



The Local Plan 2015 - 2030

INFRASTRUCTURE & PLANNING

The Local Plan Review: Scoping Report

Have your say!

(Regulation 18 consultation)

Monday 8th June to Friday 17th July 2015



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Suggested questions are provided throughout this document. These questions are not compulsory and are intended as a guide to assist you in providing constructive feedback to the Council. Each question can be answered at the end of the document in the response form at [Appendix A](#). Alternatively, you can comment on any aspect of this document but it would be helpful if you could refer to the part you are commenting on by including the paragraph number.





1 Introduction

What is the Local Plan?

- 1.1 The Council of the Isles of Scilly, as a Local Planning Authority, must prepare a statutory plan for the islands which is known as a Development Plan or Local Plan. This document sets out the land use policies to support the wider plans for the island communities, economy and environment.
- 1.2 The Local Plan forms the basis of future land use and development decision-making for all the islands whether inhabited or not. As a unitary authority, with no overarching county level governance, the Local Plan stands alone as the single document for providing policies and proposals on all development in the islands.

2005 Isles of Scilly Local Plan

- 1.3 The Council of the Isles of Scilly has resolved to review its current [Local Plan](#)¹ which was adopted in 2005. Although the Plan does not expire until 2020, its policies were only intended to cover a period of 10 years to 2015 before being reviewed. It is also an 'old style' local plan and was not produced in conformity with more recent national planning policy requirements such as the [2004 Planning Act](#)² nor with the [National Planning Policy Framework \(NPPF\) 2012](#)³.

2012 National Planning Policy Framework

- 1.4 The NPPF, as its name suggests, is a set of National policies that constitutes guidance for Local Planning Authorities in relation to the development of Local Plans. It is also a material planning consideration in the determination of planning applications. The NPPF essentially sets the requirement for achieving development that is sustainable. This involves seeking positive improvements in the quality of the built, natural and historic environment as well as in the quality of people's life, including:
 - Making it easier for jobs to be created;
 - Moving from a net loss of bio-diversity to achieving net gains;
 - Replacing poor design with better design;
 - Improving the conditions in which people live, work, travel and take leisure; and
 - Widening the choice of high quality homes.
- 1.5 The new local plan will need to reflect the NPPF but by taking into account local circumstances it should deliver different opportunities for achieving sustainable development that are locally relevant to the Isles of Scilly.

¹ <http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Local%20Plan.pdf>

² http://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf



The New Local Plan

- 1.6 It will be crucial for the new Local Plan to meet the aspirations of its community to ensure that the islands develop in a way that has a local consensus.
- 1.7 As far as possible, the views of islanders and other key stakeholders need to be obtained to agree: the vision for the islands; the issues associated with living here; and the changes that would be desirable so that the Local Plan can enable these. For example through the identification of land for specific purposes, the protection of specific areas or the ability to develop existing buildings for new uses.
- 1.8 Enshrined in legislation there is a ‘duty to co-operate’ on issues of common interest with neighbouring authorities. One such issue would concern transport links with the mainland that requires co-operation with Cornwall Council.

The Purpose of this Scoping Report

- 1.9 This scoping document is the first step to preparing a new Local Plan. It seeks your views on what the replacement plan should cover and what it should seek to achieve. It is designed to both explain the role of the Local Plan and to ensure that everyone has a clear understanding of the type of issues that can be addressed. It is also designed to encourage collaborative and meaningful engagement to ensure community ownership of the Local Plan.
- 1.10 For the reasons explained above, this scoping report only sets out the Council’s initial thoughts on the content of the new plan. We want your thoughts on what policies and proposals it could contain before moving forward to produce a series of specific options and a plan for submission for formal examination by a planning inspector on behalf of the Secretary of State.
- 1.11 The anticipated timetable for the key stages of production of the Local Plan is set out below and the Council will be looking to formally adopt this timetable in 2015.

Stage	Anticipated timetable
Consultation on the scope of the Local Plan	Summer 2015
Consultation on the Options	Autumn 2015
Pre-submission Consultation	Winter 2015
Submission to the Secretary of State	Summer 2016

- 1.12 At each stage, the Council will seek continuous engagement with the community, key stakeholders and statutory consultees throughout the development of the Local Plan. A full list of Statutory Consultees relevant to the Isles of Scilly can be found at [Appendix C](#).



