

Authority Monitoring Report (AMR) 16

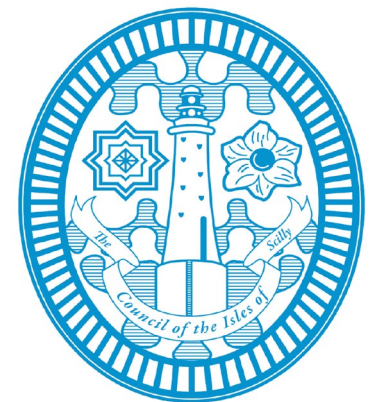
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Isles of Scilly
Local Plan
Including Minerals and Waste
2015 to 2030

Council of the Isles of Scilly





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Headline Information 2019/20 and 2021/22

Adoption of the Local Plan


1. The Isles of Scilly Local Plan 2015-2030 was formally adopted by the Full Council in March 2021.
2. The key policy aims of the Isles of Scilly Local Plan 2015-2030, hereinafter referred to as the Local Plan, are well-established, particularly in relation to provision of local needs affordable housing; promotion of sustainable development; and the fostering of social and economic wellbeing of our island communities. The strategic priorities of the Local Plan 2015-2030 seek to advance these objectives by:
 - Promoting sustainable development which enables communities and businesses to thrive, while conserving and enhancing the Islands special qualities.
 - Supporting communities to help meet identified local needs including affordable housing, community services and facilities, improving accessibility and responding to climate change.
 - Enabling a diverse and resilient economy through locally generated growth and sustainable development.
 - Encouraging understanding and enjoyment of the islands through tourism development which is compatible with the exceptional and outstanding island environment.
3. At the same time as adopting the new Local Plan 2015-2030 Members of Full Council also approved the official revocation of the 2005 Local Plan.
4. A new Local Development Scheme has been drafted to reflect the status of both plans and to timetable any emerging Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).



Headline Information 2021/22 Application Statistics

Headline Application Breakdown

5. Although the monitoring period was partially impacted by the global pandemic, there was an increase in the number of planning and related applications submitted. The period saw an increase of 20% in the number of formal submissions made (from 99 to 119). Although there was no national increase in planning fees, the increase in applications resulted in a 57% increase in planning fees (from around £26k to £41k).
6. The period saw a significant rise in submissions for new housing both local need and staff accommodation, as detailed in the Housing Monitor section below. Specifically during the period there was 19 local need homes approved, a significant increase on the 3 approved in the previous year. There have been a total of 28 units approved over the plan period (2015-2030). There have been 5 further homes approved at Full Council. These are not counted in this monitoring period as these are pending formal signing of legal agreements and will count in the 2022/23 AMR. There was also a significant increase in staff accommodation approved. Where there were no permissions for staff accommodation during the period 2020/2021 there were 15 units approved for various seasonal use and long-term occupation. Over the plan period (2015-2030) there have been 21 units approved for staff accommodation.



Legal and Policy Context (1)

Legal and Policy Context for the Authority Monitoring Report.

7. The Local Planning Authority is required to produce an Authority Monitoring Report (AMR) as set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This is the 16th AMR and covers the period 1st April 2021 to 31st March 2022.
8. Monitoring of policies enables officers to assess the effectiveness of existing policies and to implement any proposed changes to key policy shortcomings. Policies also need to be updated or revised where relevant legislation, policies or guidance has changes or been updated.
9. The current system of plan-making is designed to be a continuous process, with the Local Planning Authority regularly preparing, adopting and reviewing Local Development Plan Documents to take account of changing national and local circumstances. Keeping plans up-to-date is assessed by the AMR, the principal objective of which is to report on:
 - Housing completions during the monitoring period, including affordable housing and self and custom built housing;
 - Employment gains and losses during the monitoring period, with a particular emphasis on tourism accommodation in light of the ‘housing crisis’; and
 - Progress of Supplementary Planning Documents, relative to the Local Development Scheme.



Legal and Policy Context (2)

10. The AMR also provides additional monitoring and delivery information across the following themes for which the Council's partner organisations have responsibility for delivery:
 - Infrastructure improvements announced, progressed or completed during the monitoring period;
 - The number of planning applications approved against Environment Agency advice and on projects impacting upon the coastline during the monitoring period;
 - Changes to the historic environment, including changes to any designated heritage assets or the condition of any asset added to the Heritage at Risk Register.
11. The Council's Local Development Scheme (LDS) identifies the preparation stages and timetable for each of the Local Development Documents (LDDs) that the Council is preparing. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR must report on the progress of documents against the LDS timetable and milestones.
12. The last LDS was adopted in 2019 and set out a timetable for the production of the [now adopted] Local Plan. A new LDS has to be prepared to capture the preparation and consultation associated with supplementary planning documents (SPD)



Housing Delivery Test (1)

Housing Delivery Test

13. In 2018 the government introduced a Housing Delivery Test (HDT) as part of the National Planning Policy Framework (NPPF). The HDT is an annual measurement of housing delivery against the number of homes that are required. It should be noted that the current government proposals are for the HDT to be scrapped where a local planning authority has a plan less than 5 years old^{1*}. The Levelling Up and Regeneration Bill seeks to incentivise plan production further and ensure that newly produced plans are not undermined, with a stated intention to remove the requirement for authorities to maintain a rolling five-year supply of deliverable land for housing, where their plan is up to date, i.e., adopted within the past five years. This will curb perceived ‘speculative development’ and ‘planning by appeal’, so long as plans are kept up to date.
14. However, the methodology for calculating the HDT measurement, currently, is set out in the Housing Delivery Test Measurement Rule Book^{2*}. The Department of Levelling Up, Housing and Communities (DLUHC) publish the HDT result for each local planning authority in England annually in November, or as soon as possible thereafter. For the Isles of Scilly there is no HDT measure, as there is no ‘target’ to deliver a set number of new homes.

1* <https://www.gov.uk/government/publications/levelling-up-and-regeneration-further-information/levelling-up-and-regeneration-further-information#wider-improvements-to-planning-procedures>

2* https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1012931/HDT_Measurement_Rule_Book.pdf



Housing Delivery Test (3)

15. In general the Government expects Councils who score less than 95% in the HDT to prepare, within 6 months, a Housing Delivery Test Action Plan (HDTAP) to consider the root causes of under-delivery and to help increase housing delivery in future years.
16. Where a HDT is below 85% a 20% buffer must be applied to the authority's 5 year housing land supply; and from 2020 where HDT is below 75% the 'presumption' in favour of sustainable development must be applied. The HDT is the basis for calculating a five year housing land supply. That is a supply of land over a rolling 5 year period, sufficient to meet the identified target within the local plan.
17. The HDT compares the net homes delivered over the previous three financial years to the homes required over the same period, with penalties for those councils delivering less than 95% of their requirement. The most severe penalty, which was triggered in November 2020, is for those LPAs that delivered under 75% and now face the 'presumption in favour of sustainable development'. Essentially those Councils will be expected to grant planning permission for new housing where it is otherwise sustainable to do so.



Housing Delivery Test (4)

18. The Planning Inspector, assigned to examine the Isles of Scilly Local Plan (2015-2030) on behalf of the Secretary of State, accepted a plan without a housing target due to its unique circumstances. So whilst there is a recognition within the plan that there is likely to be a newly arising affordable housing need of 105 homes over the plan period, this is not set out as a target, but is the affordable need subset of the full objectively assessed housing need of the local authority area.
19. This is in recognition of a balance between the finite amount of land, the significant number of national and international designations and a need to address issues of social sustainability and population decline. The local plan seeks to ambitiously enable affordable homes by recognising a need for 105 homes over the period. It seeks to enable these to be delivered through the allocated housing sites as well as through windfall homes.



Housing Delivery Test (5)

20. There is therefore no HDT measurement for the Isles of Scilly that requires the preparation of an action plan to consider the root causes of any under delivery or need to identify actions to help increase housing delivery in future years. The local plan does recognise the need to allow an appropriate and proportionate level of development to sustain an island population. Whilst the consequences of failing to meet the affordable housing identified are not likely to result in the authority having to approve open market housing under the presumption of sustainable development, failing to address housing issues for the islands makes it increasingly difficult for businesses and organisations to recruit and retain staff and for the islands to retain and sustain a working-age population.
21. It is important, therefore, for the Local Planning Authority to continue to support development proposals as they come forward that seek to address local housing issues, where there is no other adverse harm identified. The Inspector required the local plan to support the delivery of no more than 105 homes before it is reviewed. This was principally to ensure any harmful or adverse consequences of permitting a higher number of homes can be fully considered through an Environmental Impact Assessment before any irreversible harm takes place.



Housing Delivery Test (6)

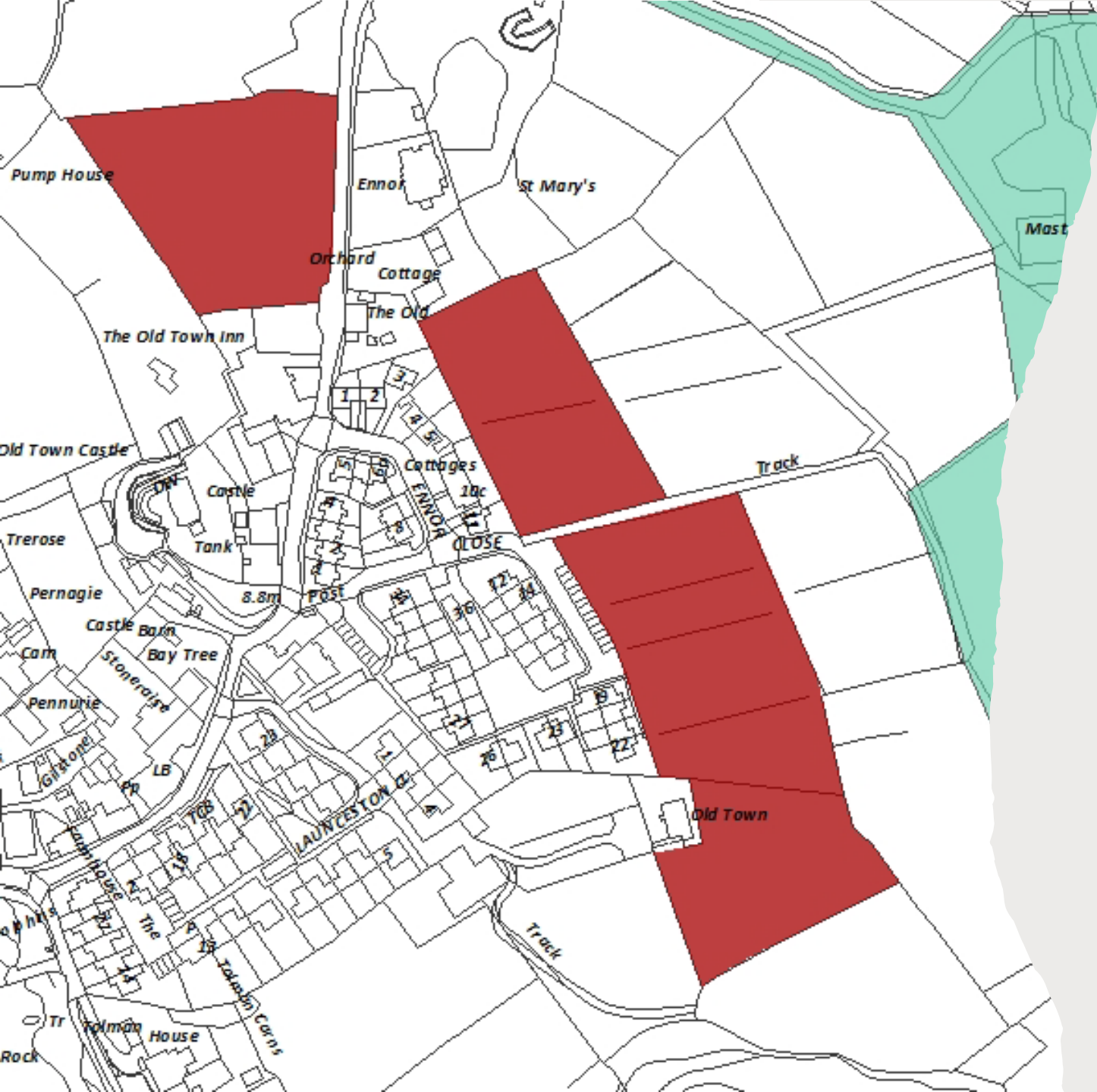
22. Notwithstanding the requirement to produce a HDTAP for those identified as scoring less than 95% on the HDT in any year, the local planning authority can choose to prepare an action plan at any time, irrespective of the HDT result. This can be done as part of a pro-active approach to thinking ahead, understanding and managing potential risks to future housing supply.
23. As noted above the delivery rate of new affordable homes is small and reflects the difficulties of the geographical remoteness of the Isles of Scilly, relative to the mainland of the United Kingdom, resulting in a significant logistical and financial constraint. This, together with the limited availability of land for local housing development, results in very small scale delivery of homes to meet local housing needs. The root causes of housing delivery are clearly understood in this respect.
24. The islands do not have any economies of scale on which to apply for significant grant funding. Of all the sites put forward in the Strategic Housing Land Availability Assessment (SHLAA) in 2016, which included a total of 23 sites on St Mary's and a total of 4 on Tresco, only 8 sites were allocated for housing in the plan.



