	<p>Reject</p>



	-	-				<p>Conclusion: We think that there should be a hard-nosed attempt to determine costs of the principal aspirations and come to conclusions about what the priorities should be. If, as seems likely, the total programme is difficult to fund, what will be the priorities? Which bits will be lost? This is our own list: Hugh Town sewerage and release into the sea at Morning Points must be rectified on health &amp; safety as well as environmental grounds – effects on marine biology. Protection of the natural environment. Housing for young active people and elderly people (in conjunction with an integrated health/care system). Progress has been made in energy saving through the ‘Smart Islands’ project. There should be continuing development of energy-saving systems that currently exist, are proven and relatively inexpensive, with support/encouragement from the Council for go-ahead individuals to install and use them in homes not owned and provided for by the Council. Water-management systems, such as rainwater harvesting, will contribute to saving water (a major problem for the future), again with appropriate systems of support and encouragement. Provision of opportunities for enterprising people to supply services (plumbers, electricians, IT specialists, gardeners) that are not constrained by their necessity to work for large public schemes, as seems to happen now. Encouragement for people to diversify horticulture/agriculture to produce a range of vegetables and herbs that will aid self-sufficiency in the Isles. More reliable all-year-round transport facilities.</p>	<p>Noted - the plan sets out a framework for decision making. The Council is not seeking to implement the aims and objectives, these guide decision making when anyone wishes to carry out development on the islands.</p>
LP-R19-05	<a href="#">17-19</a>	<a href="#">45</a>				<p>The sentence that starts “The SAC is a European Natura 2000 site....” to the end of this paragraph would be clearer and more correct if it stated that “The SAC is a European Natura 2000 site, protected for the sandbanks that are slightly covered by seawater all the time (subtidal sandbanks), the mudflats and sandflats not covered by sea water at low tide (intertidal mudflats and sandflats), reefs, grey seals, and shore dock plant species. The SAC is also known as a European Marine Site (EMS).”</p>	<p>Accept - make changes</p>



-	<a href="#">46</a>				The Isles of Scilly has 11 MCZs, not 1. We suggest to redraft the first sentence of this paragraph to state: "Marine Conservation Zones (MCZs) The Isles of Scilly Marine Conservation Zones are a collection of inshore sites located around the Isles of Scilly, consisting of 11 separate sites covering a total area of 30km <sup>2</sup> ". The sites should then referred to in the plural for the rest of the paragraph.	Accept - make changes
-	<a href="#">48</a>				We recommend that you delete the last sentence of this para which states "The special features..." as this is incorrect and lists the features for the SAC, not the SPA.	Accept - make changes
-	<a href="#">49</a>				This para could be updated to reflect that there is a current formal public consultation on the SPA extension (the date of consultation could be updated to 2019 rather than 2018). We recommend that you redraft the sentence that starts "The area that extends..." to state "The proposed extended SPA would include the additional qualifying species European shag and great black-backed gull."	Accept - make changes
	71				The sentence that starts "This report highlights that..." should be redrafted as the report actually quotes a 31.3% decrease in total seabird numbers since 1983, instead of the quoted 14.3%.	Accept - make changes
-	-	SS1			Point c) of this policy seeks to avoid development of land for vulnerable uses where it is or will be at risk from coastal erosion and/or flooding. We recommend that you strengthen Policy SS1 to safeguard the ability of biodiversity to adapt to a changing coastline. We also recommend that you consider the designation of Coastal Change Management Areas (CCMAs) in accordance with NPPF paragraphs 167 to 169. CCMAs are a tool to plan for coastal change in a comprehensive manner, taking into account the impacts of coastal change on housing, business, infrastructure, biodiversity and access.	Reject - this is not considered a land-use planning issue. The islands don't have a CCMA and management of coastal change therefore does not fit into the policy. The original SMP for the islands did suggest this as a solution for the islands but the Mid-Term review of the SMP looked at an alternative solutions of Policy Intent Areas. This notes that a "slightly different approach has been taken to the SMP review of the Isles of Scilly" Where each island has been considered in the SMP as an individual Management Area. This report



recognises that within each island there can be areas of greater connectivity across sections of an island in terms of use and impact, effectively linking policy units that are not necessarily contiguous. On this basis the SMP mid-term review has grouped certain policy units with the intent of management, referred to as Policy Intent Areas. The report goes on to note that need for long term planning for the whole southern section of St Mary's including a review of critical infrastructure both in terms of immediate risk and longer term threats. The PIA are set out as a) and b) PIA42 a - (PU42.3, 4 and PU42. 18,19 and 20), focussing on the management of risk to the core of Hugh Town and the isthmus. At present there is flood risk within the centre of the town, affecting the sewerage and road drainage system together with the risk of storm flooding from the south, with overtopping of the defence to Porthcressa bay. Defences have been improved over this southern frontage but, to the back of Town Beach, rely on a melange of individual properties and local defence. With sea level rise, risk to the area increases. In addition, with sea level rise there is the potential for beach loss exacerbating this problem. Consideration of both areas, north and south, is essential in managing this core area. Further to the east, is the area of Lower Moor, PIA42 b (PU42.5 and 7 and PU 15). This area is important for fresh water



						supply to the island but also contains important infrastructure and local businesses. There is flood risk from Porth Mellon (PU42.5) and from the south along the Old Town Bay frontage PU42.15 and potential risk due principally to overtopping from Porth Loo (PU42.7), where there has been a history of damage. While each frontage poses individual management issues, each potentially contributes to the risk to the Lower Moor area.
-	<a href="#">58</a>	157			Para 157 of the Plan needs to be made clear that these works are proposed possible solutions. Some of these proposed works are developments and need to be assessed through a Habitats Regulations Assessment (HRA). We have been unable to find the evidence to compare different solutions for the future management of flood risk and coastal change, and the role that the natural environment will played in this.	Noted - we feel it's clear from paragraph 15 that these are proposals and that further assessments will be undertaken at the detailed planning application stage
-	-	SS6			We suggest that the policy deals not only with the impact of water extraction on private water supplies but also the impacts on habitats and designated sites.	Accept - make changes
-	-	SS7			We recommend that you rename this policy flood avoidance and coastal erosion and that you propose the use of CCMA's to plan for the inevitable coastal change in a holistic manner. We advise that policy guidance on building new properties in areas of anticipated coastal change is provided, for instance through the use of temporary permissions.	Partially accept - there are no CCMA's. Temporary permissions should not be encouraged and it's not clear in what circumstances we would allow a temporary permission as suggested.





			SS8		<p>(b) We advise that the policy refers to the need to conserve and enhance scenic beauty. This reflects policy guidance regarding development in AONBs, as set out in the National Planning Policy Framework (NPPF). (b) and (c) We advise that the policy should seek to protect and enhance biodiversity rather than “compromise wildlife” or “adversely affect habitat quality”. This will ensure the Plan promotes a positive approach to biodiversity protection and enhancement as set out in the NPPF (paras 170 and 174). 2. We query why sites with a European designation and the Habitats Regulations are identified specifically and not sites with a national or local designation? The Plan already has a generic policy to address impacts on the landscape and biodiversity. Consideration should be given to relying on those generic policies.</p>	<p>SS8 (b) Partially accept and minor wording changes. SS8 (b+c) accept - make changes. SS8 (2) accept - make changes</p>
-	-		OE1		<p>We recommend that this policy is strengthened. We advise that you remove the words ‘and where appropriate’ in the first sentence, in accordance with paragraph 170 a) and 172 of the NPPF, as these words are unnecessary in this policy. We also advise that the policy as it stands does not make sufficiently clear that major development will be permitted only in exceptional circumstances, and where it can be demonstrated that the development is in the public interest and subject to the following assessments: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated (NPPF para 172).</p>	<p>Partially accept - consider there is limited pressure for major development on the islands and in such circumstances planning decisions would follow guidance and be made in accordance with NPPF</p>



-	<a href="#">179</a>	OE1			<p>This paragraph states that net loss will be avoided. However, in accordance with the NPPF and the Defra 25 Year Plan, we advise this paragraph deals with biodiversity net gain instead of net loss. We also recommend that you explain in the text how net gain will be measured. We recommend that you refer to the newly published Defra biodiversity metric. We also recommend in the interest of clarity that the paragraph explains that biodiversity net gain will be required in addition to any mitigation and compensation.</p>	Accept - make changes
-	<a href="#">188</a>	OE1			<p>We strongly advise that you use the recognised wording of the mitigation hierarchy from the NPPF (para 175(a), namely avoid, mitigate and compensate. As it currently stands we are unclear what you mean by 'reuse' and additionally the current wording does not appear to cover the minimising of impacts.</p>	Accept - make changes
		OE2			<p>In accordance with the new NPPF (paras 170, 171, 174 and 174) and the Defra 25 Year Plan, we advise that in the first sentence you remove the words 'where possible', and that you replace the words 'and/or' with 'and'. Biodiversity net gain will be required from every development, in addition to mitigation, even where no adverse impact on biodiversity would occur. We would like to point out that the net gain principle only applies to biodiversity and you may wish to consider separating the approach to soils and geodiversity into a separate sentence. In the second sentence we advise that you change the words 'avoid and reduce impacts' to 'avoid and mitigate impacts'.</p>	Accept - make changes



-	-	OE5			<p>The National Planning Policy on Waste (NPPW) states that waste planning authorities should prepare Local Plans which identify sufficient opportunities to meet the identified needs of their area for the management of waste streams (NPPW) para 3) and that waste planning authorities should identify, in their Local Plans, sites and/or area for new or enhanced waste management facilities in appropriate locations. We note that the plan sets out a criteria based policy for waste management facilities and that the evidence base (Infrastructure capacity assessment 2018) states that sufficient capacity is provided to meet the Islands' needs for collection/bulking and up of recyclable material and other residual waste, for recovery/disposal off island. We also note (Infrastructure Capacity Statement 2018, para 46) that the Council is looking to identify an Island solution for managing waste rather than placing a reliance on transporting waste and recyclables back to the mainland. Given this aspiration, the need to manage waste in accordance with the waste hierarchy and in accordance with the NPPW, the Local Plan offers a well-timed opportunity to consider and allocate suitable site(s), underpinned by the SA/SEA and HRA assessment process.</p>	Reject - no specific proposal or sites have been identified
-	-	OE6			<p>We note that the Local Plan supports the use of recycled materials to meet building needs over the Plan period rather than plan for the extraction of materials to meet development / infrastructure needs (i.e. aggregate and buildings stone). We have been unable to find the evidence to support this policy approach and the evidence to demonstrate the sufficient availability of material to meet requirements without a need for further primary extraction.</p>	Reject - no local active quarries on the islands and not considered appropriate to re-establish these. The plan seeks to re-use existing local materials (granite) where possible but it is considered disproportionate to try and quantify the amount of existing material that would be available for re-use, given the level of development proposed where local materials would be for small details rather than whole construction.



-	-	LC1			<p>We note that the need for affordable homes over the plan period is 105 and that you allocate 104 new houses over the same period which will inevitably include a considerable number of open market houses to enable the developments.. We also note the windfall sites policy. We are concerned that a significant number of windfall houses will be needed over the plan period. Your own Housing Viability Assessment para 3.30 (4th bullet) states that "Policy needs to remain flexible enough to allow market homes to be provided alongside affordable housing, to enable those affordable homes to be delivered; the Council could set a maximum number of market units in any scheme – from our modelling, 40% - 50% is suggested as a workable level." The Strategic Environmental Assessment is silent on the environmental impacts of windfall housing, both on the sites on St Mary's and on the off-islands. Seen the number of designated wildlife sites and the AONB it is important that firstly the number of prospective windfall housing is assessed and secondly that an assessment is made of whether this number can be accommodated on the identified windfall sites and the off-islands without significant impacts on the designated wildlife sites and the AONB. The outcome of these assessments will need to be incorporated into the SEA.</p>	<p>Reject - the number of windfall homes will be low, based on historic data and there would be a push to build on allocated sites. No open market would be permitted on windfall sites. It is not considered necessary to set a maximum number or percentage of open market homes that could be accepted, it is implied with a change made to this policy which expressly requires that the ratio be in favour of affordable homes.</p>
-	-	LC6			<p>The policy requirements for site H3, Old town, St Mary's include the mitigation of impacts of surface water on the adjacent SSSI. We strongly advise that the wording is strengthened to require that impacts of surface water run-off are avoided. In addition to the above comments we recommend that you consider how the plan and its policies can help maintain the rat free status of St Agnes and Gugh as a minimum, over and above just vermin proofing bins across all the islands.</p>	<p>Accept - make changes</p>
-	-	LC6			<p>In addition to the above comments we recommend that you consider how the plan and its policies can help maintain the rat-free status of St Agnes and gugh as a minimum, over and above just vermin proofing bins across all the islands.</p>	<p>Reject - beyond the scope of the local plan</p>



			HRA		<p>We note that the HRA includes an Appropriate Assessment (AA) which we welcome. However we do not agree with the conclusion of the AA that the plan would not result in likely significant effects from recreational impacts. The plan includes site allocations for 104 new dwellings, includes policy allowing windfall development and new staff accommodation in more general terms, and plans for tourist accommodation. Whilst some accommodation will be for people currently living on the islands, the housing strategy will inevitably result in a significant number of additional people on the islands. From the evidence provided we do not accept that this will not bring additional recreational pressures on the internationally designated sites. In accordance with the Habitats Regulations we require that an assessment is made of the impacts of all the planned for new development on these designated sites. We strongly advise you to undertake visitor surveys and to identify what mitigation measures might be needed as well as the means to levy developer contributions to fund any necessary mitigation. We are happy to advise you further on this. We note that the AA considers each housing allocation site individually. Whilst the windfall sites Page 5 of 5 policy does not allocate sites, it does mention the location of these sites on the island of St Mary. We advise that each named windfall site is assessed in the AA similarly to the allocation sites.</p>	<p>The AA investigated potential adverse effects associated with recreational disturbance, water quality &amp; levels, and habitat loss/fragmentation for the Isles of Scilly SAC &amp; SPA/pSPA. It was found that the selection of site allocations through limited size and appropriate location in/near the existing built environment to avoid effects and the provision of Plan Policies to protect designated sites would ensure that there are no adverse effects on the integrity of the sites. The SA &amp; HRA/AA share the evidence base with plan-making. The Local Plan will deliver new housing within the Isles of Scilly to meet the needs of the residents of the islands – not visitors.</p>
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	-	-	SEA			<p>A consideration of site options for the windfall sites as identified in policy LC7 could not be found in the SEA. We advise that an assessment of options is undertaken as well as an assessment of the sites as identified in the policy is undertaken. The SEA should be amended to address this. The SEA should incorporate an assessment of all the new housing planned for in the Local Plan. Currently the SEA only considers the allocation sites but does not consider the impacts of windfall housing (policy LC7) on the sites on St Mary's and on the off-islands, nor of new staff accommodation (policy LC4). Seen the number of designated wildlife sites and the AONB it is important that firstly the number of prospective windfall housing is assessed and secondly that an assessment is made of whether the total number can be accommodated on the identified windfall sites and the off-islands without significant impacts on the designated wildlife sites and the AONB and if and how these impacts can be mitigated. These assessments will need to be incorporated into the SEA. The conclusions of the HRA, including those on recreational impacts on the internationally designated sites (see comments on HRA above) should also be included in the SEA report.</p>	<p>The SA tested options A&amp;B for Policy LC7 at the Regulation 18 consultation. The SA then tested the identified reasonable site options for housing using the full SA framework of objectives – detailed findings reported in Appendix VI. It is agreed that this comparative assessment does not include windfall sites as they are not location-specific on St Marys. Policy LC7 was considered within the appraisal of the draft Plan as a whole in paragraphs 5.18 and 5.97-5.100; the SA considers that any potential effects on biodiversity arising from windfall sites should be mitigated through other LP Policies including OE2.</p>
LP-R19-06		93			<p>"Open-market residential development justified as an enabler to deliver affordable homes". In order to meet the cost of building 105 affordable homes, doesn't the proposal (in quotes) underpin the construction of an unspecified number of homes sold as open-market housing? The Draft Local Plan should state a limit (at this stage) to open-market housing in order to protect an extremely vulnerable environment which is "the mainstay of the islands' economy". It is so easy to "kill the goose that laid the golden egg"!</p>	<p>Reject - the number of open market homes would need to be justified, in the event of no grant or other subsidy to deliver affordable homes, being available, the plan does accept that some open market could be delivered. It is not considered necessary to set a maximum number or percentage of open market homes that could be accepted, it is implied with a change made to this policy which expressly requires that the ratio be in favour of affordable homes.</p>	