The Structure of this Scoping Report

1.13 At each stage, this scoping report considers the vision, objectives and issues that the Plan could include and asks specific questions on which we want your views. You can provide your views online or by post if you would prefer. If you think that the report asks the wrong questions or if you would like to make any more general or wider comments please feel free to add these in.

2 A Vision for the Islands

Vision and Objectives

2.1 The 2005 Local Plan did not contain specific objectives but did include a vision statement:

Ensure the viability of resident communities on the islands by providing sufficient housing, local employment, means of transport and general social infrastructure in order to meet their needs and aspirations whilst preserving and enhancing the islands' outstanding environment and natural beauty.

2.2 There is the opportunity to now update this vision. One option is to include the wider objectives that were proposed in the Island Futures Sustainable Economic Plan:

VISION: *A thriving, vibrant community rooted in nature, ready for change and excited about the future.*

AIM: *To grow the economy in order to protect the future viability of Scilly and its communities.*

OBJECTIVES:

- *To secure resilient, year-round transport services to Cornwall and further afield*
- *To improve the quality of the tourism offer*
- *To promote the Isles of Scilly more effectively*
- *To diversify the economy*
- *To create more collaborative opportunities for the islands' businesses*
- *To make the islands more self-sufficient and more resilient to future changes*

1. Do you think the vision, aims and objectives of the Sustainable Economic Plan are appropriate? If not do you have any suggestions about what other objectives could be included?



The Issues that affect islanders that the Plan could address

2.2 The key issues covered by the Local Plan could include:



- Supporting sustainable development
- Allocating development sites for employment and housing
- Ensuring the retention and development of local services and community facilities
- Providing and safeguarding infrastructure
- Ensuring the sustainable management of energy, fuel, water, sewerage and waste
- Promoting sustainable transport and high quality communications
- Protecting and enhancing the natural and historic environment

2.3 There are already several technical reports concerning these issues which support the policies on the current Local Plan and these are listed at [Appendix B](#). When the scope of the Plan is confirmed, it is our intention to update and extend these reports to provide the evidence base for any policies or proposals put forward in the new Local Plan. This will ensure that future policy is based on a full, robust but proportionate, evidence base.

2.4 The term ‘sustainable development’ has been enshrined in national planning policy for many years but is sometimes not well understood and misused. Put simply, it means that development should not compromise the legacy left to future generations and, to ensure this, that decisions are based upon an understanding of their implications and those of any alternatives.

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives and the places in which we live, can be better, but they will certainly be worse if things stagnate.

Sustainable development is about change for the better, and not only in our built environment”.

Taken from the Ministerial Forward from the National Planning Policy Framework.

3 The Scope of the Local Plan

3.1 This section sets out the Council’s views on the key issues that the Local Plan could address for all the islands of the Isles of Scilly.



Housing

- 3.2 The Council believes that housing is a fundamental issue for the new Local Plan. Whilst there has been only steady population growth over the last few years, current evidence suggests that the nature of households is changing. The [Housing Growth Plan](#)⁴ produced in 2014 suggests that smaller homes are required to meet the needs of the young and the more elderly and that there is now an acute shortage of housing to meet existing local demand. It suggested that between 90 and 120 new homes are needed over the next ten years. This would be to meet the housing demand and needs of the islands, including for local younger people who wish to get on the housing ladder and specialist provision for older households in addition to key workers and entrepreneurs.
- 3.3 Recent housing development has only been partly driven by the current Local Plan. A number of sites that were earmarked for housing, such as those at Telegraph, remain undeveloped after ten years. This may be due to development being uneconomic for developers because of the Council's current policy to prioritise the provision of local need housing over market housing. In addition, viability is also affected by high build costs which have historically represented a significant impediment to the development of housing.
- 3.4 The Local Plan could seek to enable additional housing to be built through policies that are flexible enough to allow higher returns for developers by, for example, a potential relaxation of the Council's approach to restricting open market housing. Such an approach would have to be strictly controlled and allowed only in justifiable circumstances that would enable more affordable homes to come forward. Open market housing could also be subject to restrictions and measures (for example equity shares) to prevent second or holiday homes and retired in-migration.
- 3.5 The Local Plan should identify specific sites for a range and mix of house types to meet the demand and need for homes for rent as well as to buy. These sites should be in the most sustainable locations that provide opportunities to support or provide new facilities and services with the aim of promoting economically and socially sustainable housing growth.
- 3.6 Further assessment and research is required taking into account a whole market approach to housing issues. This will enable us to improve our understanding of the mechanisms for delivering and retaining a range of house types and tenures, including affordable homes and to ensure that the potential policy choices for the Local Plan can be explored further.