Housing Delivery Test (7)

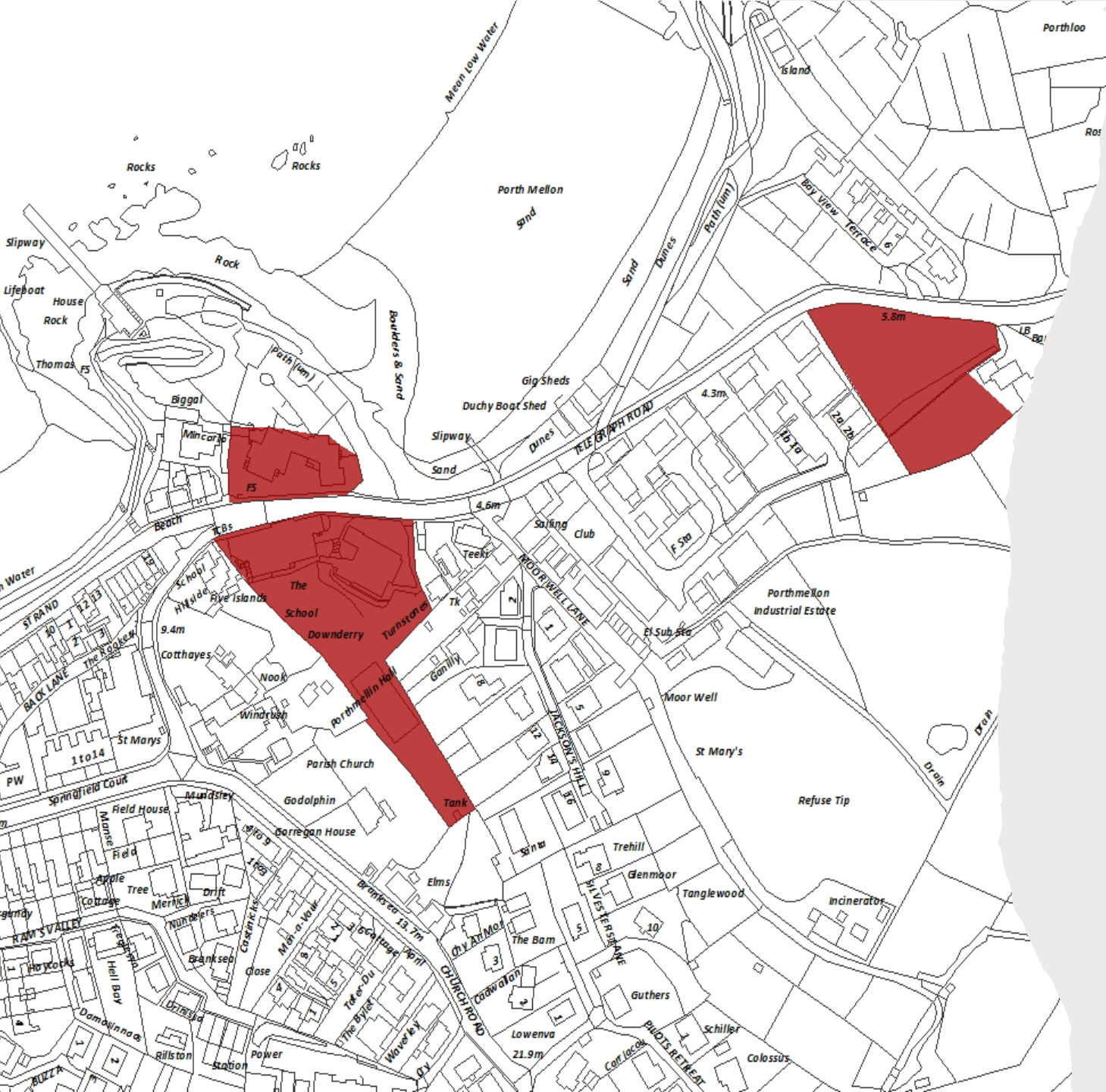
These are all on St Mary's:

H1 Former Secondary School, Carn Thomas, Hugh Town	0.54ha
H2 Former Primary School, Carn Thomas, Hugh Town	0.2ha
H3 West side of Old Town Road on the north side of Old Town	0.53ha
H4 Land to the North East side of Ennor Close, Old Town	0.44ha
H5 Land to the South of Launceston Close, Old Town	0.42ha
H6 Land to the South East of Ennor Close, Old Town	0.37ha
H7 Land to the East of Ennor Close, Old Town	0.37ha
H8 Land at Sandy Banks, to the east of Hugh Town	0.4ha



Housing Delivery Test (8)

Sites Allocated at Old Town



Housing Delivery Test (9)

Sites Allocated at Hugh Town



Housing Monitor (1) House Prices

House Price Context

25. The Local Plan identified a series of concerning issues that have clear links relevant to how the housing market operates on Scilly. It is worth noting however, that interruptions to the normal operation of housing market, have been as a result of an unexpected issue, namely the national and international lockdowns. This has had global implications and for the UK has placed a greater emphasis and demand on staycations as foreign holidays faced greater restrictions. This has had the result of an increased pressure for holidays in the UK placing greater pressure of the housing of the islands from 2020 and throughout 2021.
26. This section reviews the key context and sets out some of the contributory factors that led the Council, as of January 2022, to declare a 'housing crisis' across the islands.
27. The housing pressures that the Local Plan identified have been exacerbated as a direct result of the Covid pandemic. There is continuing evidence of population decline on St Marys, focused on Hugh Town.
28. The latest context to these issues and the response in terms of planning applications for accommodation is examined in this report. It is the intention to publish this annually and as other policies in the Local Plan are used to wider its scope to report on wider monitoring of local plan issues and policies.
29. The immediate focus is changes to the housing stock and establishing the relationship between this and population change. The other trend that has worsened in the last few years is house prices. Data from the land registry is shown in the table below. This shows actual prices paid for sales.

Housing Monitor (2) House Prices

	Detached	Semi-det	Terraced	Flat/maisonettes	Overall average	Total sales
2019	£435,000	£295,000	£280,000	£296,786	£344,868	19
2020	£572,565		£488,750	£241,999	£430,559	14
2021	£608,750	£475,000	£431,143	£266,437	£402,975	20
Difference between 2019 and 2021	£173,750	£180,000	£151,143	−£30,349	£58,107	1
%	39.9	61.0	54.0	−10.2	16.8	

House Price Sales Data: Source: <https://landregistry.data.gov.uk/>



Housing Monitor (3) House Prices

30. The housing market slowed down due to lockdown in 2020, although as it reopened in 2021, it can now be observed that there were not significantly more sales than previous years, i.e. overall sales in 2021 were 1 less than 2019, for the islands. Prices did increase from 2019 to 2021 by 16.8% overall, and at significantly higher levels for semi-detached, terraced and detached properties. The average price paid for flats was lower in 2021 than 2019. As always with data for Scilly, numbers can fluctuate due to the relatively small number of sales and the fact that individual dwellings can influence the overall average due to location and number of bedrooms etc.
31. However it should be noted that there were less recorded sales in 2019-2021 than there had been in 2016-2018.

Housing Monitor (4) House Prices

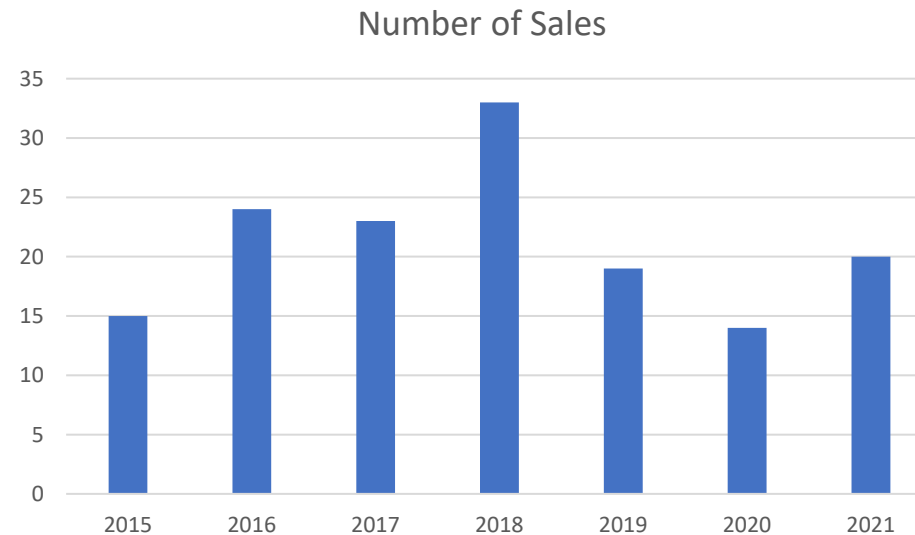


Figure Land Registry number of recorded house sales 2015-21

- 32. This monitor sets out the explanatory context for these changes and sets out both recent performance in terms of adding to the available stock of housing on the Isles of Scilly and the future trajectory up to 2030 for further housing additions.
- 33. It will be important to consider measures to ensure that the future losses of housing stock are minimised so that the proposed housing trajectory can act in its intended way, namely as a way of retaining a working age population on the islands.