	55		SS6		<p>There is a lack of information in the Local Plan with regard to a future water supply. Given that this is the crucial issue, it begs the question "has the local Unitary Authority opted out of its responsibility in passing it on to South West Water"? Has the Council discussed with South West Water a programme to ensure water will be available to Islanders via another desalination plant, protection of the bore holes to ensure they are not contaminated, drilling of new bore-holes, piped water from the mainland or a slow-down in proposed expansion? Why is there no input from the Council on this factor in the Local Plan given that it is, without doubt, the most important issue facing us? Climate change, together with the planned further development on St. Mary's is going to place demands on a resource it will not be able to meet, jeopardising the already fragile economy of the islands, now based on Tourism. I refer to: <a href="https://itv.com/news/westcountry/2018-07-031">https://itv.com/news/westcountry/2018-07-031</a> It is understood that South West Water plans to invest £36m from 2020-2025 and a further £17m from 2025-2030 - management through meters are related etc. but there is no mention of how or where water will be obtained. The Isles of Scilly Unitary Authority need to reassure and confirm that the concerns of their electorate are addressed, or are being addressed. I would highlight those concerns as the proposed expansion on a vulnerable environment, and the lack of water to service the increasing demands of the Islands' tourism. I refer to NPPF 170 (e)</p>	<p>Noted - the Council are working with South West Water to address the specific water/sewerage management of the islands, which will happen regardless of whether the planned homes are delivered or not.</p>
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LP-R19-07

I Respond to Consultation from a perspective of Scilly over 70 years, 36 as a Councillor and 14 as a member of the AONB, JAC. This includes two periods of being Chair of Planning. This plan is a departure from the Council policy of the last 50 years, that being one of constraint, whereas the emphasis of this plan is now on growth and development. The Document was clearly finalised before the water crisis in the islands of last summer, 2018 as event underlining the finite and vulnerability of water sources in the islands. Over extraction of ground water only adding to the present problem of saline intrusion in the lower moors.

Noted - At the heart of the new Isles of Scilly Local Plan is a commitment to finding the best balance between delivering much-needed affordable homes, supporting the economy and improving infrastructure, whilst safeguarding the exceptional environment of the islands – indeed protecting the environment and the significant landscape, heritage and nature conservation assets of Scilly are integral to the vision and strategy of the Local Plan.

Tourism: There is a balance to be struck between: - Economic impacts, Environmental (including resource) impacts, Social impacts. It is debatable if Scilly has the "right" balance. Increasingly voices are being raised in Cornwall, as well as internationally, concerning communities being impacted by the volume of tourists. The local plan does not address these issues, on the contrary it only encourages an unlimited, unspecified expansion with no regard to the consequences, other than boosting the economy.

Noted





					<p>The Environment: Acknowledgement of the importance in all its aspects of the protection of the Isles of Scilly, is to be welcomed. However, what is lacking is any indication of how, in future, this is to be achieved. In the recent past the Council employed qualified officers, together with an AONB unit with a remit to advised, in addition to acting involvement and support from the relevant government agencies i.e. Natural England and English Heritage. Now, due to cuts, both national and local, this is no longer the case. One example is the stress placed on protecting scheduled monuments but there is no recognition of the very real probability of undiscovered underground archaeology, which could be of even greater significance than known sites, especially in the Old Town area, where the majority of development is proposed. What is worrying is the complete lack of any potential negative outcome in the sustainability analysis. This is just not plausible and brings into question the validity of the whole process.</p>	<p>Noted - cuts across NGOs referenced is beyond the scope of the local plan. The Council work with Cornwall Archaeological Unit and have previously secured and are working to secure future grants to continue this arrangement. It is recognised as a valuable aspect to environmental protection</p>
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Housing and Development: The thrust of the development proposals present such a radical departure from policies of the last 50 years, that there must be a serious re-think. It should be obvious from the 2018 drought crisis that the infrastructure cannot cope with the present population - there should be no further development until these issues are solved. Having handed over responsibility for these problems, the Council appears to have absolved itself from any worries, even though there is nothing in the PLAN to indicate how water shortage is to be addressed. In the absence of any evidence to support the level of 105 new houses for local need, one can only assume this figure is purely assertion or want - there is a world of difference between need and want. The number of "open market" houses needed to subsidise the 105 houses is not even guessed at, it could be as high as 4 to 1. Added to all of this is the "support" for unfettered tourist and staff accommodation. All of which places impossible demands on water resources in peak season. In context of the maps showing sea level rise in the next 80 to 100 years, these only refer to still water. Increasing storm surges are of an entirely different magnitude. Given that the Arctic Ice is melting at an increasing rate, makes these predictions optimistic, to say the least. What contingency plans are in place to re-house a significant part of Hugh Town? Have the Islands a medium term future, Let alone a long term one? Is this plan fit for purpose? That depends what the purpose is? If it is to create a playground for the very wealthy...YES. If it is to safeguard a special place, environmentally and culturally...NO.

Noted - Population decline since 2008 coupled with a rapidly aging population, meaning that only 54% of the population will be of working age, all have significant implications for the future economic and social sustainability of the islands. These fundamental issues are largely the result of an acute lack of decent affordable homes on the islands and can only be addressed by ensuring more homes are available for the community. Following extensive research and surveys, the Local Plan has identified the need for 105 affordable homes over a 15 year period (an average of 7 homes a year and reflective of past rates of build). Sites identified for new homes have been concentrated in the largest two settlements on St Mary's (Hugh Town and Old Town) to support new investments in key infrastructure, minimise any harm to the environment and to maximise opportunities for walking and cycling to key services and facilities. Given the fragility of the islands economy and a decline in visitors over the past decade or so, the Local Plan also aims to support appropriate development and investments with the aim of strengthening and diversifying the economy, and overcoming the dependence on low-income and often seasonal employment. Critically, the Local Plan recognises that any new economic development must be consistent with protecting the islands natural and historic landscape,



particularly as the economy is dependent on its exceptional environment. Although the Local Plan provides a framework to support modest and sustainable growth, it also recognises that the islands infrastructure needs to be improved - not only to support new development but more fundamentally to address current deficiencies. These are exciting times for Scilly with significant investments either underway or planned – for example, the Smart Islands programme is promoting innovative and low carbon technologies that will address the energy requirements of the islands, whilst proposed improvements to the islands water and waste water infrastructure amounting to investments of over £50m during the lifetime of the Local Plan will bring huge environmental and public health benefits.



LP-R19-08			OE5	Unsound	Not justified/effective/positively prepared/consistent with national policy	<p>Tregarthen's Hotel supports Policy OE5 however, the plan needs to go further and allocate a site to accommodate the processing, storage and limited disposal of construction waste to make the plan and its development strategy sound. The experience of Tregarthen's Hotel in their recent redevelopment projects has encountered difficulties with the lack of island facilities for the sustainable recycling, storage and disposal of construction waste, which is an essential part of sustainable development. This is unique and peculiar to the Isles of Scilly. It is not sustainable to export construction waste to the mainland and this does not support sustainable development. Everything should be done to support sustainable development by having island wide infrastructure that supports sustainable development. Reliance of individual construction waste management plans as set out in the policy is not effective and is not sound. The delivery of sustainable development is not possible if the infrastructure for sustainable development is not in place to support the development proposed in the plan. The Infrastructure Capacity Assessment 2018 claims "In addition, the policies in the new Local Plan are sufficient to mitigate any impacts of waste both during construction and when being used by ensuring that the waste hierarchy is adopted (with an emphasis of reusing construction, demolition and excavation waste) and requiring appropriate external storage for waste and recycling, with larger development scheme incorporating new 'bring sites' for recycling." Simply having individual site waste management plans associated with a planning consent does not assist with sustainable development. There is no evidence in the infrastructure capacity assessment to support this claim. The plan needs to properly address construction waste issues commensurate with the amount of development proposed. The NPPG is clear in this regard in relation to the role of the local plan: "This means paying careful attention to providing an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought on stream at the appropriate time; and ensuring that the requirements of the plan</p>	<p>Partially accept - an on-island site is already available on St Mary's and this is referenced in changes made to para 210. The respondents other comments in relation to sustainable construction of the planned homes are noted. The Council will be working to deliver affordable housing and together with the Duchy of Cornwall, as principle landowner, will ensure that this development does not result in disruptive construction. The policies will be carefully monitored to ensure that necessary and appropriate changes can be made to the policies within the required 5 year review. The existing site at Moorwell, including adjacent land has a significant capacity for managing the islands waste. This site together with an existing waste transfer facility on St Mary's are considered adequate to manage the construction process for both planned homes and to deal with unplanned development over the plan period.</p>
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as a whole will not prejudice the viability of development.” The plan proposes the development of 105 affordable houses in the remaining 10 years that the plan will take effect. This is a significant amount of construction for the next decade and dealing with sustainable construction waste management is essential to delivering affordable dwellings. The storage and recycling of materials from the construction of at least 70 dwellings on green field sites in Hugh Town including dealing top soil, overburden, foundation excavations, excavation for service trenches all needs to be planned for. All this inevitable construction waste will a need to be sustainably processed on St Mary’s. In addition, exportation of construction waste could deem the delivery of the development proposed in the plan as unviable. This is the direct experience of Tregarthen’s Hotel in their recent redevelopment projects. In addition, given the age of existing housing stock on the island, the development of replacement dwellings and the upgrading of tourist accommodation in line with the policy framework this will increase the demand for recycling and storage and limited disposal of sustainable construction waste significantly in the plan period. The Infrastructure Plan that is the evidence base for policy is dated from 2014 and has not been revised to consider the current spatial strategy and proposed level of growth. A strategic site for sustainable construction waste management should be identified in the plan and a programme of how this is funded and delivered should be included in the Infrastructure Capacity Assessment. This is required to support an effective development strategy for the Isles of Scilly and to fulfil the intention that the policies in the Pre-Submission Draft Local Plan which are to ensure that the Isles of Scilly has a sustainable future - socially, economically and environmentally. Without such a specific site identified and a programme to deliver it in support of policy OE5 the policy will not be effective and the sustainable development strategy of the plan is unsound in this regard.



		WC5	Sound	-	<p>The Hotel supports this policy for new or upgraded tourist accommodation and facilities; but as noted at the earlier consultation stage and comment again on the policy detail. One of the criteria suggests particular support for proposals that “build on links with Cornwall”. What does this mean in practice? This prescription is so vague as to be potentially unworkable as a policy test. There is nothing in the supporting text of the Local Plan to explain this. Is this a reference to transport links – this is covered in policy SS10? If so, this reference may be less relevant here? This may not become an issue of soundness but clarity on this point would help.</p>	<p>Accept - make changes including deletion of reference to building on links with Cornwall.</p>
		WC6	Unsound	Not justified/effective/positively prepared	<p>Tregarthen’s Hotel Ltd support the changes to policy WC6 from the earlier version of the plan in part. However, the policy as drafted is not sound. The policy needs further revision to make it a sound policy. Criterion a) is currently worded as follows: an alternative form of tourism accommodation including self-catering accommodation, where it is demonstrated that there is a shortage of such accommodation and/or an excessive supply of serviced accommodation; (my emphasis) The qualifying demonstration of supply of types of accommodation is an unjustified criterion and this will not be effective in demonstrating why serviced accommodation needs to be changed to self-catering accommodation or other tourist accommodation to support the functioning of tourist accommodation. The issue is not simply one of supply and demand, the issue is the quality of accommodation, the relative success of bookings, repeat business, new customer base and ability to sell rooms at the appropriate price point and potential extension to the season. This was highlighted in the Islands’ Partnership Destination Management Plan March 2018: “Evidence suggests that the Isles of Scilly are not delivering the standards expected.” The policy wording needs to better reflect the aspirations of the Council as set out in 3.17 of the Local Plan text: “The Local Plan aims to support the islands’ ambition to be an internationally competitive visitor destination, capitalising on Scilly’s exceptional</p>	<p>Partially accept - make changes to WC6 (a) but reject comments in relation to the benefits of serviced accommodation. The policy is not justified on the basis of wider community benefits but more on retaining a balance of accommodation to meet visitor needs.</p>



					<p>environment. As such, the Local Plan will seek to promote the development and diversification of sustainable tourism, leisure and recreational development that benefit the economy of the islands, to match and protect its exceptional environment." It is suggested that criterion a) reads as follows: (additional text in bold, text to be removed shown with strikethrough) a) an alternative form of tourism accommodation including self-catering accommodation where it is demonstrated that there is a shortage of such accommodation and/or an excessive supply of serviced accommodation where this is necessary to improve the overall offer of the tourist accommodation. The rationale in paragraph 326 below whilst laudable cannot be the basis for a policy requirement. It is not the appropriate approach to sustaining serviced accommodation. Paragraph 326 "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." This statement is unrealistic as it expects that serviced accommodation (hotels) effectively subsidise their business interests to support a community function. Serviced accommodation must not be safeguarded at all costs and where serviced accommodation is failing to offer a longer tourist season or a higher quality product it should not be prevented from change because it supports wider community functions. Where dual use is possible Tregarthen's hotel will support the community function where it can, however this will not be at the expense of the proper functioning of the business. A policy on that basis would not be sound.</p>	
LP-R19-09	38				<p>Thank you for consulting Cornwall Council on the Pre-Submission Draft of the Isles of Scilly Local Plan. We thank you for taking previous consultation comments on board and support the direction of the plan including the Aims as they promote sustainable development and increased resilience of the Isles of Scilly. Resilience is to be fostered in particular by draft policies SS1-10, OE5-6, LC1, WC1 and WC5.</p>	Noted