⁴ <http://www.scilly.gov.uk/sites/default/files/document/policy-documents/Housing%20Growth%20Plan%20final.pdf>



2. Do you consider housing is a key issue for the Isles of Scilly Local Plan to address and if so what do you think the main issue is/issues are?

3. Do you agree that new housing is required on the islands and if so do you have any suggestions as to how many, what type and where they should be located?

4. Do you think the Council should be allowing some limited open market housing as a means of enabling housing development and to meet the wider demands of the islands?



Employment and the Economy

- 3.7 Historically there has been considerable under-employment on the islands, reflecting the limited career opportunities available, the seasonal nature of some jobs and the reliance on tourism. Furthermore, employment on the islands has tended to be 'lower ranked' than the South West average meaning that individuals have more than one job. This is not necessarily a disadvantage in an island economy. Of greater concern, however, is the absence of higher paying part-time employment so that even people having more than one job tend to be low paid. The Census reveals the islands to be the fourth lowest paid area in the UK with an average workplace earning of just £13,660, which is well below the national average of £21,794 and the South West average of £20,079⁵.
- 3.8 Whilst tourism is the major employer, this is distinctly seasonal. The Council consider that other sectors, alongside tourism, could be promoted to reduce this reliance.
- 3.9 Agriculture, market gardening and food could be promoted further. There are many successful and distinctive horticultural and food producers on the islands, although the need for transportation means that export of goods is expensive as is the purchase of consumables. In particular, the lack of an abattoir imposes significant additional costs for meat producers. However, the Scilly 'brand' is perceived to be strong and this offers the opportunity to promote the growth of this sector in future. The Local Plan could seek to provide a positive framework to encourage development associated to this growth sector.
- 3.10 Knowledge-based technology and creative businesses also represent a potentially significant growth sector. Recent developments secured through European funding, Government funding and investment by the Council, have enabled a range of social, economic and environmental improvements, such as fibre optic broadband. The Local Plan could seek to positively encourage new and innovative types of businesses

⁵ Isles of Scilly Local Development Framework Annual Monitoring Report April 2011 – March 2012



that build on these improvements. The Isles of Scilly retain unique circumstances and characteristics that could be attractive to innovative research and development technologies. The circumstances now exist to attract knowledge driven, creative and higher technology businesses. In short business, that could diversify the local economy without harming its special unique environment.

- 3.11 Local Plan policies could identify land for specific types of economic development. Such uses could range from education and training establishments to research and development as a way to improve the economy as well as providing higher paying employment and training opportunities.