Housing Monitor (5) Population

Population Context

34. The population of the Isles of Scilly peaked in 2015 at 2,335 but fell in 2020 to 2,226. This pattern, however, is not even across the islands. As can be seen below the islands have experienced different rates of change, with the off-islands all having seen population growth since 2011 and 2015. St Marys population peaked in 2015 and has fallen, by 170 since that peak year.
35. The data here is sourced from the official population estimates* published by the Office for National Statistics. For St Marys there are 6 data blocks (known as output areas) of which there are 4 covering Hugh Town and 1 each for the Telegraph Hill area and 1 for Old Town.
36. Hugh Town had 49.2% of the total islands' population in 2011 but by 2020 this had fallen to 43.8%.
37. There does appear to have been population growth on the off-islands with potential growth on Tresco linked to staff accommodation provision and a mini baby boom. Overall, however, the concentration of population decline is for St Marys and centred on Hugh Town and Old Town.

*<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/censusoutputareaestimatesinthesouthwestregionofengland>

Housing Monitor (6) Population

	Off-Islands				St Marys			
	Bryher St Agnes	St Martins	Tresco	Telegraph Hill	Hugh Town	Old Town	St Marys	Isles of Scilly
2011	179	140	179	284	1095	347	1726	2224
2012	203	160	213	292	1050	361	1703	2279
2013	202	146	219	297	1057	344	1698	2265
2014	204	148	215	312	1063	350	1725	2292
2015	198	155	210	317	1101	354	1772	2335
2016	205	160	215	317	1066	368	1751	2331
2017	203	162	232	306	1000	356	1662	2259
2018	191	158	254	293	1019	327	1639	2242
2019	204	149	273	277	985	336	1598	2224
2020	212	155	257	302	976	324	1602	2226
TREND								
2015-20 %	7.1	0.0	22.4	-4.7	-11.4	-8.5	-9.6	-4.7
2015-20 actual	14	0	47	-15	-125	-30	-170	-109

Population Change and percentage changes over the period. Source: ONS



Housing Monitor (7) Housing Stock

Housing Stock Changes

38. In 2011 the census gives the most recent complete picture of housing stock and this set out that there were 1,389 household spaces* and 989 of these were occupied. 400 had no usual residents.
39. 2021 census data is expected at the Local Authority level in late spring 2022 for population and households. However, data for housing stock is planned to be the 5th release in a series of staggered releases across 2022 with no firm date given,
40. With detailed 2021 Census results not available it is important to consider other sources.

* In census terms a household space is the accommodation used or available for individual household occupation – household spaces can have a number of usual residents or be without usual residents – a proxy for second homes or empty homes.



Housing Monitor (8) Housing Stock

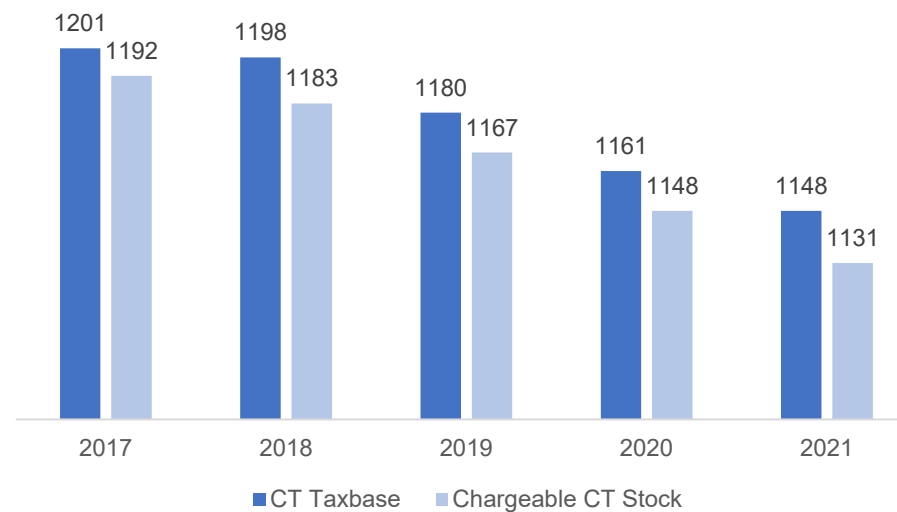
Self-Catering Holiday Accommodation

41. The Islands Partnership estimate that between 2012 and 2019 there was an increase in the number of self-catering units from 382 to 567 (186 or 48%). An update on 2020 and 2021 is due to be completed shortly...but it is expected that these figures may have increased again across 2020 and 2021 and won't necessarily have been affected by the global COVID-19 pandemic. There is some doubt associated with this data as it appears that is modelled rather than reflecting actual counts. There was no recorded change from this data, in the number of self-catering units between 2016-18.

Housing Monitor (9) Council Tax

Council Tax records (1)

- 42. Council Tax data is sourced from the published council Tax Statistics* and the total Council Tax stock and chargeable stock for the Isles of Scilly is set out below. There has been a total and chargeable stock decline from 2017 to 2021. This data implies a fall of 53 and 61 units respectively.
- 43. The total Council Tax stock and chargeable stock for the Isles of Scilly is set out below. There has been a total and chargeable stock decline from 2017 to 2021. This data implies a fall of 53 and 61 units respectively.



Council Tax Stock Changes

[*https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2021](https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2021)



Housing Monitor (10) Council Tax

Council Tax records (2)

44. This can be seen in more detail in terms of Council Tax banding:

Total Council Tax Stock			
Band	2011	2021	Change
A	14	13	-1
B	29	33	4
C	86	87	1
D	248	260	12
E	340	330	-10
F	305	280	-25
G	147	136	-11
H	9	9	0
Total	1178	1148	-30

Chargeable Council Tax Stock			
Band	2011	2021	Change
A	14	12	-2
B	28	27	-1
C	82	86	4
D	245	259	14
E	335	329	-6
F	295	277	-18
G	143	132	-11
H	9	9	0
Total	1151	1131	-20



Housing Monitor (11) Council Tax

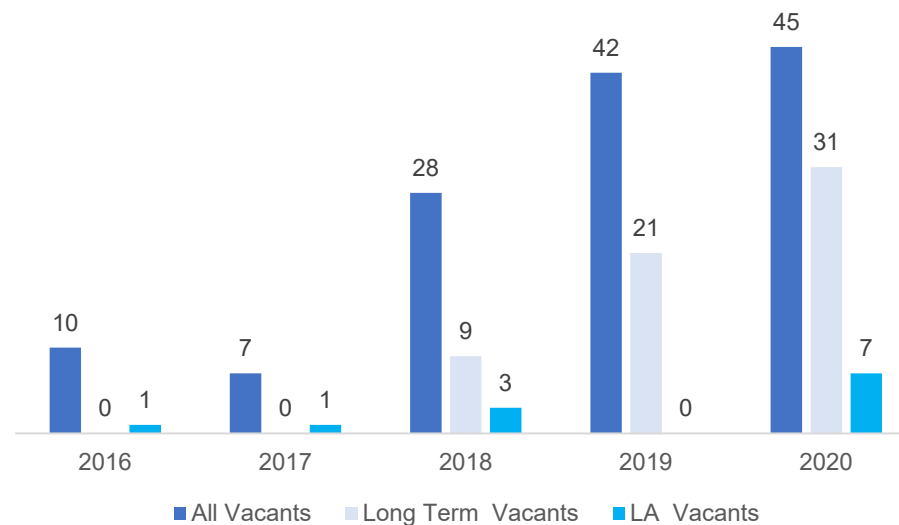
Council Tax records (3)

45. The Council Tax statistics record deletions from the overall stock if a property has changed to non-domestic use. Since 2011 this amounts to 90 dwellings overall, but it should be noted that the data is only published in a rounded form to the nearest 10.

Housing Monitor (12) Vacant Properties

Vacant Properties (1)

- 46. It should be noted that there was an increase in vacant properties recorded by Council Tax statistics in 2010 and 2011. It may be linked to wider economic factors.
- 47. Council tax records also show whether a property is a second home (separate to holiday accommodation although the boundaries between these two categories are increasingly blurred due in part to letting platforms like Airbnb).



Council Tax Vacant Properties 2016-2020



Housing Monitor (13) Vacant Properties

Vacant Properties (2)

48. In 2011 there were a recorded 194 second homes but this had fallen to 93 in 2021. Some areas of the UK have confirmed a trend of “flipping” second homes from paying Council Tax to being a registered business and thus falling into business rate category (the business is providing holiday accommodation) and that this established trend was accelerated as Covid relief grants were available to businesses that pay business rates.
49. This is likely to have increased the flip of second homes towards business rates to become eligible for the Local Restrictions Support Grant (LRSB) and the Closed Business Lockdown Payment schemes.
50. From 2018 to 2021 62 properties were recorded as switching from Council Tax and recorded as no longer domestic.



Housing Monitor (14) Issues

Issues

51. There appears to be a trend of increasing amount of holiday accommodation for the Isles of Scilly, although, as noted earlier, there is no up to date data available on self catering units which is a key issue to address.
52. Within the scale of total occupied dwellings there have also been clear shifts in stock:
 - The overall number of Council Tax stock has decreased
 - There has been an increase in vacant council tax stock
 - There has been an observed switch in properties from Council Tax (domestic) to Business Rates (business).
53. This evidence of rising prices, reduced stock and local acknowledgement around pressures and lack of availability for staff accommodation, as evidenced by the Council declaring a 'housing crisis' , have significantly tightened the local stock of available and affordable properties on Scilly.



Housing Monitor (15) Housing Delivery

Trends in Planning Applications

54. There are a number of policy requirements put in place in the Local Plan in order to seek to alleviate, in the long-term, some of the pressures highlighted above over the coming years. This includes the allocation of land, assessed as suitable for housing (policy LC6), the restriction on open market housing (LC1), the encouragement for the re-use of buildings for residential purpose (SS3), the constraint on the size of new housing (LC3) and the enlargement of existing homes for the purpose of holiday let uses (LC8) and the restriction on change of use of Bed and Breakfast to self-catering holiday lets (WC5). The following section highlights recent planning permissions and progress on allocated sites for housing.

Windfall Sites

55. The local plan, whilst it sought to provide certainty as to where new housing would come forward, does recognise that windfall sites have historically been the largest proportion of new housing on the islands, even when sites have previously been allocated.

56. From 2013 to March 2022 the Council have permitted 19 local need homes, all of which have been on sites not allocated. Around 8 of these sites are either complete or well underway as of March 2022. By contrast only one site allocated for housing in the Local Plan has been progressed for housing. This includes the securing of outline planning permission for 12 local need self-build homes. There is also ongoing work to deliver allocated housing site H1 (at the demolished secondary school site at Carn Thomas).