	10				We concur that the Council of the Isles of Scilly has worked closely with Cornwall Council in fulfilling the Duty to Cooperate. There has been an ongoing relationship both during and between statutory consultation periods. Aim B4 of the adopted Cornwall Maritime Strategy recognises the importance of the relationship between mainland Cornwall and the Isles of Scilly as it seeks to "Continue to encourage and support cross-border integration and cooperation with the Isles of Scilly..."	Noted
	12				Cornwall Council is continuing to contribute to the Statement of Common Ground. This focuses on transport, waste and minerals as areas of joint interest and is nearing completion. We request that our current comments are read alongside the completed Statement of Common Ground which includes the mainland Cornwall planning policy context. The issues raised here do not undermine the Statement of Common Ground but are additional points we wish to raise to enhance the emerging Local Plan, areas of the draft plan we particularly wish to endorse or supporting context.	Noted
	5				For context we note that Cornwall Council's contributions have also influenced the plan preparation in addition to feedback from communities, businesses and visitors.	Noted
	85				Aim 1 Objectives could be strengthened by stating that new development will be designed to ensure a net-gain for biodiversity (in line with para 118 of the NPPF). This may not be necessary should the Government successfully implement its plans to mandate biodiversity net-gain in developments as set out in the Spring Statement March 2019.	Accept - make changes
	93				Cornwall Council endorses this paragraph. The year-round strategic transport links between mainland Cornwall and the Isles of Scilly are of the utmost importance to the islands' resilience for the benefit of resident and businesses. The use of the links by visitors helps to support the services. The adopted Cornwall Maritime Strategy supports the ferry link between mainland Cornwall and the Isles of Scilly though aim F1.	Noted





	102				The intent of this paragraph is supported. However, it is noted that the pre-submission plan does not identify or safeguard sources of local materials to meet this objective.	Noted
		SS2			Cornwall Council supports the intention of this draft policy in terms of using locally sourced materials, however we note that the pre-submission plan does not identify or safeguard sources of local materials to meet this policy aim.	Noted
	116	SS3			Cornwall Council supports the re-use of traditional building materials as a sustainable approach (in accordance with NPPF paras 148 and 204).	Noted
64	169	SS10 and WC5			We agree links from the mainland to the islands are essential for sustainable living and businesses including tourism. Use of the transportation links by tourists helps to maintain them. Cornwall Council strongly supports draft Policy SS10 which provides a consistent approach to the NPPF (paras 20 and 104) and Cornwall Local Plan Policy 27 which states major development proposals should "...Safeguard land for the delivery of strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly..." Also Cornwall Local Plan's PP1 Objective 3 for the West Penwith Community Network Area includes to "...Support in principle the long term future of ... the provision of air and sea routes to the Isles of Scilly..."	Noted
69	179				The natural environment is a key draw for tourists and we also support policies that protect and enhance the natural assets of the islands. Paragraph 179 could be strengthened by stating that opportunities for a net-gain for biodiversity will be encouraged (in line with NPPF para 118). This may not be necessary should the Government successfully implement its plans to mandate biodiversity net-gain in developments as set out in the Spring Statement March 2019.	Accept - make changes



	76	199-203	OE4		<p>Cornwall Council welcomes the inclusion of a policy on protecting Scilly's dark night sky. This is consistent with para 180 of the NPPF and Cornwall Local Plan Policy 23. Discussions are underway with the International Dark-Sky Association on establishing a new international dark sky designation(s) for west Cornwall and the Isles of Scilly. As well as visual, wildlife and human health benefits, such status is expected to bring potential for extending the tourist season into the darker months (as encouraged by draft Policy WC5) and further support year-round strategic transport connections (as also supported by draft Policy SS10). Para 201 of the draft plan advises that guidance will be provided in the form of a Supplementary Planning Document. We recommend that this is developed with reference to the latest advice provided by the International Dark-Sky Association.</p>	Noted
	77	204 and 212	OE5		<p>We support the wording and aims of the draft policy, in particular the requirement for a Site Waste Management Plan and the strengthening in wording by adding "best practice" with regard to the waste hierarchy. We welcome the inclusion of provisions for the separation of recyclable waste as this encourages recycling rates. We recommend publishing proportionate evidence in support of Policy OE5 and statements in the supporting text. Such evidence could comprise a simple needs assessment looking at the amount of waste that each of the islands produce, the capacity of the existing facilities on the islands and the projected future demand over the plan period is needed. We acknowledge that a large part of the Isles of Scilly's waste is exported and this should set out the level exported and what happens to it. We recommend the evidence references the National Planning Policy for Waste. We query the need for the following text in para 204 "It is challenging to work collaboratively with other planning authorities to combine waste collection and management practices" as we understand that there are already agreements in place with Cornwall Council /Suez to accept and manage the islands' exported waste.</p>	Partially Accept and delete sentence as suggested. The LPA are working with Waste and Recycling colleagues to publish figures as suggested.



80	214				It is not clear, from the evidence published to support the plan, whether mineral resources remain at the sites named in this paragraph or whether these sites have extant mineral planning permission.	Accept - amend paragraph to clarify that these sites are no longer active and do not have extant permission for extraction.
80	215				It is noted that, since there are no active quarries, at present demand is satisfied by procuring stone and other building materials from the mainland or informal stockpiles on the islands.	Noted
80	216				The intent of this paragraph is supported. However, it is noted that the pre-submission plan does not identify or safeguard sources of local materials to meet this objective. Whilst it is recognised that the extraction of aggregate minerals is not appropriate, and given Cornwall's adequate land bank – which has the ability to address the islands' needs – the emerging Plan does not take into account the need for traditional building materials for local construction.	Noted - further collaborative working to establish utilising Cornwall's land bank. For clarification there are no safeguarded minerals sources on the islands.
81	217				<p>Cornwall Council supports the collection of data on the tonnages of usable material arising from construction, which will provide a valuable evidence base. We recommend that data collected on material available as construction and demolition waste should include re-used/recycled building stone as well as aggregate.</p> <p>The collection of data also does not negate the need for indigenous materials particularly for building materials such as roofing or walling stone, especially in order to maintain the character and identity of the islands.</p> <p>To avoid confusion, we recommend that the data collection requirement for site waste management plans is not called a local aggregate assessment as this is the term used in the NPPF for long term aggregate monitoring reports prepared by Mineral Planning Authorities.</p>	Accept - make changes to delete reference in paragraph 217 and monitoring to Local Aggregate Assessment.



	81		OE6		<p>We welcome the support for minerals to meet the construction needs of the islands including traditional materials; however whilst the use of reclaimed and recycled materials is encouraged, it is unlikely that this will be sufficient to satisfy the construction needs over the plan period. Materials may vary in appearance, lithology or texture and therefore may not be suitable. The Plan is not accompanied by evidence to assess supply and demand including past production and future requirements. It would appear that draft Policy OE6 is concerned with waste (re-use, recovery and recycling) rather than minerals. The Plan does not appear to address what happens where there is insufficient recycled or secondary materials for the development envisioned over the plan period. There will also be a need for traditional building materials to either restore or repair existing buildings but also to ensure that new development reflects the character of the islands. The second part of the policy is concerned with Site Waste Management Plans and we query the usefulness of including this within draft Policy OE6.</p>	noted
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					<p>The NPPF states that planning policies should safeguard mineral resources by defining Mineral Safeguarding Areas, and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development. The pre-submission plan does not present any evidence to address the need for mineral safeguarding. It is noted in para 214 that mineral extraction has taken place at sites on St Mary's and therefore evidence could be provided to consider the future potential of these sites. There is an opportunity to ensure that the traditional character and identity of the islands is maintained by ensuring that materials are available to meet construction and restoration needs in the future. This could be achieved through the identification of old, dormant or relic quarries or those quarries with recent or extant planning permission which may be able to supply stone on a small scale and should be safeguarded from other forms of development. Cornwall Council's recently adopted Mineral Safeguarding DPD identifies 'heritage quarries' and a similar methodology for the identification of such sites on the islands could be used.</p>	noted
LP-R19-010		SS2	Sound		<p>I note and very much support the inclusion of point j regarding the need to design out crime and ASB for future development on the islands</p>	Noted



LP-R19-011			LC1	Unsound	Not justified/effective	Concern with the proposal for housing. Driven by government agenda for private housing contractors to provide housing rather than fulfilling the pressing need for social housing.	Noted - This is not specified in the plan and it would be assessed at the detailed application stage. The type and tenure of housing delivered has the potential to impact significantly on viability and our preference would be to achieve as much affordable housing as possible to meet local needs. This may well be for rent, given the prevailing affordability for local people to afford to purchase, but there may be a demand for some homes for sale, but in all cases there will be a need to ensure occupancy of those homes meets the needs of the community.
						1) The council's plan is for the building of "affordable homes". It is not specified in the report whether these are for sale or rent, (I understood that the revised NPPF states that planning policies should specify the type of affordable housing required?) but the fact that they will be built by private housing contractors rather than through council or social housing providers suggests that these are for sale. The government's definition of affordable homes is that the mortgage on them would be more than for council housing, but less than market levels. This in itself will not meet the local housing need, which is not for marginally reduced price homes, but homes that people can actually afford to rent (or buy) based on the level of local income. Obviously the open market price for houses on Scilly would be substantially high, which means that the gap between an open market price and a genuine affordable price is enormous.	Noted - The plan does not specify who will develop the homes planned for and it could be that the Council do look to deliver homes. Being specific about who is to develop these sites goes beyond the scope of what is required in the Local Plan.



						<p>2) The number of "affordable homes" is too high. This is an agenda which the government was pushing, and not based on the council's assessment of the actual number of homes needed. The report states that 7 a year are needed, which may or may not prove to be the case. Any housing contractor would wish to build them in one or maybe two tranches, meaning that they will not be released slowly over the period that the report runs, but in one or two batches. If 7 a year is the correct number, it is imperative that any housing should be built and released at the rate of 7 a year, and then if this number is too high, the building must stop. The report states that the intention is to build as needed, but in practical terms, using a private housing contractor (whose aim will be for low-cost and maximum profit) this will not happen.</p>	<p>Partially accept - The plan needs to be reviewed within 5 years of adoption, we would therefore need to re-assess any homes delivered and update the evidence base. If the evidence shows the housing problem has been resolved then the policies would be changed to reflect that position, if however the evidence shows that there remains a problem with accessing affordable housing, but homes have been delivered then a review as to what needs to change to enable the demand to be met by the homes delivered, will be required.</p>
						<p>3) There has also been no consideration taken of the water shortages suffered across the islands last summer, which global forecasts are warning will only increase. Scilly's water resources are finite, and even if desalination were used, for it to be effective it must be mixed with groundwater. If too much groundwater is taken, there is saline incursion, making that supply unusable for the future. This is an extremely worrying issue, and should be carefully considered alongside any large-scale development.</p>	<p>Reject - Any new development put forward has to demonstrate it has access to adequate water supply and that the development does not place a detrimental burden on existing properties/supply.</p>



					<p>4) The number of houses proposed to support the affordable homes has not been specified. The national framework is that at least 10% of homes are to be affordable housing. Although I understand that the council is not aiming for this to be the case, if the maximum ratio is not specified in the planning document, it would allow for these levels, which is entirely unacceptable. Even a 1 to 1 ratio would be too high for Scilly's resources, and have significant impact on the natural environment. The document needs to give a specified ratio of "not more than", because if it does not, it allows for a private building contractor to have free-rein (as it would not specifically go against the local plan). In short, in order for the council to comply with a local plan written by government-appointed consultants, we have been left with a plan unsuitable for Scilly. The council will be giving up a site which it owns (the site of the old secondary school) to private housing contractors, in order to brook a deal for building, and accept more housing than Scilly requires, and more than it can sustain. This is an easy-fix solution designed to "pass the buck" of the need for social housing to a private housing contractor – who at the end of the day is the only one who will benefit from this.</p>	<p>Accept - make changes to Policy LC1 to specify that the ratio of new development for homes has to be in favour of affordable homes, when open market is proposed on grounds of viability.</p>
LP-R19-012		247			<p>There is a factual inaccuracy in paragraph 247 (previously 179), in that Historic England does not grant scheduled monument consent, the Secretary of State does. Please amend accordingly.</p>	<p>Accept - make changes</p>





			H3	Unsound	<p>H3 Land to the north of Old Town, Ennor Farm St Mary's. In February 2017 and 2018 we wrote to you regarding the site allocations registering our concern. These concerns remain. The amendments to the wording of the policy do not address our fundamental concern and the plan is unsound as it is not in accordance with national policy or justified. We can see no heritage assessment or appropriate assessment in the local plan library that identifies the significance of the Ennor Castle. Subsequently the mitigation measure proposed in the policy do not necessarily address the potential harm to the historic asset. The only appraisal appears to be as part of the IoSLP Sustainability Appraisal Final Report (paragraph 5.94); this process is by its nature very general and does not adequately give great weight to the historic environment or properly assess it. Therefore we are not satisfied that the site is underpinned by an adequate, up-to-date and relevant historic environment evidence base to justify the allocation of housing and therefore does not satisfy paragraph 169 of the 2012 NPPF or paragraph 187 of the July 2018 NPPF. Without this evidence or its application we suggested that the Council consider whether it would be appropriate to identify land where development would be inappropriate for its historic significance (in accordance with paragraph 157 of the 2012 NPPF) when preparing the Local Plan. We recommended that an appropriate heritage impact assessment/background heritage report is produced to set out how the historic environment has been considered through the process. Specifically, it needs to assess whether there is any harm to heritage assets (designated and undesignated) through the site allocations, whether that harm can be avoided or mitigated through the Plan (for example a site allocation policy/ design principles/change of use/ change size of allocation) or whether the harm is justified, taking account of the public benefit. We strongly advised that the Isles review the HEAN 3: Site Allocations note - <a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</a>. We also have a number of comments to make about</p>	<p>Partially accept - a full HIA was carried out on site H3 and the recommendations of that report have shaped the policy requirements set out in H6. The wording as suggested to criteria iii_ is accepted.</p>
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the detail of the policy wording at H3 but wish to state clearly that only once any harm has been properly understood and only then, if appropriate, should mitigation be considered. In this regard it would be premature to consider mitigation for Site H3. Nonetheless there are points worth raising about the policy. Criteria iii - seeks to "to protect or enhance the setting of Ennor Castle". The policy should be protecting the significance and setting of the asset, not just its setting. The wording is contrary to national policy as NPPF talks of "sustaining and enhancing the significance of heritage assets" paragraphs 185 and 192. In addition, the current wording suggests that it is a binary issue of either protecting the assets setting or enhancing the setting. The enhancement should be pursued if appropriate (see the glossary of NPPF 2012 or 2018). The wording should be changed to 'protect and enhance' or 'sustain and where appropriate enhance'. Bullet point 1 limits development to the eastern road side; while bullet point 3 seeks to avoid uniform ribbon development that would line the approach road into the old town. These appear to be contradictory as both cannot be achieved. More importantly the policy does not define the limits of development and how they protect or enhance the historic asset. As such the current wording is arbitrary. Bullet point 6 suggests "consideration of the feasibility of providing access". This is imprecise and uncertain as to what is meant. Is it physical works to improve the access, interpretation or something else? Who is responsible for delivering this and undertaking it? When are they to do this and can they do it? Criterion V assumes no archaeological issues will be found that could preclude development. We note for, for example, that site H4 has the requirement for a heritage assessment. Why is there a different approach to H3, shouldn't it have the have the same requirement as H4? We advise this is required.