5. Do you agree that there is the potential to grow the economic/employment sectors of food and agriculture?

6. Are you aware of any other specific business needs of the islands?



Physical and Social Infrastructure

- 3.12 The provision of infrastructure can be a key requirement of sustainable living. In respect of physical infrastructure, developments secured through European funding, Government funding and investment by the Council, have focussed on improvements to transport (St Mary's Airport and Quay projects, road resurfacing etc), employment (Porthmellon Enterprise and Innovation Centre and St Agnes Island hall), social (St Agnes Island Hall, the Five Islands School and St Martin's Community Centre) and telecommunications (Superfast Broadband). There is potential for the Local Plan to facilitate further improvements in these areas but also to address other infrastructure issues such as energy, waste and water.
- 3.13 The Council has been actively seeking investment partners to explore the use of 'smart grid technology'. This could have a major impact upon creating an energy self-sufficient and sustainable place to live and the Local Plan could have an important role in ensuring that such technology can benefit islanders. Policies could be created that positively promote the use of renewable energy where these have the potential to connect up to the 'smart grid'. This would allow for the necessary interconnected systems that transmit and distribute power throughout the islands reducing the need to rely on non-renewable forms of energy. This would not only reduce carbon emissions but also reduce energy bills in the long-term.
- 3.14 The Council considers that the management of drinking water supplies, waste water and the disposal of waste generally is a significant challenge for the islands.
- 3.15 The Council of the Isles of Scilly is likely to be subject to European and National Legislation for drinking water and waste water. This carries significant implications



for both the Council and individual business and land owners in terms of bringing water infrastructure up to compliant standards. Historically managing infrastructural services has proved to be challenging particularly during the tourist season when, for instance, drinking water and sewage treatment service is often at capacity. Providing sufficient quality drinking water can be both expensive and problematic and on St Mary's is primarily obtained through a desalination plant.

- 3.16 Any new development has to take into account not only compliance with European and National Water Legislation but also the consequences of managing the generation of additional waste. There may be the potential to generate energy through the disposal of waste. The Local Plan could create a positive framework that allows for the use of water, new water treatment and/or waste disposal particularly where these have the potential to connect into the 'smart grid' for the purposes of generating energy.

7. Do you consider the plan should be encouraging the use of all types of renewable energy in all areas? Or are there restrictions on types or areas that should be considered?

8. Do you have any suggestions about how the Local Plan could address issues of waste, sewerage or water?

- 3.17 In relation to social infrastructure, the Council is concerned that the main service centre of Hugh Town has seen a decline in shops, restaurants and ancillary retail uses and that this is harmful for both the resident population as well as the tourism industry. The current Local Plan does not define a 'town centre' around the existing retail, service and entertainment businesses and as such, there is no specific protection of their ongoing use. One possible solution could be to define a 'town centre' so that existing facilities and services are protected from, say, housing, for the benefit of existing and future residents and visitors.

9. Should specific areas (e.g. the town centre of Hugh Town) be protected or defined?

Protection and Enhancement of the Natural and Historic Environment

- 3.18 The Isles of Scilly are unusual in that they are a designated Conservation Area in their entirety. This has positive connotations for the protection of the built environment but it also carries tighter permitted development parameters for new development. Many people are unaware that there are restrictions to development due to conservation area status and other measures (that restrict the rights to develop that most householders on the mainland enjoy).



- 3.19 For example, there is a requirement to notify the Council before pruning or felling any trees and planning permission is required should you want to build a shed in your front or side gardens. As there are several 'Article 4 Directions', covering the islands, any alterations to the windows, doors and roofs of houses or painting the exterior of any building requires planning permission, regardless of how old the building is.
- 3.20 In addition the entire archipelago is designated an Area of Outstanding Natural Beauty as well as a Heritage Coast. These together with the high percentage of Listed Buildings, Scheduled Monuments and Historic Environment Records (HER) are testament to the importance of the natural and built environment that still exists in the Isles of Scilly.
- 3.21 By having a designated conservation area the Local Planning Authority has a statutory duty to review this status from time to time. In addition to a review of the Local Plan the Council is seeking to produce a Conservation Area Character Statement that will inform the current state of the built environment. This will help to establish whether any locally distinct policies are required with regard to future development in the islands. A review could include recommendations to alter the boundaries of the designation, which would essentially take certain areas out of the Conservation Area, for example.

10. Do you consider there are any areas that should not be included in the Conservation Area?

11. Do you consider there are any areas that may have declined and require further policies that seek to protect them from further deterioration?



