



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
☎01720 424455
✉planning@scilly.gov.uk

Local Plan 2015 -2030 – Public Consultation

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What is the Local Plan?

- The Local Plan will set out a strategy that aims to meet identified needs for new homes, jobs and community facilities etc. whilst protecting the islands valued environment and heritage.
- It looks forward fifteen years until 2030 and sets out a vision for the future of the islands where people have the ability to live and work within an exceptional environment and enjoy good access to community facilities.

Why is a new Local Plan being prepared now?

- To respond to the Government's National Planning Policy Framework published in 2012 and the Planning Practice Guidance initially published in 2014.
- To respond to the housing, employment and social needs of the islands community and meet various challenges including climate change.
- To do the best we can through positive future planning and ensure important decisions about future development are made locally.

What stage of plan-making is this?

- This is the first stage of plan-making, formally known as the Regulation 18 consultation. This is our second Regulation 18 Public Consultation with the first one in 2015 where we set out the main planning issues to consider.
- This second stage Regulation 18 public consultation is to consider the broad direction and approach to development, the key issues the plan should address and a range of potential options.

What is the purpose of this consultation?

1. To identify the challenges that the Local Plan needs to address in terms of housing, economic and social development, whilst protecting the environment.
2. To identify an appropriate strategy to respond to these challenges.
3. Overall, to engage local people, organisations, businesses and others in shaping the content of the Local Plan and ensure it is relevant to the Isles of Scilly.

Will there be additional opportunities to take part in plan-making?

Yes. There will be at least one additional consultation stage on the Local Plan later this year before the plan is submitted to Government for examination by an independent Inspector.

What is the status of the existing Development Plan Documents?

- The Isles of Scilly Local Plan: 2020 Vision adopted in 2005 still represents the Council's Development Plan.
- The new Local Plan will not replace this document as the Development Plan for the islands until it is adopted, which is likely to be in the Spring of 2019.
- Until this date, the emerging Local Plan is a material consideration in decisions about planning applications, although the weight it can be afforded at this early stage is limited.

Where can I find out more information about the Local Plan?

- More details about the Local Plan including the latest news and the official timetable etc. can be obtained from the Local Plan landing page: <http://www.scilly.gov.uk/planning-development/local-plan-review>
- Details about this specific consultation itself can be obtained from the consultation page: www.scilly.gov.uk/local-plan-consultation-2018
- The consultation document is available to view at the Council's offices at the Town Hall on St Mary's and at the library. Each of the community halls of the Off-Islands will have a public copy of the consultation documents.
- There will also be public drop-in sessions at the following venues:

St Agnes: **Wednesday 4 April 3.30pm - 7pm** at the [Island Hall](#)
St Mary's, Old Town: **Thursday 5 April 3.30pm - 7pm** at the [Old Town Inn](#)
St Martins: **Friday 6 April 3.30 - 7pm** at the [Island Hall](#)
St Mary's, Hugh Town: **Saturday 7 April 9.30am - 1pm** at the [Town Hall](#)
Bryher: **Monday 9 April 3.30pm - 7pm** at the [Community Hall](#)
Tresco: **Tuesday 10 April 3.30pm - 7pm** at the [Community Hall](#)

How can I take part in this consultation?

- There are a couple of ways that people can take part in this consultation but responses must be made in writing:
 - E-mail – planning@scilly.gov.uk
 - By post - submit responses to the questionnaire to:

(Consultation Draft Local Plan 2015-2030),
Planning Department,
Town Hall, St Mary's,
Isles of Scilly TR21 0LW

When is the deadline for comments?

- The consultation is open for 7 weeks from **Friday 16th March 2018**.
- The deadline for the submission of comments is **5pm on Friday 11th May 2018**.

How Many New Houses will be built under the new Local Plan?

We are setting a target to deliver 105 affordable homes over the plan period (15 years). This has been identified through the Strategic Housing Market Assessment (SHMA)¹. Although the plan will accept that some open market homes could come forward we are not setting a target for open market homes. The plan for new homes will be affordability-led only. We consider there is significant justification for taking this position. Whereas the national requirements state we need to plan for open market homes as well as affordable homes, the Isles of Scilly are uniquely constrained. This includes the outstanding and world class environment, high value of housing, lower-wage economy, finite amount of land and the overall sustainability of planning to build open market homes. Open market homes will only be permitted where they directly enable the delivery of affordable homes.