Housing Monitor (16)

Allocations									
Site	Description	No	Size	Site Owner	Progress	Application Number	Date Granted	Expiry Date	Comments
H1	Former Secondary School, Carn Thomas, Hugh Town	26	0.54 ha	Council of the Isles of Scilly	-	-	-	-	School buildings demolished 2017. Aggregate storage and site cleared 2022. Corporate Plan (approved Feb 2022) notes objective for completion by September 2022: Complete the Options Agreement for the redevelopment of the old secondary school site opposite Carn Thomas and work alongside LiveWest to engage with the community over the plans for new homes on the site
H2	Former Primary School, Carn Thomas	7	0.2 ha	Duchy of Cornwall	-	-	-	-	School buildings in use by SWW and temp storage by council for energy efficiency material storage.

Housing Monitor (17)

Allocations									
Site	Description	No	Size	Site Owner	Progress	Application Number	Date Granted	Expiry Date	Comments
H3	Land to the north of Old Town, on west side of Old Town Road	15	0.53 ha	Originally DoC (leased to Ennor Castle Farm) purchased by the Council 2021 and due to transfer to Cornwall Community Land Trust during 2022	Outline PP secured	P/21/002/OUT	13/04/202	RM due 1 within 2 years	24/03/2022 update: Infrastructure works being progressed by the Council to facilitate development and to transfer the site to Cornwall Community Land Trust. Working towards a variation of condition to enable a S106 to be entered into by CCLT for all 12 homes instead of each plot owner having a single S106. P/22/002/DISCON for archaeological WSI now discharged and trial trenching undertaken.
H4	Land to north east side of Ennor Close, Old Town	13	0.44 ha	Duchy of Cornwall	-	-	-	-	-
H5	Land to the South of Launceston Close	12	0.42 ha	Duchy of Cornwall	-	-	-	-	-

Housing Monitor (18)

Allocations									
Site	Description	No	Size	Site Owner	Progress	Application Number	Date Granted	Expiry Date	Comments
H6	Land to the south east of Ennor Close	11	0.37 ha	Duchy of Cornwall	-	-	-	-	-
H7	Land to the east of Ennor Close	20	0.65 ha	Duchy of Cornwall	-	-	-	-	-
H8	Land at Sandy Banks, Porthmellon	12	0.4 ha	Duchy of Cornwall	-	-	-	-	-



Hugh Town Housing Allocations



Old Town Housing Allocations

Housing Monitor (19) Windfall Housing

Windfall Developments since 2013 (to May 2022)

Submitted Year	Planning Reference	Location/Address	Number of Units	S106 and Decision issued Date
2013	P/13/043/FUL	Rowenruth, Pungies Lane	1	06/03/2014
2013	P/13/044/FUL	Beverly Hill, Pilots Retreat	1	27/10/2017
	P/15/030/FUL	Land at Westward Farm	1	30/06/2016
2015	P/15/107/FUL	Land at Peninnis Farm	1	18/05/2016
2016	P/16/056/ROV	Pine Trees	1	21/01/2017
	P/17/083/FUL	Land at Colosuss, Pilots Retreat	1	05/06/2018
2017	P/17/093/FUL	Land at Beachfield House, Porthloo	1	13/01/2022
2018	P/18/081/FUL	Implement Shed, Holy Vale	1	05/07/2019
2019	P/19/063/FUL	Rear of The Rope Walk, Porthloo	1	26/07/2021
	P/20/054/FUL	Buzza Garage, Porthcressa	1	19/02/2021
2020	P/20/044/FUL	Rear of Park View	1	27/05/2021
	P/21/034/FUL	Amaryllis, Buzza Hill	1	29/07/2021
	P/21/074/FUL	Holy Vale Farmhouse Outbuildings	1	Pending (has been approved at Full Council)
	P/21/095/COU	April Cottage	2	18/12/2021
2021	P/21/101/FUL	Longstone Bungalow	1	Pending (has been approved at Full Council)
	P/22/004/FUL	Sea View, McFarlands Down	1	Pending (has been approved at Full Council)
	P/22/005/FUL	Sea View, McFarlands Down	1	Pending (has been approved at Full Council)
2022	P/22/012/FUL	Hillside Farm Barn	1	Pending (has been approved at Full Council)
		total	19	

2021/22 Monitoring Period Highlighted



Housing Monitor (20)

S106 Dwelling Applications

57. Since 2013 there have been a total of **31 new S106 (Locally Restricted) homes approved**, of which 19 were on windfall sites and 12 on a site allocated for housing.

Existing Homes – extensions (LC8)

58. Until the Local Plan was adopted in 2021, there was no specific policy restriction on extending a home to create self-contained accommodation. From 2021, Policy LC8 does now not permit a home to be enlarged where the purpose of the extension is to create self-contained holiday accommodation. Since 2021 (Post-adoption) there has been **1 application refused** to create self-contained holiday lets. Appendix ix shows the size of extensions permitted during the period under Policy LC8 of the Local Plan. Whilst there are clearly examples of the 30% threshold being exceeded the justification put forward was accepted. This is a policy to monitor moving forward.



Housing Monitor (21) Staff Accommodation

Staff Accommodation (Policy LC4)

59. Since 2013 there has seen a steady number of applications for staff accommodation, with the biggest rise occurring since 2021. In total 9 applications have been made which delivers **18 units of staff accommodation**, 12 of which were approved post-adoption of the Local Plan. On Tresco there has been the delivery of 8 staff units but this is balanced with the loss of 4 (sub-standard) cottages with the demolition of Blockhouse Cottages in 2021. There have been three refusals for staff accommodation, two applications for the same site on the Industrial Estate and one application for a sub-standard conversion of a hut structure, which is subject to an ongoing appeal.

Housing Monitor (22) Staff Accommodation

Year Submitted	Reference	Location/Site Address	Approved Development	Number of Units
2017	P/18/004	Carn Vean, Pelistry Lane	Erection of staff/family annex accommodation with amended design to that approved under planning permission P/13/078.	1
2017	P/17/080	Adams Fish and Chips	Erection of a new dwelling for staff accommodation, to include 3 ensuite bedrooms and shared lounge/kitchen facilities.	3
2018	P/18/036	Peninnis Farm	Retrospective application for planning permission for the creation of a self-contained unit of staff accommodation.	1
2019	P/19/060	St Martins Vineyard	Erection of a staff dwelling with associated landscaping at St Martin's Vineyard (Amended Plans)	1
2021	P/21/039	Castle Farm Workshop	Conversion of workshop to create a 1 bedroom live work unit for staff	1
2021	P/21/020	Palace Row	Construction of 3 single storey terraces consisting of 8 no. staff accommodation units.	8
2021	P/21/102	South of Lower Town Barns	Construction of one shepherds hut for holiday let use	1
2021	P/21/086	Island Fish	Construction of staff accomm	1
2021	P/21/105	Conamara farm	Construction of staff accomm	1
2021	P/21/107	Star Castle Hotel	Addition of Staff Accommodation block	3

2021/22 Monitoring Period Highlighted



Housing Monitor (23) Holiday Accommodation

Holiday Accommodation (WC5)

60. Since 2013 there have been a relatively high number of applications for holiday let accommodation. Excluding conversions from guesthouses (and one application to replace 7 canvas pods with timber pods) there have been **18 new units of Holiday Let** accommodation approved. There have also been **2 refusals** during this period, but these were later re-submitted and approved.
61. There is a distinct rise in 'pods' or 'shepherds huts in particular, for seasonal holiday let use and staff accommodation. St Martin's having 6 Shepherds Huts for holiday let use. On St Mary's there is 1 single Shepherds Hut and x2 Pods, all of which self-catering holiday let use. On Bryher one Pod has been permitted for interim seasonal staff use, whilst long term accommodation is constructed and holiday let use, once that use is no longer required.
62. On Tresco a temporary use of land was secured for 8 short-term pods for contractor staff. This is a permission for 3 years.

Housing Monitor (22) Holiday Accommodation

Year Submitted	Planning Reference Number	Location/Site Address	Approved Development	Number of Units
2015	P/15/045	Borough Chalets	Application for the demolition of two existing holiday chalets and replacement with one dwelling (as approved under P/07/124/FUL)	1
2015	P/15/031	Westward Farm	Construction of 2 no. single storey timber clad holiday lets (including new package treatment plant).	2
2016	P/16/091	Sandy Lane Farm	Erection of 2 person shepherds hut for use as holiday accommodation.	1
2016	P/16/130	Watermill Lodge	Change of use of land for provision of mobile shepherd's hut for 2 visitors and new access on Northern boundary (Amended Plan).	1
2018	P/18/013	Packing Shed and Greenhouse	Refurbishment, repair and partial conversion of existing building to create self contained holiday accommodation.	1
2018	P/18/046	Sylina	To install a kitchen into the guest lounge of the current Bed and Breakfast to enable a change of use from bed and breakfast to self-catering. No external, structural or access changes are required.	1
2018	P/18/044	Ocean View	Erection of 5 bedroom dwelling for use as holiday let.	1
2018	P/18/042	Bay Watch	Erection of 4 bedroom dwelling for use as holiday let.	1
2019	P/19/059	St Martins Vineyard	Erection of x2 Shepherds huts for holiday let use	2
2020	P/20/048	Men-a-Vaur	Construction of a new accessible dwelling for holiday letting purposes.	1
2020	P/20/075	Carn Friars Farm	Conversion of redundant barn to holiday let/winter farm staff quarters.	1
2021	P/21/023	Parting Carn Farm	Change of use of land for the siting of two self contained glamping pods for visitor accommodation.	2
2021	P/21/018	Blockhouse Cottages	Demolition of existing row of cottages, construction of new replacement two storey 5/6 bedroom dwelling, single storey annexe, single storey studio outbuilding extension, and associated landscaping works.	1
2021	P/21/075	South of Lower Town Barns	Two holiday let chalets	2
2021	P/21/099	South of Lower Town Barns	One shepherds hut for holiday let use	1

2021/22 Monitoring Period Highlighted

Infrastructure Monitor: Improvements

Infrastructure improvements

63. Since 2014 there has been an ongoing project, known as Adaptive Scilly, which is seeking to secure improvements to sea defences around the islands, in accordance with the Shoreline Management Plan and in light of rising sea levels. Essentially this work is about adapting to the inevitable impacts of a changing climate. These improvements are designed to protect both homes and businesses as well as vital infrastructure, such as ground water and roads. Three applications were approved during this period and further works to Bryher, St Agnes and St Martins are scheduled for 2022/23.

Planning Reference Number	Location/Site Address	Approved Development
P/21/049/FUL	Porthloo Beach, Porthloo St Mary's	Construction of concrete retaining wall faced with greenheart wood to continue the existing wooden retaining wall and placement of granite rock armour revetment on the beach side of the retaining wall. (EIA Development) (Major Development).
P/21/050/FUL	Porthmellon Beach, Porthmellon St Mary's	Construction of a rock armour revetment in the south west corner of Porth Mellon Beach. Formalising pedestrian beach access track. (EIA Development) (Major Development).
P/21/051/FUL	Porth Hellick Beach, Porth Hellick, St Mary's	Raising of the existing dune at the eastern end of Porth Hellick Bank to match the existing dune profile, new vehicular access ramp through the new section of dune onto the beach. Formalising beach access track at southern end. (EIA Development).