Sustainable Development

- 3.22 In addition to the nationally adopted targets for reducing carbon emissions, defined in the Climate Change Act 2008, it is incumbent on the Council to ensure that any new development on the islands is as sustainable as possible. Not only will small increases in sea levels have a disproportionate effect on the islands, but delicate ecosystems can be significantly, if not irreplaceably, damaged by increases in carbon emissions.
- 3.23 It is particularly important, in such a sensitive and geographically isolated location, that development is genuinely sustainable because of the immediacy of any impact and this is a particular challenge in delivering future development to enable greater self-sufficiency. The Local Plan will need to ensure that new developments incorporate measures to adapt to a changing climate as well as measures that aim to



mitigate against climate change, through a reduction in the use of non-renewable energy.

- 3.24 In addition to encouraging more forms of renewable energy, the Local Plan could also seek to direct any new development proposals to areas that are more closely related to existing built up areas. For example, the Local Plan could define settlement boundaries around the main centres of Hugh Town and Old Town on St Mary's as this is where the majority of the population lives and where shops, services and facilities are located. If new development were directed to areas in and around these settlements then this would reduce reliance on motorised transport.
- 3.25 Fundamentally the plan will need to ensure that any development or use of land promotes the principles of sustainable development. Whilst the actions of islanders will have little impact upon the global implications of climate change, we are more likely to be affected by them. There is an opportunity to lead by example by being as sustainable as possible in all forms of development. The current Local Plan and the adopted Design Guide, for example, seek to resist the use of plastic windows because they are aesthetically inappropriate on traditional buildings and can be harmful both to the fabric of an historic building as well as to the character of the conservation area. The new Local Plan could go further by resisting the use of plastic windows because of the harm both to the appearance of the conservation area and the environmental harm. It is the Council's view that there are no 'special' or 'unique' circumstances for the Isles of Scilly that justify the use of less sustainable forms of development than elsewhere.

12. Do you agree that settlement boundaries would provide a good basis to limit the spread of development on St Mary's?

13. Is there a need for new development or new types of development?

14. Do you agree that plastic windows and doors should be resisted because of the environmental harm?



Duty to Co-operate

- 3.26 There is a 'duty to co-operate' on issues of common interest with neighbouring authorities. It is considered that the main issue of common concern with Cornwall Council is transport links to the mainland and this was subject to discussions with Cornwall as part of the production of the plan for Cornwall Council.
- 3.27 In addition to neighbouring authorities the Council has a 'duty to co-operate' with Local Enterprise Partnerships (LEP) and Local Nature Partnerships (LNP) and have a



regard to their activities when preparing Local Plans. The Cornwall and Isles of Scilly LEP has a key role to play in delivering local growth by directing strategic regeneration funds and in providing economic leadership through the Strategic Economic Plans. The Commitment of local planning authorities to work collaboratively with LEPs across their area will be vital for the successful delivery of policies for strategic growth.

- 3.28 The Cornwall and Isles of Scilly LNP has an ambition to secure the natural capital of England and to positively manage a world-class environment. The LNP has therefore an important stewardship role to play through monitoring, influencing and delivering projects that protect and enhance environmental assets and promote environmental growth
- 3.29 An effective policy framework for strategic planning matters, including joint or aligned planning policies, with the LNP and LEP, will be a fundamental requirement for the development of the local plan.

4 *Have your say*

Please give us your feedback with regard to the scope of the Local Plan. Aspects you may wish to consider have been set out as questions on the attached response form.

Comments can be submitted by email to: planning@scilly.gov.uk. However if you are not able to respond via email please send your comments or submit the response form to:

Local Plan Review
The Planning Department
Department of Infrastructure and Planning
Town Hall
St Mary's
Isles of Scilly
TR21 0LW

Comments on this Scoping Report **MUST** be received by **5pm Friday 17th July 2015**



Appendix A – Response Form (Optional)



Comments Due: 5pm 17th July 2015

If you do not tell us what you think then we cannot take your views into account. It is important therefore that as many people as possible get involved in the Local Plan review process.

If you do want to make your views known then you can either use this questionnaire or write a separate letter or submit a combination of both. The text boxes will expand if completing electronically. Alternatively you can use separate sheets of paper and attach to this form if you are completing by hand. You do not have to answer all the questions. Please return the forms to the address shown on page 14.