		H1			<p>H1 (former secondary school). We welcome the inclusion of an appropriate heritage assessment. This should ideally influence an appropriate contextual design response that responds to the historic landscape and the wider views to the site, the conservation area and to the setting, for example, of Carn Thomas or the Grade II St Mary's church. Such a response could for example mean that the density of the development is such to allow for planting so as not to pack the high ground with an urban form. That on the road frontage development is appropriate to the prevailing character. The policy should be protecting the significance and setting of the asset, not just its setting. The wording is contrary to national policy as the NPPF talks of "sustaining and enhancing the significance of heritage assets" paragraphs 185 and 192. The intention of national policy must always be to sustain/protect what is important about the asset; its significance, not just its setting. The aim of the policy, should be no harm to heritage assets, which includes both monuments and listed buildings and both designated and undesignated. Exclude the word 'listed buildings' and replace with 'designated and undesignated' after heritage assets is more inclusive. The inclusion of the word 'important' excludes some types of heritage assets contrary to national policy and should be removed.</p>	Accept - make changes
		H2			<p>H2 (former primary school). Why is there no assessment (please see previous comments)? This would provide clarity over which school buildings are to be retained and how might the future development respond to an appropriate contextual design.</p>	Partially accept - the original primary school building is considered a sufficiently important part of the development of Hugh Town and is of a design and character that should be retained. The Urban Survey work on 2003 has been reviewed and has fed into this policy position.



			General.		We respectfully recommend reviewing the Cornwall Scilly Urban Survey Historic Characterisation for Regeneration study of Hugh Town, undertaken in April 2003, which is still relevant today and which provides these clues to how future development can benefit from historic context, particularly around Character Area 1, Hugh Town.	Noted
LP-R19-013			SS7		In respect of the supporting text accompanying Policy SS7 we would recommend including reference to the recently improved evidence base on flood risk. We expect that the new flood zones will be in the public domain no later than July 2019. However, we are happy to provide a copy in advance and would suggest using this as the best available information.	Partially Accept - this could be achieved if the data could be presented in the policies maps. If this is not achievable then we could change what is currently set out in para 149 to specifically require applicants/developers to consult the flood maps for the islands prior to making an application.
			SS6		We support the plans aim to provide most of the required housing allocation on St Mary's. Off-island windfall allocations will need to be carefully considered in respect of the provision of sewage treatment infrastructure. The off-islands are constrained in terms of space, the high number of protected areas and slow percolation values which can prove very challenging in terms of finding sewage treatment options which would not put the environment and drinking water at risk. Whilst we support Policy SS6 the principle of providing windfall housing on the off-islands will require careful consideration.	Noted - agreed.



			OE2			<p>We support Policy OE2 and would like to point out that Biodiversity Action Plans no longer exist as they have been superseded by the Natural Environment and Rural Communities Act 2006. Section 41 of the above act defines the habitats and species of principal importance for the conservation of biodiversity in England. In addition we would recommend that within this section reference to invasive non-native species is included. Overall we support the policies and supporting text in the draft Local Plan and look forward to working with you as the plan progresses.</p>	<p>Noted - the Local Plan makes no reference to BAPs and uses wording as suggested by EA. Wording suggested as to non-native invasive species will be changed.</p>
LP-R19-014		213-217	OE6	Unsound		<p><b>DISCUSSION</b>            Need for local supply of minerals            5.1 Paras 215 and 216 of the Draft Plan refer to a need for local stone – “Local stone is a key characteristic of the vernacular of the islands, in both the built environment and stone-bound hedges, which form an important aspect of the islands’ distinctive landscape”<sup>2</sup> and “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, so that the cultural heritage of Scilly is protected”<sup>3</sup>.            5.2 This need (demand) is also referred to in the Sustainability Appraisal (‘SA’) “The vernacular style of the islands’ buildings means there may always a demand for local stone”<sup>4</sup> and also the Draft SOCG with Cornwall Council 5.            5.3 The Draft Plan seeks to provide 105 new homes and refers to the exorbitant building costs compared to the mainland UK<sup>6</sup>. The supply of locally sourced stone is significantly cheaper<sup>7</sup> than importation of stone from the mainland and therefore offers the opportunity to reduce that ‘exorbitant’ costs.            5.4 SA Objective 10 seeks to “Support a more sustainable means of production and use of resources” which includes “Ensure the sustainable use of mineral resources including the use of the recycled and secondary aggregates”.            5.5 The NPPF states:-5.5.1 “It is essential that there is a sufficient supply of minerals to provide the infrastructure,</p>	<p>Reject – The Local Plan seeks to encourage the use of local materials primarily through recycling and re-use of existing materials over direct extraction. The use of local materials is recognised as important in reflecting local character and vernacular but it is not identified as a key or primary building material. The plan to deliver 105 affordable homes does not require complete construction using local materials and on this basis we are not advocating the re-opening of local quarrying to meet a minerals demand. The time and resource to prepare a local aggregate assessment of recycled materials is considered to be a disproportionate approach to the issue, given the scale of development proposed in the plan.</p>



buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation”8;.5.5.2 Planning policies should9:a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;c) safeguard mineral resources by defining Mineral Safeguarding Areas; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;5.5.3 Whilst in relation to determining planning applications, it is still relevant to the issues raised in respect of the Draft Plan that the NPPF requires that Mineral Planning Authorities should10:f) “consider how to meet any demand for small-scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking into account the need to protect designated sites”.g) recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many times.



5.6 CIOS agrees that it is unrealistic to expect all materials required for the islands' development can be met through recycled and secondary materials<sup>11</sup>.

5.7 The Draft Plan is incorrect when it states "these sites ceased operations in the 1980s, when Pendrathen Quarry stopped extracting granite"<sup>12</sup> in fact, Pendrethen only stopped high explosive blasting extraction for granite in the 1980s. However, Pendrethen continued to supply granite, "ram", and primary granitic aggregates via use of Nonex, stockpiles, backhoe extraction, recycling, and beach stone / aggregate processing. Pendrethen has continued to supply local granites, primary granitic aggregates, and "ram" via recycling and recovery, under the terms of the management plan, from the quarry faces, and by working of informal pre-existing stockpiles

5.8 This has resulted in a continued supply of essential vernacular materials including facing and walling stone, primary granitic aggregates, and "ram", the latter an essential natural local product for unmetalled tracks and paths; most saliently, ram has been supplied to the Isles of Scilly Wildlife Trust on several occasions and the only material suitable for use resurfacing their nature trails at Porth Hellick within the SSSI and AONB. The AONB have been very supporting of Pendrethen in this regard.

5.9 In addition stone has been supplied from pre-existing quarry stockpiles as armourstone and flood defence<sup>13</sup> and coastal erosion defence and gabions etc. This is an essential local supply Pendrethen has supplied in the past, being the only cost-effective sustainable local source.

5.10 The need for the provision of local stone is therefore not simply a matter of theoretical concern for the purposes of the Draft Plan, but a practical concern for those carrying out works on the islands. However, the methods used to supply the islands with primary mineral since the cessation of High Explosive blasting (in particular informal stockpiles) are now nearly exhausted. The supply of primary mineral cannot continue in this vein over the length of the Draft Plan, an alternative supply of primary mineral needs to be provided.



5.11 In that context therefore it is notable that the CIOS reply to the Reg 18 consultation responses is inconsistent with the text of the Draft Plan. The CIOS reply included 14:-It is not considered to be appropriate or sustainable to promote primary mineral extraction on any commercial scale given the quality of the islands outstanding environment and the drive to encourage more modern and innovative construction methods, including modular buildings, which will reduce reliance on aggregates and minerals. As such, it is not considered appropriate to identify minerals safeguarding areas, particularly in the context of no active quarries or extraction points on the islands. Draft Plan Deficiencies

5.12 The conclusion in the Draft Plan that it is “inappropriate to advocate mineral extraction”<sup>15</sup> is irrational given the position as stated in the Draft Plan and the SA. Further, it is contrary to the NPPF.

5.13 The Draft Plan and the CIOS reply to the responses to the Reg 18 consultation are not consistent.

5.14 There is a clear need for a small amount of local mineral, that mineral can be provided from an existing quarry, which currently has a lawful waste use. The Draft Plan makes no attempt to source minerals supplies indigenously, nor does it seem did the SA ever consider that option.

5.15 Policy OE6 is concerned about transportation costs and carbon emissions. The proposed approach (of sourcing minerals from Cornwall rather than on islands) is inconsistent with OE6. The Local Plan throughout implies that it will support local sourcing of minerals, but then proceeds to duck the issue.

5.16 The SA Objective 10 is only met in part (in respect of recycled and secondary materials, including by minimising the need for extraction of new materials) but the proposal to source all new minerals from Cornwall is contrary to that SA Objective. Further, Cornwall is a large county, there is a massive difference between minerals sourced in the west of the County and the east of the County. Visually, it is important to observe that the granite of the islands is characteristically “honey-brown”. That supplied





from Cornwall and indeed from other sources, including China and Portugal / Spain, is mostly “silver grey” – these imported granites are mostly not visually suitable or compatible with island stone.

5.17 Stone sourced from the east of the county of Cornwall also suffers from a lack of accessible ports for minerals transportation, meaning that those minerals will be transported long distances (70miles+) on the county’s roads, then shipped by sea, with all the multiple handling environmental costs and carbon footprint that this entails contrary to SA Objective 10 (and Policy OE6).

5.18 With that in mind, the effect of the spatial strategy, by not supporting local mineral extraction cannot reasonably be said to be ‘neutral’<sup>16</sup>. Nor can it be said that this proposed method of management of minerals will have long-term cumulative positive effects - etc. There is no evidence that the effects of this policy are weighed appropriately in the tables at Appendix IV of the SA.

5.19 The provision for development proposals to include a SWMP including a Local Aggregate Assessment does not assist in terms of procurement of new minerals.

5.20 There is no policy requirement or supporting text, or otherwise which would allow CIOS to refuse an application which was procuring material from outside of Cornwall, it is also questionable as to how such a provision would be enforced. The most appropriate way to ensure that new mineral for development is procured from a sustainable source is to enable the provision of stone locally – this would meet the requirements of SA Objective 10, and also the latter parts of the existing Policy OE6 (i.e. reducing transportation costs and carbon emissions). As matters currently stand, there is nothing to prevent the importation of new mineral from China (or elsewhere).

5.21 There remains a failure to safeguard existing minerals. This is contrary to the NPPF and makes the plan unsound. The fact that there is no development planned for the areas of mineral resources is irrelevant, the point is that speculative applications may be made in the lifetime of the plan and without protection as Mineral Safeguarding Areas, the minerals could be lost. The



Local Plan's current position is challenged on the supply of local minerals, but even if that position is upheld then the minerals should be protected to ensure that they are available for future generations rather than needlessly sterilised by development. This point was raised in the Reg 18 consultation, but this has not been satisfactorily addressed.

5.22 It is not considered that the SA has considered reasonable alternatives.5.22.1 There is no consideration of the effect of small scale mineral extraction (consistent with the remainder of the approach in OE6).5.22.2 There is no consideration in the SA of the social, environmental, and economic factors of the various options for the supply of indigenous materials (not met through recycled and secondary materials) through new mineral extraction on the islands.5.22.3 There is no evidential basis for the conclusion that it is "inappropriate to advocate mineral extraction". This point was raised in the Reg 18 consultation and it was stated that the "SA will assess any identified reasonable alternatives", however the SA does not do so. This conclusion is apparently due to "Scilly's exceptional environmental quality", however we have not seen any assessment of the effects of proposed small scale working of minerals on the islands, and also not specifically in respect of Pendrethan quarry (where waste operations are already lawfully carried out). In fact, NPPW recommends that WPAs should look "for opportunities to co-locate waste management facilities together and with complementary activities"<sup>17</sup> – here the production of the primary mineral and mineral waste is complementary to the activities already undertaken lawfully at Pendrethan; 5.22.4 Given that the Draft Plan proposes 105 homes over the plan period (7 per year), the demand for local stone for this purpose will be manageable and not excessive.5.22.5 Therefore we challenge the basis of any such conclusion in the absence of any (or any proper) assessment, or in fact any evidence on the point at all. Given that the Pendrethan Quarry site is already lawfully used for waste purposes, it is not clear as to how the conclusion has been reached that it would be inappropriate to advocate small scale



					<p>mineral extraction when numerous other elements of the Local Plan are in favour of the provision of local stone and sustainable methods of sourcing minerals.</p> <p>5.23 The SA is deficient in that it does not properly assess reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme. In particular, the SA should consider:-5.23.1 the effect of not safeguarding mineral resources of local importance in contravention of the NPPF and NPPG; 5.23.2 the effect of not allocating a site for the extraction of minerals in contravention of the NPPF and NPPG</p> <p>5.24 These objections are consistent with Cornwall Council's comments on the Draft Plan.6</p>	
		OE5	Unsound	<p>Not justified/effective/positively prepared/consistent with national policy</p>	<p>DISCUSSION</p> <p>4.1 It is not correct to say that "all domestic and commercial waste is taken to the Waste and Recycling Centre on St Mary's"<sup>1</sup>. The Draft Plan makes no reference to the existing waste site at Pendrethen, which has a certificate of lawfulness for its operations. This is a concern because:-i) it appears that the Draft Plan has been produced in ignorance of this fact;ii) the failure to recognise the existing facility in the Draft Plan prevents action being taken to protect the operation of the site from incompatible neighbouring uses<sup>2</sup>; andiii) leads to misinformed Monitoring<sup>3</sup>.</p> <p>4.2 OE5(4) states that "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</p>	<p>4.1 Partially accept - the Local Plan recognises that not all waste goes to Pendrathen. 4.2 Reject - the Policy is considered to be a proportionate response to the size and scale of the islands and amount of development proposed.</p>



islands and accord with other relevant policies in the Local Plan". This is not a Strategic policy that sets out an overall strategy for the pattern, scale and quality of development, and makes sufficient provision for waste in accordance with the NPPF4 and NPPW.

4.3 The NPPW states:-2. In preparing their Local Plans, waste planning authorities should, to the extent appropriate to their responsibilities:• ensure that the need for waste management facilities is considered alongside other spatial planning concerns, recognising the positive contribution that waste management can bring to the development of sustainable communities.4. Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations. In preparing their plans, waste planning authorities should:• identify the broad type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area in line with the waste hierarchy, taking care to avoid stifling innovation (Appendix A);Draft Plan Deficiencies

4.4 The Draft Plan must recognise the existence of Pendrethen as a lawful waste site.

4.5 The Draft Plan must seek to protect the waste operation from incompatible development – e.g. through safeguarding (e.g. as per the employment land).4.6 Policy OE5(4) should be amended to reflect that there is a preference for such activities to be co-located with existing waste facilities

5 (where appropriate) and give priority to the re-use of previously-developed land, sites identified for employment uses (etc.)