Environment Agency Monitor

Environment Agency (SS7)

62. The Local Planning Authority consult the Environment Agency on applications, in accordance with the Environment Agency's standing advice*. During the period a total of 3 objections have been raised with respect to development on land susceptible to flooding, without a supporting Flood Risk Assessment (FRA) This is out of the 109 applications validated during the period.
63. None of the applications, where an objection has been raised, were approved. Only one of those applications remains 'live' and as yet undetermined. This has now been supported by a FRA and the objection has been removed.

*<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#:~:text=Flood%20zone%201-,When%20to%20consult%20the%20Environment%20Agency,the%20development%20class%20section%20above>)



Historic England Monitor

Historic Environment (OE7)

- 64. There remains 128 listed buildings on the Isles of Scilly. No buildings have changed grading and no listed entries have been removed or added during the period.
- 65. There remains 238 Scheduled Monuments on the Isles of Scilly with no changes in terms of monuments added or removed from the Statutory List during the period.
- 66. There remains 32 entries on the Heritage at Risk Register, included at Appendix vi. No change in 'trend' and no entries added or removed from the previous period.



Local Development Scheme (LDS) (1)

Local Development Scheme (LDS).

67. Although the review of the current local plan is not due until 2026, work will have to progress over the coming years to inform that process. In the first instance there is an intention to progress the following which will be incorporated into the LDS:

- Local Plan Conservation Area Review Supplementary Planning Document (SPD)
- Local Plan Design Guide Review/Design Codes Supplementary Planning Document (SPD)
- Local Plan Lighting Guide Leaflet



Local Development Scheme (LDS) (2)

Statement of Community Involvement

68. The Statement of Community Involvement (SCI) provides information on how the community can become involved with the preparation of planning policy documents and the determination of planning applications. It also sets out how and when the Council will support local communities in preparing Neighbourhood Plans. The SCI was adopted by the Council in 2015 (with an interim COVID version in 2020).

Brownfield Land Register

69. The Council first published the Brownfield Land Register in December 2017 in line with a new duty, through the Housing and Planning Act (2016), which requires local planning authorities to prepare, maintain and publish a register of brownfield land (also known as previously developed land) which the Council has assessed as being potentially suitable for residential development. The current iteration of the Register provides information on brownfield land that is suitable for housing. The Register will then be used to monitor the Government's commitment to the delivery of brownfield sites. The brownfield land register contains **2 entries** and can be read at appendix viii.



Local Development Scheme (LDS) (3)

Custom and Self-Building Housing Register

70. The Council first published its Custom and Self-Building Housing Register in 2016 which contains details of individual and groups who are seeking to acquire serviced plots of land within the Isles of Scilly, as set out in the Self-Building and Custom Housebuilding Act 2015. To date there is a total of **53 individuals** and 0 groups (as of May 2022) on the register.
71. The Council of the Isles of Scilly has a Local Connection Test, which forms Part 1 of the register and all entries on the register are on Part 1, with a local connection, with the exception of 2 entries, who fall into Part 2 of the register. So **51 individuals who meet the Local Connection Test**


Local Development Scheme (LDS) (4)

Document	Role and Scope	Public Engagement Period	Target Adoption
Statement of Community Involvement	The SCI provides information on how the community can become involved with the preparation of planning policy documents and the determination of planning applications.	As required under the Regulations	Aim to review annually to ensure it remains up to date.
Brownfield Land Register	This Register provides up-to-date, publicly available information on brownfield land that is suitable for housing.	As required under the Regulations	Aim to review annually to ensure it remains up to date.
Custom/Self-Build Register	This Register provides up-to-date, publicly available information on housing demands	As required under the Regulations	Aim to review annually to ensure it remains up to date.
Monitoring Reports	To ensure its policies are up to-date and effective, the Council undertakes ongoing assessments and monitoring of them, with particular focus on housing supply	n/a	Publication annually as required by the relevant regulations.
Local Lighting Guide Leaflet	To provide clear guidance to applicants on appropriate forms of lighting in light of the very dark sky of Scilly	September 2022	December 2022
Design Guide Review SPD	To provide clear design guidance, aligning with National Design Codes.	January 2023	March 2023
Conservation Area Review SPD	To capture the significance of the designation to ensure this is communicated and to review article 4 directions and to consider a boundary review and Areas of Special Control for Advertisements	November 2022	February 2023

Local Development Scheme (LDS) (5)

Figure 1: Timetable

Document Title	Stage/Milestone	2022/23				2023/24				2024/25			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Conservation Area SPD	Desktop Exercise and Visual Assessment												
	Public Consultation on Draft SPD												
	Draft Review of new Article 4 Directions												
	Consultation on new Article 4 Directions												
	Adoption												
Design Guide SPD	Desktop Exercise and Visual Assessment												
	Public Consultation on Draft SPD												
	Adoption												
Lighting Guide Leaflet	Desktop Exercise and Visual Assessment												
	Public Consultation on Draft SPD												
	Adoption												
Statement of Community Involvement	Pre-production update												
	Consultation on Amendments												
	Adoption												
Brownfield Land Register	Revision												
Custom/Self-Build Register Revision	Revision												
Monitoring Reports	Local Plan Monitoring Reports												
	Housing and Employment Land Availability Assessment												
	Housing Delivery Test												
Infrastructure Funding Statement	Annual Revision												
Local Plan Review 2030 (within 5 years post adoption from 2021)	Stakeholder Engagement/Evidence Gathering												
	Draft Plan Consultation												
	Regulation 18 Public Consultation (Issues and Options)												
	Regulation 19 Public Consultation												
	Pre-Submission Public Consultation												
	Submission												
	Examination												
Adoption													
Local Plan Policies Maps	Local Plan site specific allocations/policies												



Development Management Performance (1)

Development Management

72. As of 2020 the Council employ one full time Royal Town Planning Institute (RTPI) accredited Planning Officer to manage the work of the Local Planning Authority. Up to 2020 the planning service was managed by two RTPI accredited Planners, which included a Senior Manager who held the delegated authority for planning decision making. Upon that officer leaving the delegated authority this shifted to the Senior Officer.
73. In 2021 the Council restructured the Senior Management Structure of the Authority including Senior Officers and Senior Managers, following the departure of the Senior Manager for Infrastructure and Planning. These changes were approved at Full Council in March 2021 and saw the creation of Strategic Directors in place of Senior Managers (one for 'place' and one for 'people') and the Strategic Director for Place, Economy and Environment now encompasses the Planning Department, with the Senior Officer for Development Management becoming the Chief Planning Officer with the Delegated Authority for Planning Decision Making.

Development Management Performance (2)


Development Management – Staff Structure 2014-2021

Planning Department		
Post	Role	FTE
Senior Manager	Delegated Authority to make planning and related decisions. Lead role in developing, monitoring and implementing the Local Plan. Oversee department budget and managing enforcement, building control, land searches. Responsible for managing the Senior Officer Post	1
Senior Officer	Deal with day to day planning applications, provide pre-application advice, write committee reports. In consultation with Senior Manager, develop, monitor and implement the local plan. Work with Senior Manager on budget setting, enforcement, building control and land searches. Responsible for managing Officer Post	1
Officer	Assist with registration, validation of planning applications. In consultation with the Senior Officer ensure correct publicity and notifications are sent out and publicised correctly. In consultation with Senior Officer provide pre-application advice. Oversee land searches, including the setting of fees and charges for land search. Track, monitor and record planning decisions, numbers and turn around times of pre-application responses and enforcement issues. Ensure statutory returns of completed Responsible for managing the x2 Assistant Posts	1
Assistant (x2 Posts)	Managing the handling of receipt of planning applications, logging pre-application enquiries, handling post and site notices. Responding to general enquiries and passing to relevant officer, acknowledging receipt of phone messages and voicemails.	1

Development Management Performance (3)

Development Management – Staff structure 2021 to Date

Planning Department		
Post	Role	FTE
Chief Planning Officer	Delegated Authority to make planning and related decisions. Lead role in developing, monitoring and implementing the Local Plan. Oversee department budget and managing enforcement, building control, land searches. Deal with day to day planning applications, provide pre-application advice, write committee reports. Liaise with Lead Member, provide Member briefing of Full Council Planning Applications and present all planning applications at Full Council. Work with Strategic Director on budget setting. Responsible for managing the Officer Post and Assistant Post.	1
Officer	Assist with registration, validation of planning applications. In consultation with the Senior Officer ensure correct publicity and notifications are sent out and publicised correctly. In consultation with Senior Officer provide pre-application advice. Oversee land searches, including the setting of fees and charges for land search. Track, monitor and record planning decisions, numbers and turn around times of pre-application responses and enforcement issues. Ensure statutory returns of completed Responsible for managing the x2 Assistant Posts	1
Assistant (x1 Post)	Managing the handling of receipt of planning applications, logging pre-application enquiries, handling post and site notices. Responding to general enquiries and passing to relevant officer, acknowledging receipt of phone messages and voicemails.	1



Development Management Performance (4)

Development Management

74. In addition to the Royal Town Planning Institute (RTPI) accredited Chief Planning Officer, the Council employs a technical officer who, in consultation with the Chief Planning Officer, ensures timely and consistent validation of planning applications, some of the pre-application advice and is gradually taking on assessment of minor and householder planning applications. This is in addition to providing the Council's Land Searches function and the management of the corporate gazetteer and geographical information system.
75. The planning department is supported by one full time admin assistant that provides essential functions of the planning validation and consultation process as well as data collection and land searches.



Development Management Performance (5)

Local Performance: Speed and Quality of Decision Making

76. The performance of local authorities in deciding applications for planning permission is crucial to achieving the governments' objective in enabling the delivery of home ownership, building homes people can afford to buy and supporting economic growth. The approach to measuring the performance of authorities was introduced by the Growth and Infrastructure Act 2013 and is based on assessing local planning authorities' performance on the speed and quality of their decisions on applications for major and non-major development. Where an authority is designated as underperforming, applicants have had the option of submitting their applications for major and non-major development (and connected applications) directly to the Planning Inspectorate (who act on behalf of the Secretary of State) for determination.




Development Management Performance (6)

Local Performance: Speed and Quality of Decision Making

77. A local planning authority can be designated only if, by reference to the criteria in the Criteria for Designation (updated 2020) document , “the Secretary of State considers that there are respects in which the authority are not adequately performing their function of determining applications” . The performance of local planning authorities in determining major and non-major development will be assessed separately, meaning that an authority could be designated on the basis of its performance in determining applications for major development, applications for non-major development, or both.

78. A breakdown for this period is provided at Appendix iv.



Development Management Performance (7)

Local Performance: Speed and Quality of Decision Making

79. The assessment for each of these two categories of development will be against two separate measures of performance:

- the speed with which applications are dealt with measured by the proportion of applications that are dealt with within the statutory time or an agreed extended period; and,
- the quality of decisions made by local planning authorities measured by the proportion of decisions on applications that are subsequently overturned at appeal.