Viability testing, is an assessment of the costs of delivering housing development on the islands and suggests that as much as 50% of a site would need to be open market housing in order to deliver any affordable homes. We will expect any Government funding to be explored and used to deliver affordable homes rather than automatically permitting open market homes. At the time of drafting the plan and undertaking the viability assessment, no Government grants are available. As such open market homes will be required to cross-subsidise the provision of affordable homes. It is likely that more than 105 homes will be built BUT it is important to remember that within 5 years the Council will be reviewing the Local Plan to understand the impact of any new housing that has been delivered. In reality, this local plan will be reviewed and revised well before the end of the plan period in 2030.

Who will be able to occupy new housing?

Affordable homes will be restricted to those who meet the qualifying criteria set out in the plan (see Policy LC2). This includes local people or people needing to locate to the islands for employment purposes, providing the property is their sole main residence.

Open market homes – will generally be restricted wherever appropriate for use as a 'principal residence' home, and therefore restricted to those who live in the property permanently, to ensure that they do not become second or holiday homes.

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<http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Final%20SHMA%20Report%202016.pdf>

Unrestricted open market homes - with no occupancy restrictions will only be permitted where financial circumstances are demonstrated or environmental benefits arise.

Where will new homes be built under the new Local Plan?

We have identified sites around Old Town and at the Carn Thomas sites in Hugh Town. These are considered to be the most sustainable sites across the Isles of Scilly and were considered along with a range of sites as set out in the [Strategic Housing Land Availability Assessment \(SHLAA\)²](#).

There will always be sites that come forward outside of these 'allocated sites' and there is provision for these under a new 'windfall' policy. This is particularly relevant for Off-Islands where there are no identified housing sites. Windfall sites could come forward for custom or self-build projects for the community and would be restricted to the same qualifying criteria as affordable homes.

How quickly will be sites identified be built on?

It is unlikely that planning applications will be submitted for consideration until the new Local Plan is adopted (expected to be early 2019). That is not to say that applications could not be submitted before this date. The closer the plans gets to adoption the more weight it is given in terms of planning decisions. Applications could start to be submitted once the Draft Plan is ready to be submitted to the Secretary of State (which is the next round of public consultation due later in 2018).

The Council will have between 8 and 13 weeks, once an application has been submitted, to deal with a planning application for new homes. These will be determined at Full Council (public meetings held by the Council of the Isles of Scilly on a monthly basis). Should an application be approved then there is a period of 3 years to implement that permission before it lapses. Once an application has been implemented (that is when all pre-commencement conditions have been addressed and a material start has been made) then there is no time by which the development has to be complete.

Following its adoption the Council will have a statutory duty to review the Local Plan within 5 years. This is to ensure that the policies remain up to date and appropriate for the islands. Within 5 years the Council will review any development that has come forward and update the evidence base (including the SHLAA and SHMA) accordingly. This will determine whether the policies need to change to reflect any development that has been delivered.

Who will be building new homes?

For the allocated housing sites this will be up to the landowner. The sites proposed to be allocated for housing in the draft Local Plan are either owned by the Council (the demolished former Secondary School site at Carn Thomas) or the Duchy of Cornwall. For windfall sites then this will be down to the landowner and any agreement reached with the person wishing to build.

Will I be able to build my own home under the new Local Plan?

Yes – as with the current 2005 Local Plan there is provision that allows local people to come forward to build their own home. The Council maintain a register of people who have indicated that they would like to Self-Build or customise their own home and the plan makes provision, through its windfall policy, to permit such schemes to come forward. This will

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<http://www.scilly.gov.uk/sites/default/files/document/planning/SHLAA%20Methodology%20and%20Site%20Assessments%20FINAL%202017.pdf>

require the applicant to either own their own land or have an agreement with the landowner for such a development. The occupancy of the home would be restricted to ensure it meets the communities housing needs, as is the case with the current 2005 Local Plan.

Why are sites at Telegraph/McFarlands Down no longer being considered?

The Council considered a number of sites for future homes on the islands. These were all on St Mary's and were subject to assessment through the [SHLAA](#). Sites at Telegraph were included in this assessment but were considered to be less sustainable than sites at Hugh Town and Old Town. This is due to the proximity to places of employment, shops and facilities such as the school and medical services/community facilities. Development at Telegraph would likely increase private car ownership due to the remoteness to the above services whereas sites at Hugh Town and Old Town were all considered to be within easier walking/cycling distance and less likely to require occupants to own a car. Sites at Hugh Town and Old Town are also closer to sewerage networks to enable infrastructure improvements to be made to these existing public infrastructure systems in a planned and strategic way.

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