LP-R19-015		LC1			<p>We support the priority in Policy LC1 for the delivery of affordable housing to support a sustainable local economy and opportunities for local people to access the housing needed to better balance the local community. The supporting text at paragraph 268 regarding the size, type and tenure of housing supply should be included within Policy LC1 for clarity for applicants. In order to further ensure the delivery of the appropriate type and mix of homes, we suggest the following wording from paragraph 268 be included in Policy LC1: "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." We continue our support for the affordable housing zero-dwelling threshold as regarded in our previous comments on the Isle of Scilly draft local plan consultation in May 2018 (ref: M5/0701-03).</p>	Accept - make changes
		LC2			<p>As mentioned above, the 2019 revision of the NPPF contains updated definitions for affordable housing. The existing Policy LC2 footnote refers to 'social housing' but this term is no longer defined in national planning policy. Consequently, the footnote should be amended to reflect the revised NPPF as it now conflicts with paragraph 35(d) therefore rendering the policy as unsound.</p> <p>In order for the footnote in Policy LC2 to conform with national policy, the footnote wording needs to be amended to read as follows: Eligibility for social affordable housing will be subject to separate qualifying criteria, in accordance with the Council's Housing Department or national affordable homes qualifying criteria.</p>	Partially accept - but this is already set out in Policy LC3. Footnote wording to be amended as suggested
		LC3			<p>The wording contained within Part 2 of Policy LC3 is too vague by stating homes 'should be constructed to be neither too large nor too small'. This wording does not offer enough guidance for applicants on the appropriate size of residential dwellings. The use of the Nationally Described Space Standards (NDSS) may</p>	Accept - make changes



be appropriate for the islands, but the Planning Practice Guidance is clear that any local internal space standards should only be by reference to the NDSS (paragraph 18, Optional Technical Standards). Providing a policy that references the NDSS but retains the emphasis on providing housing that will need local needs and be affordable In relation to Part 3 of Policy LC3, we support the Council's implementation of the Nationally Described Space Standards and optional Building Regulations Part M4(2) across all tenures, subject to the appropriate viability testing. Similarly, the construction of wheelchair friendly homes as mentioned in Part 4 of Policy LC3 conforming to Building Regulations Requirement M4(3) is supported but only where there is an identified need. This is to ensure that the limited supply of suitable land for housing in the Isles of Scilly is built out efficiently in order to meet all identified housing needs over the plan period. Part 5 of Policy LC3 indicates affordable homes will be restricted to 93m2 in size (gross internal floor area). Table 1 below outlines the minimum nationally described space standards set out in Government guidance. Table 1: Minimum gross internal floor areas and storage (m2) Source: Technical housing standards – nationally described space standard (March 2015) As illustrated by Table 1, setting a restriction of 93m2 limits affordable homes to the minimum space standard expected by the Government for a three bed two storey, five-person home. This consequently limits the range of house types and tenures Housing Associations can provide in the NPA by limiting the households in need for whom new dwellings can be built. The Council has not provided clear reasoning or evidenced justification for seeking to impose such a restrictive limit and so we recommend this requirement be removed from the aforementioned Policy LC3.



LP-R19-016

OE4

To achieve dark skies, the Council needs enforcement powers, as the present policy of guidance is not working. Those lights that are polluting the night sky, usually St Mary's quay, are the result of not fit for purpose light fittings. Light fittings that illuminate the ground rather than the sky being available. It is appreciated at times on the quay, floodlight illumination is required to conform with HSE requirements, but this should be selective and be area switching, rather than flood and access lights that are on for prolonged periods, even when there is no activity on the quay. Hence should OE4 be amended so that new and amendments to exterior light fittings/controls in future require Planning Permission to ensure that they are fit for purpose and achieve the aim of a dark sky on Scilly?

Reject - beyond the scope of the local plan



LP-R19-017

The Council's intention to build 10 homes in the next five years and 105 houses by 2030 is laudable in that it serves to reduce a long housing waiting list and the locations suggested are as discreet and logical as can be found. However housing expansion inevitably brings with it potential danger to the St. Mary's landscape in itself a precious and limited resource. It has to be recognised no matter how many houses are built on St. Mary's there will never, ever be sufficient to accommodate those wanting to live on the island...for the very simple reason that Scilly, with its natural beauty, its tranquillity, its very difference from the mainland, is a highly desirable place in which to live. ..And these very attributes-priceless attributes - are prejudiced should a close eye not be kept on the adverse effects of development of which, in fairness, the Council and its Planning Department have demonstrated an awareness. For with it will come the car and one only has to look at the current streets of Hugh Town and its approaches clogged with parked vehicles to appreciate what would come about. As someone housed I shall well understand "Pull up the ladder, Jack, I'm alright" criticism. But given Scilly's environment is its single most valuable asset which, once ruined never to be regained, a limit to—even an embargo on—endangering it has at some stage to be called. END

Noted





LP-R19-018	255, 256, 257, 259	LC1 MI-LC1 Aim 3, Objective 2a, 3	Lack of proportionate evidence, not consistent with sustainability	<ul style="list-style-type: none"> <li>• No evidence of a demand for primary-residence open-market housing</li> <li>• Relaxing residency/use restrictions to encourage sale of such housing would not be consistent with aim 4 (Building a strong working community)</li> <li>• MI-LC1 allows for open-market housing to comprise as much as 50% of new builds before triggering review, this would deplete the agricultural and natural landscapes and degrade the natural resources unsustainably. Lack of evidence base to support such a large number of new builds: The total numbers of homes discussed in the proposal comprise: 105 affordable homes (para 256) plus 52 open market homes (up to 50% of affordable home numbers MI-LC1), and “a proportion” of windfall homes (para 256). There is no evidence to support the construction of such a large number of new homes. Indeed, the Isles of Scilly Council state in their recent SHMA document (Para 1.1) “The Isles of Scilly Council are hindered in any attempts to undertake detailed evidence-based assessments...” Impacts and consequences of subsidising affordable housing through new-build open-market housing without evidence-based analysis: This subsidy model is used on ‘mainland Britain’ but is wholly inappropriate for Scilly’s tiny landmass and Outstanding Natural Beauty status as it stands to increase new-build housing beyond the projected need for affordable homes with serious environmental and financial implications for the islands. There is no evidence that there is/will be sufficient demand for open-market housing to meet the subsidy requirements. Any putative demand for open-market housing will be negatively influenced by residency/use restrictions, both existing and proposed, such that these properties are more likely to be empty and unsold and be an environmental and financial burden. Lifting residency restrictions to boost the sale of open-market homes would exacerbate the very problems the Local Plan seeks to address, by increasing the number of properties that are empty outside the tourist season. The additional 52-plus open market homes and “proportion of windfall homes” have not been factored in to para 257 which states that “Delivering on average seven affordable homes each</li> </ul>	<p>Reject - the Strategic Housing Market Assessment and its Housing Survey did find evidence of a demand for open market housing. The Local Plan does not set out to specifically deliver open market housing, as required by National Planning Policy. The Local Plan recognises that open market housing is likely to be required to cross-subsidise affordable housing. It seeks to limit the proliferation of holiday lets and second homes by taking a position to limit the affordable homes to be used as permanent residences only. A review will be undertaken within the first 5 years of the plan, following adoption, to ensure any changes in housing needs, and any homes delivered during that time, can be reflected and policies changes accordingly.</p>
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year will meet the housing needs of the existing community and not create any significant growth in the islands' population". Recommendations: Exclude use of open-market housing as a source of subsidy for affordable housing. Reinstate Policy 3 of the 2005 Isles of Scilly Local Plan paragraph 1. Vis: "To ... ensure that housing is available to meet the needs of the community in perpetuity and to promote sustainable communities on the inhabited islands, no general open market housing will be permitted."

- Relaxing residency/use restrictions to encourage sale of such housing would not be consistent with aim 4 (Building a strong working community)• MI-LC1 allows for open-market housing to comprise as much as 50% of new builds before triggering review, this would deplete the agricultural and natural landscapes and degrade the natural resources unsustainably. Lack of evidence base to support such a large number of new builds: The total numbers of homes discussed in the proposal comprise: 105 affordable homes (para 256) plus 52 open market homes (up to 50% of affordable home numbers MI-LC1), and "a proportion" of windfall homes (para 256). There is no evidence to support the construction of such a large number of new homes. Indeed, the Isles of Scilly Council state in their recent SHMA document (Para 1.1) "The Isles of Scilly Council are hindered in any attempts to undertake detailed evidence-based assessments..." Impacts and consequences of subsidising affordable housing through new-build open-market housing without evidence-based analysis: This subsidy model is used on 'mainland Britain' but is wholly inappropriate for Scilly's tiny landmass and Outstanding Natural Beauty status as it stands to increase new-build housing beyond the projected need for affordable homes with serious environmental and financial implications for the islands There is no evidence that there is/will be sufficient demand for open-market housing to meet the subsidy requirements Any putative demand for open-market housing will be negatively influenced by residency/use restrictions, both existing and proposed, such that these properties are more likely to be empty and unsold and be



an environmental and financial burden. Lifting residency restrictions to boost the sale of open-market homes would exacerbate the very problems the Local Plan seeks to address, by increasing the number of properties that are empty outside the tourist season. The additional 52-plus open market homes and “proportion of windfall homes” have not been factored in to para 257 which states that “Delivering on average seven affordable homes each year will meet the housing needs of the existing community and not create any significant growth in the islands’ population”. Recommendations: Exclude use of open-market housing as a source of subsidy for affordable housing. Reinstate Policy 3 of the 2005 Isles of Scilly Local Plan paragraph 1. Vis: “To ... ensure that housing is available to meet the needs of the community in perpetuity and to promote sustainable communities on the inhabited islands, no general open market housing will be permitted.”



LP-R19-019		123			<p>The National Planning Policy Framework (DCLG, 2018) states: 96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate. Sound policy can only be developed in the context of objectively assessed needs, in turn used to inform the development of a strategy for sport and recreation. Policies which protect, enhance and provide for sports facilities should reflect this work, and be the basis for consistent application through development management. Sport England is not overly prescriptive on the precise form and wording of policies, but advises that a stronger plan will result from attention to taking a clearly justified and positive approach to planning for sport. In this way, planning authorities will be able to demonstrate that their plan has been positively prepared (based on objectively assessed needs in accordance with paragraph 96 of the NPPF), is consistent with national policy (reflecting the NPPF), is justified (having considered alternatives) and effective (being deliverable). Without such attention there is a risk that a local plan or other policy document could be considered 'unsound'. In light of the above, it is Sport England's policy to challenge the soundness of Local Plan and Local Development Framework documents which are not justified by; -an up to date playing pitch strategy (carried out in accordance with a methodology approved by Sport England)-an up to date built sports facilities strategy (carried out in accordance with a methodology approved by Sport England).By up to date Sport England means undertaken within the last 3 years for a Playing Pitch Strategy, and within the last 5 years for a Built Facilities Strategy. It is crucial that the Council have an up-to-date and robust evidence base in order to plan for</p>	<p>Partially accept - the LPA considers it to have a good understanding of both the existing level of recreational provision for the islands and that this is sufficient for the proposed homes. The evidence base is proportionate. We will amend the Policies map to show Council controlled recreation land and reference this in Policy SS4 (3).</p>
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the provision of sport both playing fields and built facilities. Sport England would highly recommend that the Council undertake a playing pitch strategy (PPS) as well as assessing the needs and opportunities for sporting provision. Sport England provides comprehensive guidance on how to undertake both pieces of work. Playing Pitch Strategy <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/> This guidance document provides a recommended step by step approach to developing and delivering a playing pitch strategy (PPS). It covers both natural and artificial grass pitches. Sport England believes that to ensure there is a good supply of high quality playing pitches and playing fields to meet the sporting needs of local communities, all local authorities should have an up to date PPS. By providing valuable evidence and direction a PPS can be of significant benefit to a wide variety of parties and agendas. Assessing needs and opportunity for sports provision (Indoor and Outdoor) <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/assessing-needs-and-opportunities-guidance/> This guide is complimentary with the PPS guidance providing the recommended approach for assessing the need for pitch provision. Sport England believes that providing the right facilities in the right place is central to enabling people to play sport and maintain and grow participation. An assessment of need will provide a clear understanding of what is required in an area, providing a sound basis on which to develop policy, and make informed decisions for sports development and investment in facilities. Action – complete the sport and recreation evidence base (proportionate to the IoS) and devise a strategy for the delivery of sport and recreational land and buildings as per the NPPF to justify the statements in paragraph 123.



		SS4		<p>Sport England raises concern over the policy exceptions in SS4 (3) as they do not fully align to the NPPF para 97:97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; orb) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; orc) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.Sport England would be very concerned if any existing sport &amp; recreation land &amp; buildings including playing pitches would be affected by these proposals without adequate replacement in terms of quality, quantity, accessibility, management &amp; maintenance and prior to the loss of the existing facility.Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular Para. 97) and against its own playing fields policy, which states: 'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:• all or any part of a playing field, or• land which has been used as a playing field and remains undeveloped, or• land allocated for use as a playing fieldunless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:<a href="http://www.sportengland.org/playingfieldspolicyAction">www.sportengland.org/playingfieldspolicyAction</a> – provide adequate safeguards for sport in the Local Plan in line with the NPPF and Sport England policy.</p>	<p>Partially - development levels over the plan period are low. Specific housing is allocated on land outside of any recreational site. Modifications to Policy SS4 will be made to also include resisting development that could prejudice the use of such sites</p>
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		109	SS2		<p>Sport England SUPPORTS Policy SS2 / para 109 Sport England SUPPORTS Monitoring indicator MI-SS2 Sport England along with Public Health England have launched our revised guidance 'Active Design' which we consider has considerable synergy with the Plan. It may therefore be useful to provide a cross-reference (and perhaps a hyperlink) to <a href="http://www.sportengland.org/activedesign">www.sportengland.org/activedesign</a>. Sport England believes that being active should be an intrinsic part of everyone's life pattern.</p> <ul style="list-style-type: none"> <li>• The guidance is aimed at planners, urban designers, developers and health professionals.</li> <li>• The guidance looks to support the creation of healthy communities through the land use planning system by encouraging people to be more physically active through their everyday lives.</li> <li>• The guidance builds on the original Active Design objectives of Improving Accessibility, Enhancing Amenity and Increasing Awareness (the '3A's'), and sets out the Ten Principles of Active Design.</li> <li>• Then Ten Active Design Principles have been developed to inspire and inform the design and layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and physical activity and active lifestyles.</li> <li>• The guide includes a series of case studies that set out practical real-life examples of the Active Design Principles in action. These case studies are set out to inspire and encourage those engaged in the planning, design and management of our environments to deliver more active and healthier environments.</li> <li>• The Ten Active Design Principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. The developer's checklist (Appendix 1) has been revised and can also be accessed via <a href="http://www.sportengland.org/activedesign">www.sportengland.org/activedesign</a></li> </ul> <p>Sport England would encourage development in the LoS to be designed in line with the Active Design principles to secure sustainable design. This could be evidenced by use of the checklist.</p> <p>MODEL POLICY FOR ACTIVE DESIGN A suggested model policy for Local Plans and Neighbourhood Plans is set out below:</p>	Noted
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Making better use of existing resources contributes to sustainable development objectives by reducing the need for additional facilities and the potential loss of scarce resources such as open space. The practice of making school sports facilities available to wider community use is already well established and has been government policy for many years, but there are further opportunities to extend this principle within the education sector through programmes such as Academies and to other privately owned sports facilities, to help meet the growing demand for more and better places for sport in convenient locations. Sport England promotes the wider use of existing and new sports facilities to serve more than one group of users. Sport England will encourage potential providers to consider opportunities for joint provision and dual use of facilities in appropriate locations. Sports facilities provided at school sites are an important resource, not just for the school through the delivery of the national curriculum and extra-curricular sport, but potentially for the wider community. There are also direct benefits to young people, particularly in strengthening the links between their involvement in sport during school time and continued participation in their own time. Many children will be more willing to continue in sport if opportunities to participate are offered on the school site in familiar surroundings. Many schools are already well located in terms of access on foot or by public transport to the local community and so greater use of the sports facilities outside normal school hours should not add significantly to the number of trips generated by private car. Use Our School is a resource to support schools in opening their facilities to the community and keeping them open. It provides tried and tested solutions, real life practice, tips from people making it happen, and a range of downloadable resources.  
<https://www.sportengland.org/facilities-planning/use-our-school/>  
 Action – provide adequate development plan policy to secure community use of education sites.