80. Therefore, the performance of local planning authorities will be assessed separately against:

- The speed of determining applications for major development;
- The quality of decisions made by the authority on applications for major development;
- The speed of determining applications for non-major development;
- The quality of decisions made by the authority on applications for non-major development.

Development Management Performance (7)

Designation Thresholds – Planning Applications (Speed Measure)

81. The measure to be used is the percentage of decisions on applications made:
 - a) within the statutory determination period ; or
 - b) within such extended period as has been agreed in writing between the applicant and the local planning authorityas recorded in the Live Tables*, collected by the Department of Levelling Up, Communities and Housing (DLUCH).
82. The assessment period for this measure is the two years up to and including the most recent quarter for which data on planning application decisions are available at the time of designation. For example, a two year assessment period between October 2018 and September 2020 will be used for designation decisions in Quarter 1 2021. The average percentage figure for the assessment period as a whole is used.

Development Management Performance (8)

Designation Thresholds – Planning Applications (Speed Measure)

83. The designation thresholds, below which a local planning authority is eligible for designation are:
- a) For applications for major development: less than 60 per cent of an authority's decisions made within the statutory determination period or such extended period as has been agreed in writing with the applicant;
 - b) For applications for non-major development: less than 70 per cent of an authority's decisions made within the statutory determination period or such extended period as has been agreed in writing with the applicant.

Development Management Performance (9)

Measure and Type of Application	Threshold and assessment Period April 2018 to March 2020	Threshold and assessment period April 2019 to March 2021
Speed of Major Development Decision Making (13 Weeks)	60%	60%
Isles of Scilly Major Decisions	-	100%
Speed of Non-Major Decisions (8 Weeks)	70%	70%
Isles of Scilly Non-Major Decisions		91%
Speed of Other Development	70%	70%
Isles of Scilly Other Decisions		92%



Development Management Performance (10)

Designation Thresholds – Planning Appeals (Quality Measure)

84. The measure to be used is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period, as recorded in the Live Table*, the data collected by the Department of Levelling Up, Communities and Housing and the Planning Inspectorate.
85. The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period.

Development Management Performance (11)

Designation Thresholds – Planning Appeals (Quality Measure)

86. The assessment period for this measure is the two years up to and including the most recent quarter for which data on planning application decisions are available at the time of designation, once the nine months to be allowed for beyond the end of the assessment period is taken into account. For example, a two year assessment period ending March 2020 will be used for designation decisions in Quarter 1 2021, this allows for applications to be decided between April 2018 and March 2020 and a 9 month lag to December 2020 for appeals to be decided. The average percentage figure for the assessment period as a whole is used.
87. The threshold for designation on applications for both major and non-major development, above which a local planning authority is eligible for designation, is 10 per cent of an authority's total number of decisions on applications made during the assessment period being overturned at appeal.

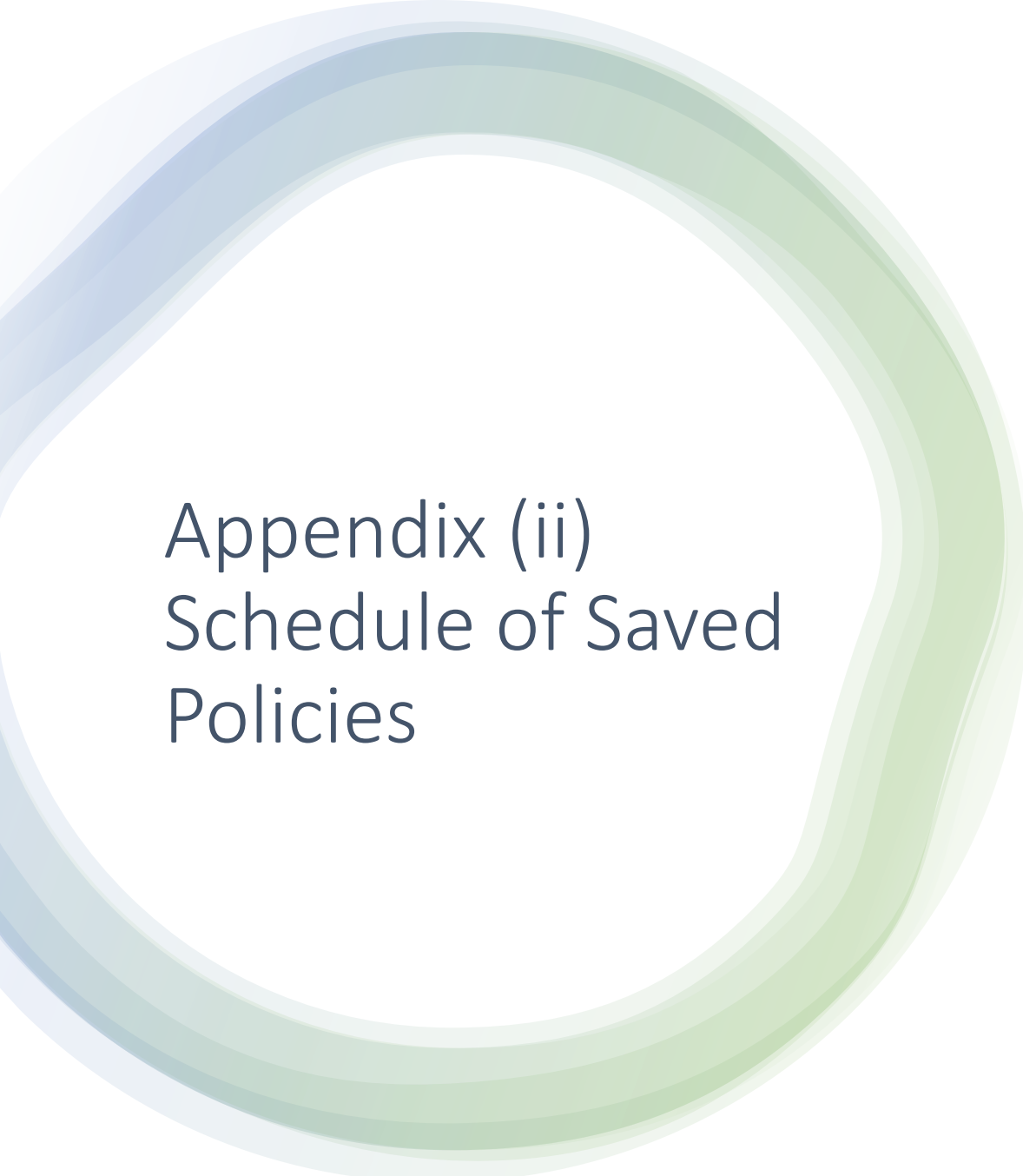
Development Management Performance (12)

Measure and Type of Application	Threshold and assessment Period	Threshold and assessment period
	April 2018 to March 2020	April 2019 to March 2021
Quality of Major Development Decision Making	10%	10%
Isles of Scilly Major Appeals	-	-
Quality of Non-Major Development	10%	10%
Isles of Scilly non-major appeals	-	-

Appendix (i)

Glossary of Terms

Term	Definition
Duty to Cooperate	A duty upon local planning authorities and some other bodies under the Localism Act 2011 to 'engage constructively, actively and on an ongoing basis' in relation to strategic, cross-boundary planning matters.
Local Plan	Local Plan is the collective term given to the Council's development plan documents, namely the 2015-2030 Local Plan', and any subsequent review.
Annual Monitoring Reports (AMR)	This provides an at least annual review of progress in preparing the Local Plan, the amount of housing and other development against Plan targets and the effectiveness of policies.
Statement of Community Involvement (SCI)	The SCI sets out the protocols for engagement in the development of planning policy documents and major planning applications.
Supplementary Planning Document (SPD)	An SPD is a non-statutory document which elaborates upon a policy or proposal in a (statutory) Development Plan Document.
Sustainability Appraisal	An appraisal of the social, economic and environmental implications of a strategy, policies and proposals, to ensure that they contribute to sustainable development. The environmental component may also implement the requirements for a Strategic Environmental Assessment.



Appendix (ii) Schedule of Saved Policies

Schedule of Saved or Superseded Policies

88. There are not currently any ‘saved policies’ given the recent status of the 2015-2030 Local Plan, which was adopted in 2021.
89. Post 2026, if the Local Plan has not been subject to statutory review then it may be necessary to seek to apply to the Secretary of State for confirmation under Direction that the Local Plan and/or any of its Policies can be ‘saved’.

Appendix (iii) Policy Document Profiles (1)

Local Plan 2015-2030	
Document Details	The Local Plan sets out the vision, objectives and spatial development strategy for the Isles of Scilly District, it includes the scale, type and distribution of development and covers the period 2015-2030 (shorter than the required 20 year period, but accepted at examination). The local plan is a single document that includes strategic topic based planning policies. The plan identifies site allocations for different land uses such as housing, employment, retail and leisure, health, education, open spaces as well as seek to address climate change and protect the natural and built environment.
Geographical Coverage	All of the islands within the Local Authority District Boundary.
Status	Adopted Development Plan Document
Conformity	Government Policy and Regulatory Requirements
Timeframe	2015-2030
Key Milestones	
Consulting statutory bodies on scope of the Sustainability appraisal	Completed 2015
Evidence Gathering	2015-2019
Draft Plan Consultation	Q2 2015/16 (Reg 18) Q1 2018/19 (Reg 18) Q4 2018/19 (Reg 19)
Public Consultation on Pre-Submission	Q2 2019/20
Submission	Q2 2019/20
Examination	Q4 2019/20
Main Modifications Consultation	Q3 2020/21
Adoption	Q4 2020/21
Timetable for Review	See Figure 1

Appendix (iii) Policy Document Profiles (2)

Statement of Community Involvement	
Document Details	Provides information on how the community can become involved with the preparation of planning policy documents and the determination of planning applications.
Geographical Coverage	All of the islands within the Local Authority District Boundary.
Status	Adopted Statement of Community Involvement
Conformity	Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
Timeframe	At least once every 5 years
Key Milestones	
First Published	2010
Most Recent Publications	2015 (Review), 2019 (Update), 2020 (COVID Interim)
Timetable for Review	See figure 1 At least once every 5 years (i.e. by December 2024)

Appendix (iii) Policy Document Profiles (3)

Policies Maps	
Document Details	The graphical presentation of policies and proposals, on an Ordnance Survey base map.
Geographical Coverage	All of the islands within the Local Authority District Boundary.
Status	Adopted Development Plan Document
Conformity	Local Plan (2015-2030)
Timeframe	In parallel with the Local Plan (i.e. at least once every 5 years)
Key Milestones	
First Published	2021
Timetable for review	See Figure 1

Appendix (iii) Policy Document Profiles (4)

Design Guide Supplementary Planning Document (SPD)