Local Plan Review - June-July 2015 Scoping Report – Consultee Response Form.		
Question	Response	
If you live on the Isles of Scilly can you tell us what you like about where you live?		
If you live on the Isles of Scilly is there anything you dislike about where you live?		
1. Do you think the vision, aims and objectives of the Sustainable Economic Plan are appropriate? (see paragraph 2.2) If no, do you have any suggestions about what other objectives could be included?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Comments:		
2. Do you consider housing is a key issue for the Isles of Scilly Local Plan to address and if so what do you think the main issue is/issues are? (see paragraph 3.2) Could you provide some comment on this?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Comments:		



3. Do you agree that new housing is required on the islands and if so do you have any suggestions as to how many, what type and where they should be located? (see paragraph 3.3) Could you provide some comment on this?	Yes	No
Comments:		
4. Do you think the Council should be allowing some limited open market housing as a means of enabling housing development and to meet the wider demands of the islands? (see paragraph 3.4) Could you provide some comment on this?	Yes	No
Comments:		
5. Do you agree that there is the potential to grow the economic/employment sectors of food and agriculture? (see paragraph 3.7 – 3.8) Could you provide some comments on this?	Yes	No
Comments:		
6. Are you aware of any other specific business needs of the islands? (see paragraph 3.7) If yes, Do you have any suggestions as to how these needs could be addressed?	Yes	No
Comments:		
7. Do you consider the plan should be encouraging the use of all types of renewable energy in all areas? Or are there restrictions on types or areas that should be considered? (see paragraph 3.13) Could you provide some comment on this?	Yes	No
Comments:		



<p>8. Do you have any suggestions about how the Local Plan could address issues of waste, sewerage or water? (see paragraph 3.15) Could you provide some comment on this?</p>	<p>Yes</p>	<p>No</p>
<p>Comments:</p>		
<p>9. Should specific areas (e.g. the town centre of Hugh Town) be protected or defined? (see paragraph 3.16) Could you provide some comment on this?</p>	<p>Yes</p>	<p>No</p>
<p>Comments:</p>		
<p>10. Do you consider there are any areas that should not be included in the Conservation Area? (see paragraph 3.17) If yes, please could you explain where?</p>	<p>Yes</p>	<p>No</p>
<p>Comments:</p>		
<p>11. Do you consider there are any areas that may have declined and require further policies that seek to protect them from further deterioration? (see paragraph 3.20) If yes, please could you explain where?</p>	<p>Yes</p>	<p>No</p>
<p>Comments:</p>		
<p>12. Do you agree that settlement boundaries would provide a good basis to limit the spread of development on St Mary's? (see paragraph 3.24) Could you provide some comment on this?</p>	<p>Yes</p>	<p>No</p>
<p>Comments:</p>		
<p>13. Is there a need for new development or new types of development (healthcare, fitness, education, leisure facilities for example)? (see paragraph 3.25) If yes, could you tell us what you think or where these should be located?</p>	<p>Yes</p>	<p>No</p>
<p>Comments:</p>		



14. Do you agree that plastic windows and doors should be resisted because of the environmental harm? (see paragraph 3.25) If no, could you provide some comments as to why not?	Yes	No
Comments:		
Are there any issues that you feel have been missed in this document that you would like to see covered by the emerging Local Plan?		
Comments:		
Please provide your contact details including your name, address and email.		
First Name		
Family/Surname		
Address		
Postcode		
Telephone		
Mobile		
Email		
Preferred Method of communication (tick)	Email	Post
		No further Communication
Protecting your privacy and providing information on the Data Protection Act		
The Council of the Isles of Scilly is committed to protecting your privacy and will treat your personal data in accordance with the provisions of the Data Protection Act 1998.		