Noted - there is only 1 school on the islands (with 3 small primary off-island bases) the facilities of the school are already shared. It is not necessary to duplicate national guidance and we feel the cross reference to this is adequate.





						We note no mention of Gig racing in the document and implications in the planning system – is that an omission? Action – review the need to protect areas for storage/launching for Gig racing. If you would like any further information or advice please contact me at the address below.	Noted
LP-R19-020		205, 206, 209				Firstly, I feel it is impossible for myself or any other resident who has no legal background, cannot possibly be conversant with national policy and has no knowledge of Local Authority jargon to comment Yes or No whether or not any para. or Policy is legally compliant, complies with the duty to co-operate or is sound.	Noted - we have a statutory duty to engage with the community and ask these questions.
						However, I feel very strongly about the comments I have made and sincerely hope that they are taken into account. My opinions have been formed over many months of reading about and discussing with others the implications of current Council decisions and policies, particularly with reference to the Smart Islands programme. Para 205. The 27.06% recycling rate for the IOS in 2018 is very poor although I concede that the household recycling initiative was not rolled out across all the islands until the latter part of 2018. However, much more needs to be done by the Council, businesses and the community and this should be a top priority for the Council who should be aiming for at least 80% recycling. No mention is made in the LP for the reduction of plastic. The Council should engage with the Coop and other retail outlets as a matter of urgency for reducing the amount of plastic waste generated by these businesses. At present it costs around £1m per year to ship our waste to the mainland. It seems that the proposal for an anaerobic waste to energy plant is predicated on the present enormous costs of shipping waste to the mainland. The Council should make a concerted effort to obtain the cheapest price possible for the shipment of waste in bulk. Also, the more we are able to reduce, re-use and recycle, the cheaper transportation costs will be. There appears to be very little	Reject - largely beyond the role and remit of the local plan but it does encourage implementation of the waste hierarchy.



						<p>mention in the LP of these 3 crucial components of a sound waste management policy.</p>	
						<p>Para 206 with ref. to anaerobic digestion and gasification of waste. In theory, this sounds attractive. It would reduce the amount of food waste (esp. from shops, restaurants and hotels) from being put into black bags. It could include sewage waste if primary treatment is carried out in a totally safe way with no attendant health issues for the community. But there could potentially be a serious problem of smell (methane) and noise from the plant. Impossible to give guarantees that these problems would not arise. The Smart Islands EIP suggests a 2-stage AD plant that would require huge amounts of water (potentially a serious problem in the light of our limited water supplies) and a gasifier to convert the biogas into fuel for power &amp; heat generation. These plants are extremely costly and technically highly sophisticated. Decades of problems with the islands old incinerator exceeding EU regs. and lack of expertise on the islands should warn us about embarking on another project that appears to offer solutions to our waste problems but could result in a catalogue of failure for the future and a threat to public health. Also, promises of energy generation must be rigorously examined and questioned before any attempt is made to proceed with the proposal. Much larger authorities are struggling to produce heat from waste. The relatively small amount of waste generated on these islands could make such a</p>	<p>Partially accept - make changes to reference to the Anaerobic digester and gasification</p>



					proposal financially prohibitive. These plants are designed for large towns, not very small communities which lack the resources and expertise to maintain them. What happens when the Smart Island project leaves us to our own devices? A suitably-sized bio-digester for food waste could help reduce waste but REDUCE, RE-USE AND RE-CYCLE IS THE WAY TO GO!	
					Para 209 mentions bring sites at Porthmellon but does not consider the possibility of residents being able to take-away reusable items thereby reducing the amount of waste shipped to the mainland	Noted - consideration given to the creation of such a facility in waste management practices.
		74			Para 74 includes a vague reference to “the growth in research, technology and knowledge-based sectors” that could “broaden the economic base and increase employment opportunities.” One aspect of ‘research’ I am extremely concerned about is the trial currently being undertaken by Vodafone to install a 5G mobile phone network on the islands. More than 180 scientists and doctors from 36 countries have warned about the danger of 5G. One of the initiators is Dr. L. Hardell, Professor of Oncology at Örebro University in Sweden and I quote from: <a href="http://www.jrseco.com">www.jrseco.com</a> “We, the undersigned scientists, recommend a moratorium on the roll-out of the fifth generation, 5G, for telecommunication until potential hazards for human health and the environment have been fully investigated by scientists’ independent from industry. 5G will substantially increase exposure to radiofrequency electromagnetic fields (RF-EMF) on top of the 2G, 3G, 4G, WiFi etc. for telecommunications already in place. RF-EMF has been proven to be harmful for humans and the environment. 5G cell towers are considered more dangerous than other cell towers for 2 reasons. First, 5G is ultra-high frequency and ultra-high intensity. Second, since the shorter length waves do not travel as far, many more mini cell towers must be installed. It appears that a mini cell tower will need to be installed every 2-8 houses. This will greatly increase our RF	Reject - The roll-out of 5g telecommunications is beyond the roll of planning and the local plan



						radiation exposure. I believe this initiative is totally contradictory to the '2030 Vision' where islanders live "within a world-class environment in harmony with nature" and –Policy OE3 Managing Pollution which states "A development proposal that has the potential to generate pollution, including ..... air, will only be permitted where it can be demonstrated there would not be any adverse impact on human health and the natural environment". I believe it is not possible to conclusively give an assurance that 5G will be safe and the advice of scientists and doctors should be accepted and a moratorium on the installation of 5G on the islands should be initiated. One other concerning feature of 5G is that Vodafone is being financed by Huawei who has been stopped in Australia and the US from being used for 5G networks because of doubts regarding "security of hardware".	
LP-R19-021	6			unsound	Not Justified	In the list of local strategies that have influenced the Local Plan, only the 2011 Future of Tourism on Scilly (Blue Sail) report is cited – yet the more recent (2018) Destination Management Plan, which supersedes this, is not listed. As this Destination Management Plan is also then referred to later in some of the policy notes as Key Evidence – as it is on the Council's website as part of the evidence base – it would seem logical to include this in the list in para 6.	Reject - relates specially to residential dwellings not holiday accommodation.
		75		unsound	not effective	Community facilities should also include culture and cultural facilities/spaces (perhaps this is intended to be covered by leisure, but it is a worthwhile distinction to make.	Accept - make changes
			LC9	unsound	not justified	Under Policy LC9, item (3) leaves it ambiguous as to whether an existing self-catering holiday let would be permitted to extend (i.e. there would be no change of use). Denying an existing self-catering property from extending (within the limits set out elsewhere in Policy LC9) would be very restrictive on their trade and potential business performance/growth and should be permitted in line with the other policies within LC9.	Accept - make changes



LP-R19-022			SS1	Unsound	Not justified	Requirement to protect best and most versatile agricultural land as per current Local Plan should not be excluded simply because the mapped Agricultural Land Classification does not cover Scilly. It should still be a consideration when sustainable development is being contemplated in the future.	Reject - given no classification it is not considered appropriate, although there is reference in Criteria d) of SS1 to protection of soils
			SS6	Unsound	Not Justified	Enhanced management of water resources and waste water treatments are essential to maintaining a sustainable Scilly: last summer's water crisis only served to highlight the vulnerability of local water supplies, not least the danger of saline intrusion into each island aquifer. Unless and until these tasks are put in hand there must be doubts as to how the 105 new affordable housing units can be delivered, let alone any open market or windfall provision.	Noted
			SS7	unsound	Ineffective/insufficiently prepared	With regard to Flood Avoidance, it is hard to accept that assurances and safeguards contained in this policy are going to be sufficient to avoid flooding in key areas, given that the worrying maps in the draft document (see p136/9) – although they refer to a period that could be 85 years away – reflect merely the impact of climate change in STILL not storm conditions. Projected Sea Defence Works and Dune Management Schemes amounting to £1.4m 'anticipated to take place during the plan period' (and welcome should they materialise) amount to little more than applying to a sticking plaster to the potential problem.	Noted - As of July 2019 the Environment Agency will be formally publishing flood maps for the Isles of Scilly which will formalise the need for developers to provide flood risk assessments and provide the necessary evidence to resist vulnerable development in areas that are known to be at risk of flooding. Policies including SS1 and SS2 require both mitigation as well as ensuring development adapts to inevitable consequences of climate change, which includes ensuring development is not at risk in the long term.



			SS8	Unsound	not justified	<p>Apart from a few words in paragraphs 164 and 165 of the draft plan relating to issues rendering large scale on-shore wind rightly an inappropriate investment, the only reference to specific renewable technologies (including small scale wind) is confined to p9 of the SUMMARY document. There tidal, solar and energy from waste are also presented as possibilities. But there is no mention at all of wave power. Yet a wave buoy demonstration scheme came close to fruition off Scilly not many years ago. Its omission here is unjustified, as is the failure to list any other technologies in SS8 of the Sustainable Strategy section of the draft plan itself.</p>	<p>Noted - There are no specific projects identified as necessary to come forward over the plan period. The criteria in Policy SS8 sets out a positive approach on which to assess developments as they come. The plan does not reference any particular type of renewable energy that would be given preferable consideration.</p>
			SS9	unsound	Not Effective	<p>In the Summary Document (and again not the Draft) reference is made to the location of new development in places conducive to walking and cycling. Given the scale of housing development proposed for in and around Old Town, it's difficult to see how in reality this is going to be accompanied by the hoped-for drop in car usage. Promoting walking, more cycling and the use of electric vehicles is to be welcomed. But the success on St Mary's of the Buzza Bus dial-a-ride provision for senior citizens and disabled people shows that conceivably a timetabled community service running year round between Old Town and Hugh Town could easily become a key transport ingredient for the future. A subsidiary arrangement linking Telegraph to Hugh Town could flow from that alongside augmentation of the current seasonal service working the circular route round the A3170.</p>	<p>Reject - beyond the scope of the Local Plan</p>



			LC1	Unsound	Not justified/effective/consistent with national policy	<p>Future housing development on Scilly and on St Mary's in particular can only proceed in full alignment with progress on implementing SW Water's £50m capital expenditure programme for modernising water and sewerage management on the islands. The latest wake-up call with regard to the fragility of Scilly's water resources came with last summer's drought. A target of 105 'affordable' housing units is only appropriate in the context of the islands if the switch back across Whitehall towards Housing Association and Local Authority provision continues. Otherwise there is a potential risk that St Mary's will be obliged to find room (once water infrastructure security has been secured with SW Water) for dozens of Open Market properties, many of which cannot be conditioned as principal residences, without being able to satisfy 'local needs' supply. In any event the number of Open Market units must be limited to less than 20 and automatically conditioned as principal residences. Any bigger ratio of Open Market to Social is unjustifiable in the context of Scilly and would drive a coach and horses through just about every other policy in the Draft Plan.</p>	<p>Reject - all new homes permitted over the plan period will need to accord with all relevant policies. This includes having improved lower water consumption standards and enhance water harvesting measures. Applicants will need to demonstrate both adequate water supplies without reducing the supply for existing homes. The Local Plan will be subject to regular 5 yearly reviews and it will not result in a continued need to build more homes if there isn't an identified local need to fulfil.</p>
			LC2	unsound	Not effective	<p>The definition of Local Housing Need contained in SC2 seems satisfactory for Scilly. But the footnote on p90 adds a note of confusion as it suddenly appears to introduce different qualifying criteria for Council Houses and 'national affordable homes.' The Policy itself uses the confusing umbrella term Affordable: this category of accommodation embraces both those attracting Affordable Rents that reach up to 80% of the local private rental market and those that attract Social Rents, typically nearer 50% of private rents. Given Scilly's comparatively low wage and seasonal economy, it is vital that as much as 90% of the proposed 105 new 'affordable' housing units should be supplied either by the Council or Housing Associations at a 'social' rather than a so-called 'affordable' rent.</p>	<p>Partially accept - clarification to be provided in the footnote. Currently the qualifying criteria is different for those waiting for Council Housing to that set out in Policy LC2, this criteria would apply to any person wishing to build their own home or a private developer wishing to construct and rent/sell the affordable homes to the community.</p>



			LC6	unsound	Not justified/effective	<p>Considerable work has clearly gone into identifying and evaluating potential development sites for housing on St Mary's. Even so there must be queries over 2 of the 5 areas allocated in and around Old Town: namely H3 and H6. Both are recognised to be sites potentially prone to flood. So given the less than convincing still water scenarios on p137 of the draft plan, it is conceivable that other sites may well prove better choices, since no development should be taking place anyway until SW Water have instigated their multi-million pound infrastructure investment programme. The existing Local Plan, for instance, identifies more than one would-be housing site up by Telegraph Tower. Sewage disposal might certainly be an issue there but could be overcome by earmarking some of SW Water's capital funds to serve new and existing settlements in the vicinity. Cornwall Rural Housing Association (CRHA) has previously argued in favour of setting up an island-based Community Land Trust (CLT) at Telegraph to foster self-build and shared ownership possibilities: the case for a Scillonian CLT needs to be included in the planned housing mix. In Hugh Town on the old Secondary School site CRHA's oven-ready scheme for 20 or more one or two bedroom apartments needs to be revisited. This, in view of the emphasis the draft plan places on the need for more accommodation (a) designed for downsizing, (b) appropriate for singles or couples, (c) adaptable for the elderly and those with restricted movement and (d) available for staff from mainland organisations working on Scilly. A case could even be made in the plan that new accommodation earmarked specifically for NHS staff or people employed by say Western Power or SW Water pay their share of development costs.</p>	<p>Reject - Site H6 is significantly elevated above low-lying land and not within the areas identified as being at risk of flooding. Site at H3 does have at the northern corner some seawater ingress from coastal flooding to the north, but largely this site is not otherwise affected by flooding. Any development of these sites would have to demonstrate measures to protect against flooding. Sites at Telegraph have been discounted as they would require significant investments to connect to mains drainage and would exacerbate problems of car ownership, whereas sites in Hugh Town and Old Town would be walkable by most people. The windfall policy would not preclude development of new homes at Telegraph and this could include self-build. We would have some concerns about significantly increasing development in this area for reasons of proliferating private treatment of waste and potential increases in private car ownership.</p>
LP-R19-023						<p>We have two main interests in the plan: 1. The potential impacts of draft policies on the Isles of Scilly nature conservation assets, especially Natura 2000 and Ramsar sites, nationally designated Sites of Special Scientific Interest (SSSIs), and non-designated coastal and maritime BAP habitats which are important for priority bird species, particularly its seabirds. 2. The potential for the plan to assist in the enhancement, restoration, re-creation</p>	<p>Reject - Scale of housing is a matter for plan-making. The HRA/AA assesses the draft proposals for new development.</p>





and monitoring of priority habitats within the Isles of Scilly ecological network and the protection and recovery of priority species populations. The underlying principles of landscape-scale restoration for nature conservation are set out in the Natural Environment White Paper - The Natural Choice: securing the value of nature 2011 and carried forward into the National Planning Policy Framework 2012 (NPPF) at para. 117 – ‘To minimise impacts on biodiversity and geodiversity, planning policies should plan for biodiversity at a landscape-scale across local authority boundaries.’ Which would support the delivery of the government’s 25 year environment Plan. The three biggest threats to the natural environment is habitat loss, non-native invasive species and climate change. We therefore welcome the acknowledgement of the outstanding nationally and internationally important natural environment and the move towards a low carbon economy that is set out in the strategic aims of the ‘plan’. We also welcome the expansion of policies relating to the protection and enhancement of the natural environment, and the recognition of the need to tackle specific threats to the islands biodiversity including threat of invasive non-native species. We welcome the production of a Habitats Regulation Assessment and the Appropriate Assessment, and the inclusion of both recreational disturbance and non-native species impacts. The islands ‘plan’ forecasts and supports significant and as yet unquantified levels of growth across a range of social and economic sectors for the period. We are uncomfortable with the lack of assessment of the potential impacts and provision to deal with any that are likely to be significant, as a result of growth over the plan period. In particular, on the rapidly declining seabird population. Details can be found in appendix 1. However, in summary we still have a number of concerns relating to the plan and associated Appropriate Assessment (AA), we believe need to be addressed to make this plan sound. These include:

- The assessment of likely impacts of the plan on key nature conservation sites (in the Habitats Regulation Assessment) is inadequate because; it still



remains unclear what the overall predicted scale of the development will be as a result of the plan due to lack of information on the scale and location of open marketing housing, new staff accommodation and new holiday developments, and the associated infrastructure needs. For example on the mainland, councils have calculated that the amount of open market housing required to support local needs varies anything up to a ratio of four open market houses to one social house. This means that the scale of the overall development and the subsequent increase in the population could be significant. The potential impacts relating to disturbance has not been adequately assessed. This needs to be evidenced by a recreational strategy which quantifies current recreational activity, so that predicted increases in use can be calculated, and a range of suitable interventions can be supported to mitigate for increase in use. We would recommend that a biosecurity risk assessment plan is produced, which highlights the key threats, key pathways, predicted increases in traffic movements as a result of the plan and proposals to mitigate against the individual, in-combination and cumulative effects. We welcome the production of the biodiversity supplementary planning document. However feel it is inadequate in terms of how applicants deal with non-natives species and disturbance. In addition, more detail of what is required for biodiversity to support planners and developers in in the development process to provide net gains in biodiversity, and we would be happy to help further develop the guidance. Therefore we object to the current version of the draft plan but would be happy to work with the council to resolve any outstanding issues to enable the council to plan for a sustainable future for the islands and enhancing and restoring its rich wildlife heritage which supports the islands economy.



2.16 & 2.17					The plan highlights the potential for significant (but unquantified) growth for the islands, especially when considered in-combination with other plans. We are uncomfortable with the findings because there is still a lack of information/evidence relating to the scale of the potential impacts being assessed.	Noted - for plan-making
Table 3.2					We welcome the inclusion of potential impacts of non-native invasive species and recreational disturbance on the SPA.	Noted
3.9					There is no reference has been made to the South West Marine Plan and the potential in-combination effects of the policies in that.	Reject - The SW Marine Plan (SWMP) is listed within the updated plans/projects review for the SA at para 3.7 and within the HRA/AA at Appendix II. Agreed that the SWMP is not explicitly considered in Appendices III-IV regarding in-combination effects. As the SWMP develops, it will need to take into account the IoS & Cornwall Local Plans.
table 3.5					We disagree that the assessment can conclude that the plan does not present a likely significant effect on the SPA as a result of increased risks from non-native invasive species.	Noted
4.6 & 4.11					Paragraphs 3.17 and 3.20 highlight the need for an appropriate assessment due to the uncertainty of open market housing. There has been no assessment of the open market housing in the appropriate assessment in the relevant AA paragraphs. The scale of open market housing needs to be predicted (or a precautionary approach taken using figures from mainland assessments of the highest ratio) so the assessment can be carried out.	Noted - for plan-making



						<p><b>Disturbance and Recreational Pressure</b>          The scale of marine recreational use and access to the uninhabited islands is unquantified and a study of residents use needs to be carried out and identification of resources required to mitigate for the in-combination and cumulative effects of the growth of the plan, and a mechanism within the plan to secure resources from developments to fund the mitigation. This may include educational material e.g. signage or leaflets, or staff to educate and inform people, through to physical barriers.</p>	Noted - for plan-making
						<p><b>Habitat Loss &amp; Fragmentation</b>          The impact of non-native invasive species on the islands is likely to be indirect and a result of increased movement of people through recreational activities, materials and waste. There are key gateways on the islands where movements are likely to increase. The assessment needs to identify the locations of movement growth, and address the cumulative and in-combination risks over the plan period to ensure suitable biosecurity measures are in place at these key gateways and the people using them. This may include training, educational material e.g. signage or leaflets, or biosecurity staff to educate and inform people, through to physical control measures.</p>	Noted - for plan-making
						<p><b>Conclusion</b>          5.5 We are uncomfortable with the findings and currently feel that the information to complete the appropriate assessment has not been provided. In addition, there is not a policy mechanism in the plan that will secure the likely measures needed to address all the cumulative and in-combination effects of the development over the plan period for either disturbance or invasive non-native species, particularly, as some are likely to be indirect and occur off development site.</p>	Noted - for plan-making



					<p>There are still three key areas of work we believe need to be completed and/or provided: 1. The open market, new workers accommodations and new tourism accommodation and associated infrastructure needs have to be quantified.2. Disturbance study should be undertaken to clarify the potential growth of recreational and transport activity and identify any infra-structure or management needs required to ensure growth is sustainable, especially as a result of the cumulative and in-combination effects with other plans. (Cornwall council have an example)3. With the increase in planned development, the associated transportation of materials to and between islands, and increasing waste management requirements there is an increase in the potential threat to the islands from non-native species. A risk assessment needs to be carried out which highlights key invasive non-native species threats (including pathogens, plants, invertebrates and vertebrates), potential pathways and suitable measures that could be put in place within the plan to address this impact.</p>	Noted - for plan-making
	48				The features of the SPA are listed in the text. The bullet pointed features are for the SDAC and therefore should be removed.	Accept - make changes
	48				Snowy owl is a vagrant and therefore would not be considered within the planning context. Replace with peregrine which are protected species and would be, as they are local nesters.	Accept - make changes
	71				The date 1938 should say 1983.	Accept - make changes
		SS2			The RSPB welcome the addition of text for g) and k) V in this policy	Accept - make changes
	118				To be in line with SS2 we would recommend addition text at the end of the paragraph Provide opportunities for net gain including habitat restoration and recreation, and measures to reduce any impacts from current threats to biodiversity on the islands, including rats.	Accept - make changes



			SS3			Replace e) with the same text as SS2: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;	Accept - make changes
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		131-137				<p>It is unclear what the scale of the need is and whether it will be accommodated within existing infra-structure sites, in the allocations identified in the documents or whether new land will need to be allocated. To adequately assess the potential impact of the plan more information is required to clarify the scale of the infrastructure required to meet the objectives set out in the plan.</p>	<p>Noted – More detailed information on infrastructure capacity and the need for future improvements are set out in the Infrastructure Study that forms part of the evidence base of the Local Plan. At this stage it is anticipated that any infrastructure requirements to service those homes built on the allocated land identified in the Local Plan would be accommodated within the sites themselves. However as indicated in the Infrastructure Study, there will be specific infrastructure projects to improve water, waste water and waste management infrastructure across the islands in response to the requirement to comply with appropriate legislation and regardless of the proposed level growth identified in the Local Plan. As the specific infrastructure improvements have not been agreed, specific sites for such development has not been identified in the Local Plan and will therefore be assessed against the appropriate criterion in those policies that are relevant to a particular proposal.</p>
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		138-147				<p>It is unclear in this section whether the existing water and waste management systems are adequate to support the envisaged growth, whether any additional infra-structure is needed and at what scale this maybe. More clarity is required to help determine the potential impact of the plan.</p>	<p>Noted – More detailed information on the significant planned investments to improve water and waste water infrastructure are set out in the Infrastructure Study that forms part of the evidence base of the Local Plan. The Infrastructure Study also indicates that there is sufficient capacity in the existing infrastructure on the islands to address any additional waste management resulting from the scale of development planned although development to enable more on-island management of waste may come forward during the plan period. . As the specific infrastructure improvements have not been agreed, specific sites for such development has not been identified in the Local Plan and will therefore be assessed against the appropriate criterion in those policies that are relevant to a particular proposal.</p>
			Renewable Energy			<p>We welcome the inclusion of targets for achieving increases in the use of renewable energy and to move towards a low carbon economy. To address the issue of climate change it is important that the policy reduces the overall carbon emissions for the Isles of Scilly through the development period. A significant proportion of energy is currently wasted in existing infrastructure. It is important that this policy sets out how much of the reduction can potentially be delivered through the reduction of waste from the existing infrastructure and require new renewable energy projects to demonstrate how they will reduce energy consumption in existing buildings or infrastructure to help support the delivery of carbon reduction in this area.</p>	<p>Noted – the intention of the policy is to reduce carbon emissions on the islands although it would be extremely difficult to specifically identify how much energy reduction can be delivered during the plan period as will be dependent on the nature, type and scale of projects coming forward.</p>





	51	SS8			We welcome the inclusion of specific reference to seabirds under c) and energy conservation in g) and support there continued inclusion.	Noted
		SS9			We welcome the policy and the inclusion of support for walking, cycling and electric car provision.	Noted
		173			Not all non-native species are a problem. Non-native species only become a problem when they become invasive. Remove the word and between invasive and non-native.	Accept - make changes
		175			Whilst we support in principal the view that there should be no development on un-inhabited islands, there may be instances where this is required e.g. for the lighthouse on Round island, for example. It should be noted, that most islands fall under a variety of designations, which require different tests to be met other than those set out in this paragraph. To avoid confusion we would recommend that the paragraph is reworded to: ....Given the focus of the Local Plan on ensuring the viability of communities on the inhabited islands, there are no circumstances in which 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.	Accept make changes
		180			Site specific issues that have been highlighted in the Appropriate Assessment need to be included here so that it is clearer what developers may need to consider as part of their proposal e.g. the indirect effects such as disturbance and non-native invasive species and how they will be dealt with by the council.	Accept- include any specific issues raised in the Appropriate Assessment that are considered relevant
		182			Hedgehogs do not naturally occur on the islands and have been introduced and therefore we would suggest their removal from the text.	Accept - make changes
		188			In discussion with NE we would recommend that the 'mitigation hierarchy' in this paragraph is simplified to: Avoid, Mitigate, Compensate.	Accept make changes



		OE2			(1) We recommend the following is inserted in the policy: The impact of disturbance is minimalised. It is not clear how you will deliver the mitigation required by the developments to resolve indirect effects such as disturbance and invasive non-native species, especially as the solution may be off sight. It may be more helpful to have a specific policy on the issues affecting international sites in the same way as the Cornwall Plan.	Partially Accept – include the wording The impact of disturbance is minimalised within the policy. It is considered that both the policies and supporting text in the Local plan provide an adequate and proportionate framework to properly assess any indirect effects such as disturbance and invasive non-native species more detailed and consider that more detailed information could be included within SPD. OE2 (3) Reject - it is considered that the Policy reflects the requirement of international legislation. Mitigation will be dependent on the scale and nature of development and particular impacts which will also very depending on detailed siting.
		OE3			The RSPB supports the inclusion of this policy.	Noted
		OE4			The RSPB supports the inclusion of this policy	Noted
	212				We welcome the inclusion of point e)	Noted
	256				Clarification of the proportion of windfall house likely is required for the HRA (AA) process.	Partially accept - Windfall by their nature are difficult to quantify and therefore the proportion of windfall homes is difficult to predict precisely although there contribution is likely to be relatively small, at around 10%, based on past delivery.
	260				On the mainland affordable housing requires up to four open market houses to be built for the development to be economically viable. The plan needs to provide a figure on the potential scale of open market houses required and identify potential areas of allocation along with additional infrastructure requirements so the plan can be adequately assessed through the HRA (AA) process.	Reject - the Local Plan adopts an exceptions approach where the requirement is for providing affordable homes for the community rather than a market-led approach to housing, as is the approach on the mainland.



	273				The plan needs to identify the potential scale of the need and potential locations where this could be delivered so that any impacts and additional infrastructure requirements can be adequately assessed through the HRA (AA) process.	Reject - difficult to quantify the level of need for staff accommodation as reflected in the flexibility of the policy.
	320				The destination management plan sets out ambitious increases in tourism figures during the period of the plan. It is unclear in the 'plan' what the new visitor accommodation and associated infrastructure needs will be, and where they are likely to occur. This needs to be clarified to assess the potential impacts of the plan for the HRA (AA).	Reject - difficult to quantify the demand for new visitor accommodation during the plan period as reflected in the flexibility provided by the policy.
		Monitoring & Implementation			<p>Appropriate monitoring and implementation is critical to ensure that the delivery of the plan meets its strategic objectives. There is existing data available for biodiversity and the council should speak to Natural England for advice on what they have available. We have previously provided examples of suitable targets and indicators that could be adopted by the council for monitoring against the policy and strategic aims.</p> <p>Our main concern with the current monitoring proposals is that over the lifetime of the plan there will be no quantifiable measure of the effectiveness of the plan in ensuring the delivery of net gain and ensuring the risks highlighted in the HRA that could affect the integrity of European sites are being maintained, specifically:</p> <ul style="list-style-type: none"> <li>- The loses (or gains) in priority habitats or species</li> <li>- Mitigation measures provided to reduce disturbance</li> <li>- Biosecurity measures (plans) in place to reduce increase and spread of invasive non-native species</li> </ul>	Reject - do not consider that the indicators can be appropriately recorded and measured.
	336				The text refers to the national park which looks like an error.	Accept - make changes



	149		LC6-H3			We are concerned about this proposed allocation because of its proximity to the Lower Moors SSSI. In light of the predicted still water flood events providing a buffer of undeveloped land around the lowing lying SSSI sites on St Mary's will be critical allowing them to adapt to climate change. The extent of buffers should be discussed and agreed with Natural England.	Need to decide on site H3
LP-R19-024			General			I understand that there have to be time limits but it is unfortunate that the time for comments is during our flower harvest - our busiest time - so there has been almost no time available for close study of the Draft Plan. It would be helpful if more time was made available for the public to study the document. I am sorry that I have not had sufficient time to study the Plan properly, and therefore have only been able to note my main observations.	Noted
			Construction			The draft Local Plan seems unnecessarily long, dense and repetitive. At the same time, in some cases, insufficient information is given.	Noted
			Vocabulary			Here is much use of imprecise words or phrases, often without context or definition, or the noting of sources. For example 'sustainable' is heavily relied on and often not given context or explanation. Indeed the Plan is peppered with 'sustainable' but not always with much clarity, e.g. 'sustainable economic growth', 'sustainably located and planned housing' (para 64), 'To sustain the islands as a sustainable...destination'... [!] (Para 321). For example it is stated that there will be 'objectively assessed development and infrastructure requirements of the Islands' but there is no mention of who is to be the objective assessor or how the assessment will be made and what criteria will be used. For example it is stated that farming and fishing are contracting. But what are the sources of this information?	Noted