Document Details	<p>Provides supplementary planning guidance in relation to matters of design and the built environment. The SPD was originally written under the previous 2005 Local Plan but remains relevant under Policy SS2 of the adopted Local Plan (2015-2030).</p> <p>The Isles of Scilly Design Guide was approved in 2006 to complement the Local Plan and the AONB Management Plan. It offers clear and practical guidance in order to achieve high quality and sustainable design and ensure the special character of Scilly is retained and where possible enhanced.</p>
Geographical Coverage	All of the islands within the Local Authority District Boundary.
Status	Adopted Supplementary Planning Document
Conformity	<u>Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012</u>
Timeframe	In parallel with the Local Plan
Key Milestones	
First Published	2007
Timetable for review	See Figure 1

Appendix (iii) Policy Document Profiles (5)

Biodiversity and Geodiversity Supplementary Planning Document (SPD)

Document Details	Provides supplementary planning guidance in relation to matters of biodiversity. The SPD was originally written under the previous 2005 Local Plan but remains relevant under Policy OE2 of the adopted Local Plan (2015-2030). The Council of the Isles of Scilly collaborated with the Cornwall Wildlife Trust, the Isles of Scilly Wildlife Trust and Natural England to prepare the document - Biodiversity and Geological Conservation - Planning Good Practice Guidance for the Isles of Scilly. The document is designed to assist those who are submitting and determining planning applications in Scilly to understand how to ensure that biodiversity and, where relevant, geodiversity are protected, conserved and enhanced as a consequence of development.
Geographical Coverage	All of the islands within the Local Authority District Boundary.
Status	Adopted Supplementary Planning Document
Conformity	Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012
Timeframe	In parallel with the Local Plan
Key Milestones	
First Published	2008
Timetable for review	Non planned at present

Appendix (iii) Policy Document Profiles (6)

Sustainable Energy Strategy Supplementary Planning Document (SPD)

Document Details	<p>Provides supplementary planning guidance in relation to matters of sustainability. The SPD was originally written under the previous 2005 Local Plan but remains relevant under Policy SS1, Policy SS2 and Policy SS8 of the adopted Local Plan (2015-2030).</p> <p>The Council of the Isles of Scilly, with the help of the Cornwall Sustainable Energy Partnership, developed a Sustainable Energy Strategy for the islands. The Isles of Scilly Sustainable Energy Strategy was intended to complement the Local Plan, the AONB Management Plan and the Isles of Scilly Design Guide. It aims to raise awareness concerning the provision and consumption of energy and seeks to promote actions that will improve the energy profile of the Isles of Scilly. The intention is for the Sustainable Energy Strategy to be inspirational, helping to guide private, public and domestic energy users to consider the benefits of consuming energy in a more sustainable manner. The strategy will help make the islands more self sufficient and ideally a net exporter of energy. It seeks to reduce local impact on climate change, enhance the quality of life for those people living in fuel-poor homes and improve business performance by minimising the energy resources necessary to deliver an organisation's targets.</p>
Geographical Coverage	All of the islands within the Local Authority District Boundary.
Status	Adopted Supplementary Planning Document
Conformity	Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012
Timeframe	In parallel with the Local Plan
Key Milestones	
First Published	2008
Timetable for review	Non planned at present

Appendix (iii) Policy Document Profiles (7)

Strategic Transport Framework Supplementary Planning Document (SPD)

Document Details	<p>Provides supplementary planning guidance in relation to matters of strategic transport. The SPD was originally written under the previous 2005 Local Plan but remains relevant under Policy SS9 and Policy SS10 of the adopted Local Plan (2015-2030).</p> <p>The Strategic Transport Framework had a long gestation: reflecting the complex and ever changing transport issues on the islands in relation to both mainland and inter-island connections. It is recognised that there are no easy or obvious solutions that will resolve all of the islands' transport issues, but there are a range of actions and options set out in the Transport Framework which will, if implemented, assist in addressing some of the challenges facing the islands. However, the cost of transport provision, and its affordability for users, remains a fundamental issue over which the Council has little control. The inexorable rise of transport costs for both freight and passengers, and the limited nature of services, is having a significant and detrimental impact on the economy and welfare of Isles of Scilly residents. The scope and influence of the Transport Framework is constrained as many of the fundamental issues facing the islands are the result of commercial decisions.</p>
Geographical Coverage	All of the islands within the Local Authority District Boundary.
Status	Adopted Supplementary Planning Document
Conformity	Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012
Timeframe	In parallel with the Local Plan
Key Milestones	
First Published	2011
Timetable for review	Non planned at present

Appendix (iv) Schedule of Speed of Decision Making up to 30th June 2021

	Total Decisions	Total Decisions Granted	Percentage Granted	Total Decisions (excluding EOTs)	Total decided in time (excluding EOTs)	Percentage decided in time (excluding EOTs)	Total Decisions (EOTs only)	Total decided in time (EOTs only)	Percentage decided in time (EOTs only)	Total decided in time (all)	Percentage decided in time (all)
Isles of Scilly											
Major	1	1	100%	1	1	100%	0	0	-	1	100%
Minor	11	11	100%	7	6	86%	4	4	100%	10	91%
Other	13	12	92%	7	6	86%	6	6	100%	12	92%
Total	25	24	96%	15	13	87%	10	10	100%	23	100%
South West Region											
Total	13705	12952	92%	7892	6052	77%	5813	5022	86%	11074	81%
England											
Total	111859	99163	89%	69967	57936	83%	41892	37417	89%	95407	85%

Appendix (iv) Schedule Quality of Decision Making 24 month up to the end of March 2020

	Total Major Decisions	Major applications not determined	Total major decisions and non-determined cases	Total Major appeal decisions	Major decisions overturned at appeal	Percentage overturned at appeal
Isles of Scilly	0	0	0	0	0	-
England	27947	170	28117	1360	447	1.6%
South West Districts						
Bath and North East Somerset	95	0	95	1	1	1.1%
Bournemouth, Christchurch and Poole	102	0	102	6	1	1.0%
City of Bristol	197	0	197	6	1	2.0%
Cheltenham	53	1	54	3	2	3.7%
Cornwall	434	0	434	23	8	1.8%
Dorset	16	0	16	1	0	0.0%
Exeter	65	0	65	3	2	3.1%
Forest of Dean	65	0	65	5	2	3.1%
Gloucester	52	0	52	0	0	0.0%
Mendip	112	0	112	4	1	0.9%
Mid Devon	49	3	52	8	3	5.8%
North Somerset	99	5	104	9	2	1.9%
Plymouth	111	0	111	0	0	0.0%
Sedgemoor	93	0	93	5	1	1.1%
South Gloucester	177	0	177	2	1	0.6%
South Hams	92	0	92	4	1	1.1%
South Somerset	128	1	129	6	3	2.3%
Stroud	91	1	92	3	2	3.2%
Swindon	79	0	79	3	1	1.3%
Teignbridge	62	0	62	3	2	3.2%
Tewkesbury	67	1	68	3	2	2.9%
Torbay	54	0	54	2	1	1.9%
Torridge	59	0	59	2	1	1.7%
West Devon	40	0	40	2	0	0.0%
Wiltshire	317	0	317	9	1	0.3%

Appendix (v) Schedule Applications where a Consultation was made with the Environment Agency (1)

Planning Reference Number	Location/Site Address	Approved Development	EA Response	GRANTED/Commentary
P/21/033/COU	Pool Road, Tresco	Temporary change of use of land from agricultural to Class C3 (Dwellings) for the provision of 5 no. units of temporary accommodation for a period of 3 years (Amended Title/Plans)	No objection	Yes
P/21/041/FUL	Land at Porthcressa, St Mary's	Construction of two new dwellings	Objection	Pending – a FRA has now been carried out and EA removed initial objection.
P/21/045/COU	Land at Lawrence's Brow St Martins	Retrospective application for the change of use of barn to seasonal agricultural workers accommodation including the erection of a WC/solar shower block and connected decking for use by occupants.	No objection	NO Appeal Pending
P/21/049/FUL	Porthloo Beach, Porthloo St Mary's	Construction of concrete retaining wall faced with greenheart wood to continue the existing wooden retaining wall and placement of granite rock armour revetment on the beach side of the retaining wall. (EIA Development) (Major Development).	No objection	Yes
P/21/050/FUL	Porthmellon Beach, Porthmellon St Mary's	Construction of a rock armour revetment in the south west corner of Porth Mellon Beach. Formalising pedestrian beach access track. (EIA Development) (Major Development).	No objection	Yes
P/21/051/FUL	Porth Hellick Beach, Porth Hellick, St Mary's	Raising of the existing dune at the eastern end of Porth Hellick Bank to match the existing dune profile, new vehicular access ramp through the new section of dune onto the beach. Formalising beach access track at southern end. (EIA Development).	No objection	Yes
P/21/075/COU	Land to south of Lower Town Barns, Lower Town St Martins	Change of use of the land to site two holiday letting shepherds huts.	Comments on need to review the use in 25 years	Yes (with 25 year time limit)

Appendix (v) Schedule Applications where a Consultation was made with the Environment Agency (2)

Planning Reference Number	Location/Site Address	Approved Development	EA Response	GRANTED/Commentary
P/21/085/COU	Land at Pool Road, Tresco	Temporary change of use of land from agricultural to Use Class C3 (Dwellings) for the provision of 7 no. units of temporary	No Objection	Yes
P/21/090/FUL	Land at Pool Road, Tresco	Erection of timber clad agricultural style building for cycle hire on land currently used for storage of plant and machinery.	No objection	Yes
P/21/099/COU	Land to south of Lower Town Barns, Lower Town ST Martins	Change of use of the land to site one holiday letting shepherds hut.	Comments on need to review the use in 25 years	Yes (with 25 year time limit)
P/21/102/COU	Land to south of Lower Town Barns, Lower Town ST Martins	Change of use for the provision of one additional shepherds hut for staff accommodation on the site granted planning permission under reference P/21/075/COU (for the change of use of the land to site two holiday letting shepherds huts).	Comments on need to review the use in 25 years	Yes (with 25 year time limit)
P/21/103/FUL	Land at Hillside Farm, Bryher	Erection of steel framed barn/workshop for farm machinery repairs, storage and vegetable preparation/packing room with toilet facilities for staff and contractors.	Objection	No (Withdrawn)
P/22/003/OUT	Land at White Cottage, Porthloo St Mary's	Outline planning application for the erection of a dwelling at land adjacent to White Cottage with all matters reserved.	Objection	No (Withdrawn)
P/22/023/ROV	Tregarthens Hotel, ST Mary's	Variation of condition 2 (Approved Plans) of planning permission P/20/090/FUL (Erection of five 'micro lodges' - detached C3 use class dwelling units for restricted holiday letting) in order to revise the design of the approved units.	No objection	Yes

Appendix (vi) Schedule of entries on the Heritage at Risk Register (1)