Appendix B – List of Technical Reports

Infrastructure	Strategic Economic Plan (Islands Future Report) (2014) ⁶
	Cornwall and Isles of Scilly Strategic Economic Plan (2014) ⁷
Tourism	Blue Sail Report (2011) ⁸
Housing	The Draft Housing Strategy (2013) Not online
	Housing Needs Assessment (2013) Not online
	Housing Growth Plan (Part of the Strategic Economic Plan) (2014) ⁹
Community	Community Strategy (2005) Not online
	Medical Travel from the Isles of Scilly. IOS Healthwatch, 2012, 2013 ¹⁰
Transport	Strategic Transport Framework (2010) ¹¹
	Transport Survey (2013) Not online
	Isles of Scilly Airport Improvement Project. Parsons Brinckerhoff (2012) Not online
Energy	Sustainable Energy Strategy (2007) ¹²
Environment	Shoreline Management Plan 2 - Review (2010) ¹³
	Flood Defense Report (2011) Not online
	Waste Management Strategy ¹⁴
	Area of Outstanding Natural Beauty (AONB) Management Plan (2010-2014) ¹⁵
	Biodiversity and Geodiversity Supplementary Planning Document (2008) ¹⁶
Other	Historic Landscape Character (1996) ¹⁷
	Scoping Report for Core Strategy. CIOS, 2010 ¹⁸ – Currently subject of an Update and Review
	Isles of Scilly Local Investment Plan. CIOS, 2010 Not online
	Isles of Scilly Local Plan - 2020 Vision. CIOS, 2005 ¹⁹

⁶ <http://www.scilly.gov.uk/news/download-strategic-economic-plan>

⁷ <http://www.cornwallandislesofscillylep.com/sep.html>

⁸ <http://www.scilly.gov.uk/future-tourism-scilly>

⁹ <http://www.scilly.gov.uk/island-futures-housing-growth-plan>

¹⁰

<http://www.healthwatchislesofscilly.co.uk/sites/default/files/Medical%2520Travel%252C%2520Winter%252012-13%2520IOS%2520LINK-HW%2520Report.pdf>

¹¹

<http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Strategic%20Transport%20Framework%20website.pdf>

¹²

<http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Sustainable%20Energy%20Strategy.pdf>

¹³ <http://www.ciscag.org/smp.html>

¹⁴ <http://www.scilly.gov.uk/waste-strategy>

¹⁵ <http://www.ios-aonb.info/caring-aonb/aonb-management-plan/>

¹⁶

<http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Biodiversity%20%26%20Geodiversity%20SPD.pdf>

¹⁷ <http://www.cornwall.gov.uk/environment-and-planning/historic-environment/cornwall-and-scilly-historic-environment-record/historic-landscape-character/>

¹⁸

<http://www.scilly.gov.uk/sites/default/files/document/planning/Scoping%20Report%20for%20Core%20Strategy.pdf>

¹⁹ <http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Local%20Plan.pdf>



	Smart Cornwall - securing our energy future. CDC and Regen SW, 2013 Not online
	CIOS Business Review. ²⁰ CIOS, 2013
	European Structural and Investment Fund Strategy. Cornwall and IOS LEP, 2014 ²¹
	Strategic Investment Plan. Cornwall and IOS LEP, 2014 ²²
	Socio-economic Evidence Base for the Isles of Scilly. WM Enterprise, 2009 Not online
	Penzance and the Isles of Scilly Strategic Investment Framework. CC and CIOS, 2009 Not online
	Isles of Scilly Design Guide Supplementary Planning Document ²³
	Annual Monitoring Report 2011 - 2012 ²⁴
	Annual Monitoring Report 2012 – 2013
	Annual Monitoring Report 2013 – 2014
	Annual Monitoring Report 2014 - 2015

²⁰ <http://www.scilly.gov.uk/island-futures-business-survey>

²¹ <http://www.cornwallandislesofscillylep.com/eu-investment-strategy.html>

²² <http://www.cornwallandislesofscillylep.com/sep.html>

²³

²⁴ <http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Design%20Guide.pdf>

²⁴

<http://www.scilly.gov.uk/sites/default/files/document/planning/Annual%20Monitoring%20Report%202011%20to%202012.pdf>



Appendix C – Statutory Consultees relevant to the Isles of Scilly

Department for Environment Food and Rural Affairs

Environment Agency

Historic England

Garden History Society

Health and Safety Executive

Natural England

Sport England

Theatres Trust

Cornwall and Isles of Scilly Local Enterprise Partnership

Cornwall and Isles of Scilly Local Nature Partnership

Cornwall Council

Marine Management Organisation