		The Environment			The value of the unique environment of Scilly is endorsed throughout the Plan and this, if taken at face-value, is to be warmly welcomed. Presumably it can be summarised in the Council's phrase 'The Local Plan has an overarching commitment to protect the environment'.	Noted
		Economic Activities			It is good to see some of the economic activities of Scilly mentioned, including the Smart Islands initiative. However it seems that generally activities other than tourism are relegated to less than a brief mention. For example the value of farming and fishing is not assessed in the Plan. Indeed, farming has just five and a half lines and fishing has four and a half (para 309). Clearly the Council, quite wrongly, seems to think these occupations are almost insignificant. Farming has not just played a historical part in Scilly and its landscape but currently contributes to the financial, employment and visual aspects of Scilly and this should not be ignored. Also, this would seem to be at variance with the Council's stated wish to promote a varied economy and not one only reliant on tourism.	Partially accept - activities largely associated with agriculture do not require planning permission. The Local Plan sets out a policy framework to guide development. It is absolutely not intended to diminish the value of this sector of the economy and policy WC1 would ensure that developments relates to agriculture would be given favourable consideration where there is otherwise no adverse effect.
		Possible Internal Contradictions:			For example the economic picture: in para 65 it is stated that 'the islands are... well-placed to face the future with optimism and confidence'. But then 'vulnerability and unsustainability' are cited, and also 'Recent population decline' and an 'ongoing decline in the available workforce' and 'Visitor numbers have dropped, and farming and fishing have contracted' and 'All of these factors have impacted on the viability of the islands' community' and 'the islands' economy has suffered a decline' and 'The economy of the Isles of Scilly is vulnerable'. I understand that there is an argument to be made here but the optimism of the first sentence contrasts so thoroughly with the following picture of decline as to make it almost, if not completely, contradictory. For example the environmental situation: the Council states that '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 'The Local Plan has an	Noted - the Local Plan tries to find a balance between enabling appropriate development whilst protecting the environment. The plan recognises that it may require some open market homes but the requirement is to ensure all funding options are exhausted to achieve this before open market is permitted. There is no plan or proposal to enable open market homes unless they are to facilitate affordable homes and no other funding is available. Policy LC1 has been amended to state that the ratio has been in favour of affordable housing. Policy LC1 is also clear that only on sites specifically allocated for housing would open market homes be considered.



					<p>overarching commitment to protect the environment'. This is to be welcomed and in some areas the Plan reflects the wish to achieve this ambition. But all of this is seriously undermined by the building policies enshrined in this Plan. It would appear that the Council's main economic strategy is to build, and even with the suggested constraints, this cannot be helpful to the environment of Scilly. Indeed the Plan states that 'To ensure the long-term sustainability of the islands, more homes are required' and 'New staff accommodation for businesses and organisations will be permitted' (P 102) and 'New visitor accommodation will be supported' (para 320). Etc.Of course there are delicate balances between population numbers and structure, housing, economic activities, and so on. To an extent this may be recognised in parts of the Plan and, for example, possibly is seen in the delineation of suggested areas for building (although at least some of these areas are questionable/controversial). But it is difficult to safeguard the environment when the Plan openly states that more visitor accommodation will be allowed as well as 105 new 'affordable' homes plus a number of open market homes (no number is given). The criteria which have to be fulfilled to allow these dwellings to be built may well be fairly easily met, resulting in widespread freedom to build. I welcome policies which seek protection of dark skies, water, the historic environment, recreational facilities, and seek to promote a strong, well-educated and healthy community. But to allow and facilitate so much building, much of it in the name of tourism, will surely pressurise and undermine our environment. And this environment is the bedrock of tourism. Even if the erosion is only little by little there will come a time when, incrementally, we will be depleted and sadly deprived of our natural inheritance.</p> <p>It is stated in the Plan that ' Targets and indicators are included within the Local Plan to monitor and review its content to ensure that it remains effective and relevant' (P.7) There seems to be little in the tables relating to support, finance, priorities - surely a serious omission.</p>	<p>Outside of these sites and on windfall sites it will only be homes specifically to meet an identified local need including self-build.</p> <p>Reject</p>
			Targets & Monitoring			



			Reviews of Targets			In the tables in the Plan, the reason for triggering a review of a policy is frequently stated as an 'increasing trend towards...' (See Pp 131 - 138 and 140 - 143). The implication of a 'trend' is that more than one of this situation has occurred. An 'increasing trend' therefore implies even more of the situation occurring. But surely there should be no instances of the policies of the Local Plan being broken. Even one occurrence would undermine the Plan, let alone multiples. This surely needs to be strengthened?	Reject - in making planning decisions and interpreting policies there could be justification to go against what is specifically required. Decisions can also be overturned on appeal. An increasing trend would suggest the requirements of a specific policy need to be reviewed.
		95				Paragraph 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'. and : '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..' There seem to be no target or monitoring for this, and indeed no in-depth examination of what this really might mean, especially in Scilly, and all that follow from this.	Noted



## Proposed Amendments

19. In order to address the above points and issues raised, officers have identified 61 minor corrections and points of clarification that can be made to the plan. The below table sets these out and these will be sent to the Planning Inspector as part of the submission of the Draft Local Plan 2015-2030, in accordance with the current local plan timetable.

Key Change	Reg 19 Pre-Submission Draft		Change Made	Reason	Consultation Ref No
Ref No	Page No	Para/Policy No			
<b>KC1</b>	91	LC1	<a href="#">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.</a>	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
<b>KC2</b>	-	-	<a href="#">Key Transport Links have been added to the Policies Maps to clarify which transport links would be protected in Policy SS10</a>	Soundness issue raised by representation	LP-R19-001
<b>KC3</b>	100	LC3	<a href="#">Change policy to align with NDSS</a>	Soundness issue raised by representation	LP-R19-001
<b>KC4</b>	109	LC8	<a href="#">Change policy to align with NDSS</a>	Soundness issue raised by representation	LP-R19-001
<b>KC5</b>	111	LC9	<a href="#">Change policy to align with NDSS</a>	Soundness issue raised by representation	LP-R19-001
<b>KC6</b>	19	Para 44	<a href="#">correction to SSSI text</a>	inaccurate information raised by representation	LP-R19-002
<b>KC7</b>	20	Para 48	<a href="#">correction to SPA text</a>	inaccurate information raised by representation	LP-R19-002
<b>KC8</b>	20	Para 51	<a href="#">correction to protected species text</a>	inaccurate information raised by representation	LP-R19-002





<b>KC9</b>	26	Para 71	<a href="#">correction of inaccurate information</a>	inaccurate information raised by representation	LP-R19-002
<b>KC10</b>	95	para 258	<a href="#">updated the reference to the NPPF definition of affordable housing</a>	updating reference	LP-R19-003
<b>KC11</b>	32	Aim 3	<a href="#">Delete duplication of objective 4 of Aim 3</a>	duplication of text	LP-R19-001
<b>KC12</b>	32	Aim 3	<a href="#">Merging of wording of objectives 1 and 2 and emphasis of each was similar</a>	clarification	LP-R19-001
<b>KC13</b>	32	Aim 3	<a href="#">Include 3<sup>rd</sup> objective on staff accommodation</a>	as not included but recognised as an issue	LP-R19-001
<b>KC14</b>	31	Aim 4	<a href="#">minor word change to state and underpinned</a>	clarification	LP-R19-001
<b>KC15</b>	32	Aim 4	<a href="#">minor word change to include reference to visitor facilities</a>	clarification	LP-R19-001
<b>KC16</b>	62-64	Para 167	<a href="#">amend paragraph to 'manage movement and sustainable travel options'</a>	to address representation	LP-R19-001
<b>KC17</b>	64	Para 169	<a href="#">Rearrange Policy SS9 and Policy SS10 and move strategic transport to the start of this section and adding-in inter-island transport reference</a>	to address representation	LP-R19-001
<b>KC18</b>	77	Para 204	<a href="#">Additional clarification and minor wording change</a>	to address representation	LP-R19-001
<b>KC19</b>		Para 205	<a href="#">Include reference to commercial waste</a>	to address partially accepted representation	LP-R19-001
<b>KC20</b>		Para 206	<a href="#">Amendments to address opportunities for off-island waste management as well as St Mary's</a>	to address concerns raised in representation	LP-R19-001
<b>KC21</b>	100	LC3	<a href="#">Evidence supports justification for policy restraint - but revisions to Policy LC3 will be made to clarify the restrictions</a>	to address soundness issue	LP-R19-001



<b>KC22</b>	109	LC8	<a href="#">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</a>	to address soundness issue	LP-R19-001
<b>KC23</b>	99	LC2	<a href="#">Update footnote to reflect that existing Council waiting list stock is controlled by existing qualifying criteria not by Policy LC2</a>	to address accuracy issue	LP-R19-003
<b>KC24</b>	100	LC3	<a href="#">Delete LC3(2) and amend (5) to nationally prescribed space standards</a>	to address soundness issue	LP-R19-003
<b>KC25</b>	100	Para 272	<a href="#">LC3(2) moved to paragraph 272</a>	for clarity	LP-R19-003
<b>KC26</b>	72	OE2	<a href="#">Add in reference to 'invasive' non-native species</a>	for clarity	LP-R19-013
<b>KC27</b>	78	Para 210	<a href="#">Additional text to pre-ambule to be explicit that alternatives include only those operating lawfully within existing licenses and permits</a>	for clarity	LP-R19-014
<b>KC28</b>	95	Para 260	<a href="#">Include reference to Vacant Building credit</a>	Plan is silent on this matter as there are no known vacant buildings which could take advantage of VBC	LP-R19-015
<b>KC29</b>	50	SS4	<a href="#">Modify Policy SS4 to refer to Policies and Maps which will be amended to include recreation sites owned or managed by the Council</a>	To address concerns raised in representation	LP-R19-019
<b>KC30</b>	50	SS4	<a href="#">Amend Policy SS4 to include 'prejudice' use of...</a>	to address concerns raised in representation	LP-R19-019
<b>KC31</b>	28	Para 75	<a href="#">Include reference to cultural facilities</a>	clarification	LP-R19-021
<b>KC32</b>	8	Para 6	<a href="#">Include reference to Destination Management Plan</a>	clarification	LP-R19-021
<b>KC33</b>	19	Para 45	<a href="#">Corrections made to Paragraph to reflect inaccuracies identified</a>	to address accuracy issue	LP-R19-004



<b>KC34</b>	19	Para 46	<a href="#">Corrections made to Paragraph to reflect inaccuracies identified</a>	to address accuracy issue	LP-R19-004
<b>KC35</b>	20	Para 48	<a href="#">Corrections made to Paragraph to reflect inaccuracies identified</a>	to address accuracy issue	LP-R19-004
<b>KC36</b>	20	Para 49	<a href="#">Corrections made to Paragraph to reflect inaccuracies identified</a>	to address accuracy issue	LP-R19-004
<b>KC37</b>	55	SS6	<a href="#">Additional criteria (f) added to support protection of habitats</a>	to address concerns raised in representation	LP-R19-004
<b>KC38</b>	59	SS7	<a href="#">Rename Policy to Flood Avoidance and Coastal Erosion</a>	to reflect that the policy covers coastal erosion	LP-R19-004
<b>KC39</b>	60	SS8	<a href="#">Amend criteria (c) to reflect protection and enhancement of biodiversity</a>	for clarity	LP-R19-004
<b>KC40</b>	61	SS8	<a href="#">Delete last sentence</a>	duplication of existing policy	LP-R19-004
<b>KC41</b>	69	Para 179	<a href="#">Reference to Defra 25 year plan and include footnote cross reference. Change to net gain rather than no net loss</a>	Address soundness issue	LP-R19-004
<b>KC42</b>	71	Para 188	<a href="#">Minor amendment of text to reflect mitigation hierarchy changes</a>	to comply with NPPF	LP-R19-004
<b>KC43</b>	72	OE2	<a href="#">Remove 'where possible' and use 'of' instead of 'and/or' and remove reference to 'geodiversity'</a>	For accuracy and to comply with NPPF principle for net gains	LP-R19-004
<b>KC44</b>	104-105	LC6	<a href="#">Amend LC6 site H3 (iv) to avoid surface water impacts on adjacent SSSI</a>	for clarity	LP-R19-004
<b>KC45</b>	123-124	WC5	<a href="#">Delete reference to 'build on links with Cornwall'</a>	Difficult for any local business to demonstrate	LP-R19-008
<b>KC46</b>	125	WC6	<a href="#">Minor textural amendment change to 1(a) remove reference to demonstrating need</a>	to make the policy more positively worded as suggested	LP-R19-008
<b>KC47</b>	32	Aim 1	<a href="#">Delete 'where appropriate'</a>	too ambiguous	-
<b>KC48</b>	32	Aim 1	<a href="#">Add in additional objective for biodiversity net-gains in new development</a>	to comply with NPPF	LP-R19-009



<b>KC49</b>	139	Mi-OE5	<a href="#">Delete reference to local aggregate assessment</a>	for clarification	LP-R19-009
<b>KC50</b>	81	Para 217	<a href="#">Delete reference to local aggregate assessment</a>	for clarification	LP-R19-009
<b>KC51</b>	80	Para 214	<a href="#">Amend sentence to clarify that sites don't have extant permission</a>	for clarification	LP-R19-009
<b>KC52</b>	87	Para 247	<a href="#">Amend paragraph to show SoS grants SM consent not Historic England.</a>	Correction for incorrect information	LP-R19-012
<b>KC53</b>	105	LC6	<a href="#">Amendment to criteria iii) protect and enhance...and where appropriate enhance.</a>	to address accuracy issue	LP-R19-012
<b>KC54</b>	105	LC6	<a href="#">Add additional criteria vi) for Heritage Impact Assessment</a>	to address accuracy issue	LP-R19-012
<b>KC55</b>	104	LC6	<a href="#">Remove reference to Listed Building and replace with designated or undesignated heritage assets.</a>	to address accuracy issue	LP-R19-012
<b>KC56</b>	26	Para 71	<a href="#">Amend date from 1938 to 1983</a>	to address accuracy issue	LP-R19-023
<b>KC57</b>	46	Para 118	<a href="#">Add additional sentence as suggested to reflect opportunities for biodiversity net gains.</a>	To address consultation response	LP-R19-023
<b>KC58</b>	67	Para 173	<a href="#">Delete reference to non-native and replace non-native invasive species.</a>	To address consultation response	LP-R19-023
<b>KC59</b>	68	Para 175	<a href="#">Add in sentence at the end as suggested to require demonstration of no adverse effects</a>	To address consultation response	LP-R19-023
<b>KC60</b>	70	Para 182	<a href="#">Delete reference to hedgehogs</a>	To address consultation response	LP-R19-023
<b>KC61</b>	130	Para 336	<a href="#">Delete paragraph, error when formatting text</a>	To address accuracy issue	LP-R19-023