Site Name	Island	Designation	Condition	Principal Vulnerability	Owner Type	LEN	Trend
Late C19 early-C20 Woolpack Battery on The Garrison	St Mary's	SM, LBII, CA	Poor	Vacant, Not in Use	Crown	1014783	*
Post Medieval cottages,	Samson	SM, CA	Poor	n/a	Crown	1016509	*
Civil War Battery, The Green	Bryher	SM, CA	Generally unsatisfactory with major localised problems	Vehicle damage/erosion - moderate	Crown	1010176	Declining
Gig Shed on the north coast of Great Porth	Bryher	SM, CA	Extensive significant problems	Dumping	Crown	1016173	Declining
Prehistoric Enclosures south east of The Brow	Bryher	SM, CA	Generally satisfactory with significant localised problems	Other	Crown	1015649	Declining
Prehistoric field system and post medieval quay in Great Porth	Bryher	SM, CA	Generally satisfactory with significant localised problems	Coastal erosion	Crown	1014987	Declining
Prehistoric field system and Roman-British cist in Green Bay,	Bryher	SM, CA	Generally satisfactory but with significant localised problems	Collapse	Crown	1014989	Declining
Prehistoric hut circle south of the Brow	Bryher	SM, CA	Generally satisfactory but with significant localised problems	Other	Crown	1014990	Declining
Prehistoric linear boundary and cairns south west of The Bar	Bryher	SM, CA	Generally satisfactory but with significant localised problems	Other	Crown	1016170	Declining
Prehistoric linear boundary SSE of The Island	Bryher	SM, CA	Generally satisfactory but with significant localised problems	Other	Crown	1014991	Declining
Prehistoric cairns, entrance graves, field system and settlement and post medieval kelp pits on Kittern Hill	Gugh, St Agnes	SM, CA	Generally unsatisfactory but with major localised problems	Scrub, Tree growth	Crown	1014792	Stable
Prehistoric Entrance Grave and two round cairns on the Clapper works, Gugh St Agnes	Gugh, St Agnes	SM, CA	Generally satisfactory but with significant localised problems	Plant growth	crown	1008337	Declining
Prehistoric field system and post-medieval breastwork and maze on Castella Down	St Agnes	SM, CA	Generally unsatisfactory but with major localised problems	Visitor erosion - extensive	Crown	1015697	Stable
Kerbed round cairn with central cist on Gun Hill, ST Martins	St Martins	SM, CA	Generally unsatisfactory with major localised problems	Plant growth	crown	1013809	Declining

Appendix (vi) Schedule of entries on the Heritage at Risk Register (2)

Site Name	Island	Designation	Condition	Principal Vulnerability	Owner Type	LEN	Trend
Platform cairn on Turfy Hill, ST Martins	St Martins	SM, CA	Generally unsatisfactory with major localised problems	Plant growth	Crown	1018114	Declining
Prehistoric Cairn cemetery and field system on Tinkler's Hill	St Martins	SM, CA	Generally satisfactory but with significant localised problems	Scrub, Tree Growth	Crown	1018109	Declining
Prehistoric field system and kerbed cairn, with post-medieval kelp pit and linear boundary on southern White Island	St Martins	SM, CA	Generally unsatisfactory with major localised problems	Plant growth	Crown	1014789	Declining
Prehistoric entrance grave, the middle one of three on Cruthers Hill, St Martins	St Martins	SM, CA	Generally unsatisfactory with major localised problems	Scrub, Tree growth	Crown	1013804	Declining
Prehistoric entrance grave, the northern one of the three on Cruthers Hill, St Martins	St Martins	SM, CA	Generally satisfactory but with significant localised problems	Scrub, Tree growth	Crown	1013803	Declining
Prehistoric entrance grave, the southern one of the three on Cruthers Hill, St Martins	St Martins	SM, CA	Generally unsatisfactory with major localised problems	Scrub, Tree growth	Crown	1013805	Declining
Ennor Castle, Old Town	St Mary's	SM, CA	Generally unsatisfactory with major localised problems	Scrub, Tree growth	Private	1014994	Stable
Hut Circle Settlement in Pendrathen	St Mary's	SM, CA	Extensive significant problems	Coastal erosion	Crown	1015663	Unknown
Post medieval breastwork, curtain wall and associated defensive structures on the periphery of The Garrison	St Mary's	SM, LB1, CA	Generally unsatisfactory but with major localised problems	Coastal erosion	Mixed Multiple Owners	1018370	Declining
The Old Quay, Old Town Bay	St Mary's	SM, CA	Generally satisfactory but with significant localised problems	Coastal erosion	Crown	1015656	Declining
World War II Pillbox between Thomas' Porth and Porth Loo	St Mary's	SM, CA	Generally satisfactory but with significant localised problems	Collapse	Crown	1016517	Declining
World War II Pillbox 90m north of Drum Rock	St Mary's	SM, CA	Extensive significant problems	Plant Growth	Crown	1016516	Declining
Prehistoric field system and settlement in Bathinhouse Porth	Tresco	SM, CA	Generally satisfactory but with significant localised problems	Coastal erosion	Crown	1016423	Declining

Appendix (vi) Schedule of entries on the Heritage at Risk Register (3)

Site Name	Island	Designation	Condition	Principal Vulnerability	Owner Type	LEN	Trend
Prehistoric field system and settlement in north of Appletree Point	Tresco	SM, CA	Unknown	Coastal erosion	Crown	1016182	Declining
Prehistoric to post-medieval funerary, field system and settlement remains, with post medieval kelp pit and deer park on and adjacent to Samson	Tresco	SM, CA	Extensive significant problems	Plant growth	crown	1016509	Declining
St Nicholas' Priory	Tresco	SM, LBII, RPGI, CA	Generally satisfactory but with significant localised problems	Collapse	Crown	1016184	Stable
Prehistoric Cairn group on Abbey Hill, Tresco	Tresco	SM, CA	Extensive significant problems	Plant growth	Crown	1016183	Stable
Prehistoric field system and hut circle north of Crab's Ledge, Tresco	Tresco	SM, CA	Generally unsatisfactory with major localised problems	Coastal erosion	Crown	1016422	Declining

Appendix (vii) Brownfield Land Register as of March 2022

Site Reference	Previously Part of	Site Name/Address	Co-ordinate	Size (ha)	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Planning History	Proposed for Permission in Principle (PIP)	Min Net Dwellings	Development Description	Non Housing Development	Part 2
SHLAA A7-a	SHLAA A7	Former Carn Thomas Primary School now Council of the Isles of Scilly Children's Services, Telegraph Road, St Mary's Isles of Scilly TR21 OPT	OSGB36 X: 90676.84 Y: 10668.58	0.2	Not owned by a Public Authority: Yes	Yes	Not Permitted	n/a	n/a	Yes	Yes	7	Conversion of historic old school building and demolition of later modern additions with replacement with new build residential accommodation.		
SHLAA A7	-	Former Carn Thomas Secondary School, Telegraph Road, St Mary's Isles of Scilly TR21 OPT	OSGB36 X: 90676.84 Y: 10668.58	0.6	Not owned by a Public Authority: Yes	Yes	Not Permitted	n/a	n/a	http://www.scilly.gov.uk/planning-application/planning-application-p15059 http://www.scilly.gov.uk/planning-application/planning-application-p16072	Yes	26	The old Secondary School has now been demolished and the Council intends to develop this site for residential use.		

Organisation URL: <http://opendatacommunities.org/id/unitary-authority/scilly>

Appendix (viii) Domestic Extensions approved during the period under LC3.

Ref No	Address	Proposal	Percentage Increase/Decrease in Gross Internal Space (30% increase is within policy requirements)	Commentary
P/22/016/HH	Samson House, Porthloo, St Mary's	Dormer window on rear elevation.	32% above	Marginal conflict of policy requirement accepted on basis of creating usable head height within upper floors without enlarging footprint of the property.
P/21/108/FUL	Valhalla, Abbey Road, Tresco	Demolition of lean-to extension, construction of new single storey extension, installation of new dormer windows, construction of new swimming pool and other internal and external alterations. (Affecting setting of a listed building).	43% above	Justification as to succession management of Tresco Estate and the applicant downsizing, accepted as justification for exceeding the 30% policy requirement.
P/21/098/HH	Moyana, Porthloo, St Mary's	Remove existing glass conservatory roof and replace with a solid tiled and insulated roof.	No change	Within 30% Policy requirement
P/21/068/HH	6 Bay View Terrace, St Mary's	Re-build two storey side extension, replace windows and doors and alterations and improvements.	5% above	Within 30% policy requirement
P/21/064/HH	Green Pastures, McFarlands Down St Mary's	Demolition of small external store and erection of single storey extension to accommodate one bedroom, one shower room and storage facilities specifically for the use of a wheelchair bound person. (Amended Plans - Ridge height reduced by 600mm and side extension)	14% above	Within 30% policy requirement
P/21/059/HH	Vine Cottage, 6 Higher Strand St Mary's	Two storey rear extension and additional bedroom. (Listed Building).	14% above	Within 30% policy requirement
P/21/046/HH	The Moorings, Old Grimsby, Tresco	Lean-to extension of existing dwelling; re-submission of application P/21/019/HH.	33% above	Marginal conflict of policy requirement accepted following a reduction in size
P/21/038/HH	Penold, Church Road, St Mary's	Alterations, extension and improvements.	Property already 97% above as existing with the modifications considered resulting in a further increase of 9% (106% in total)	Justification to make aesthetic improvements and sustainability improvements on a very prominent home, to the benefit of the character of the conservation area was considered acceptable for exceeding the 30% policy requirement.
P/21/012/HH	Carn Tagre, Higher Town St Martins	Proposed conservatory and porch.	30% above	Within 30% Policy Requirement
P/20/102/HH	Reculver, 4 Lower Strand St Mary's	Removal of existing rear extensions, new rear extension and new rear dormer window (Amended Plans).	Property already 32% above as existing with the modifications considered resulting in a further 16% above (48% in total)	Justification to make aesthetic improvements and sustainability improvements in a prominent location, to the benefit of the character of the conservation area was considered acceptable for exceeding the 30% policy requirement.

The above only includes applications, approved, where the application resulted in some form of extension.

Appendix (ix) Breakdown of applications

(Determined in F/Year)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Income	28,967	24,114	17,149	17,011	20,747	26,138	41,857.16
Total	107	131	104	79	88	99	119
Full Planning	54	65	50	50	27	38	35
Outline	0	0	0	0	0	0	1
Householder	0	0	0	0	22	20	25
Change of Use	0	0	0	0	3	7	14
Non material Amendments	4	4	2	3	1	1	2
Removal or Variation of Condition	5	9	5	2	8	4	8
Discharge of Condition	16	19	15	11	8	13	9
Listed Building Consents (Alter)	9	11	7	3	4	7	7
Advertisement Consent	4	0	11	4	0	0	0
S106 Modifications						2	4
Certificate of Lawful Use/Development	2	5	0	0	4	0	3
Tree Works	10	18	9	7	10	6	8
Agricultural Development	0	0	0	0	0	0	2
Total Approved	90	119	94	65	77	92	104
Total Withdrawn	11	5	11	8	4	3	8
Total Refused						4	6
Total split							1
Total Appeals	2	3	0	0	1	0	2
Total Appeal Upheld	1	0	2	0	0	0	0
Total Appeals Overturned	1	0	1	0	1	0	0
Committee						41	33
Delegated						58	85
Housing S106	0	3	1	1	1	3	19
Housing Staff	0	0	4	1	1	0	12
Windfall Housing Plots	0	3	1	0	1	1	5
Allocated Housing Plots	0	0	0	0	0	0	12