

Council of the Isles of Scilly

AMR18 2024-2025

Main Report

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Council of the Isles of Scilly



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Legal and Policy Context for the Authority Monitoring Report.

1. 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 2012¹. This is the 18th AMR since 2006 and covers the period:

01 April 2024 to 31 March 2025

2. Monitoring of policies enables officers to assess the effectiveness of existing policies and to implement any proposed changes to identified policy shortcomings. Policies also need to be updated or revised where relevant legislation, policies or guidance has changed or been updated.
3. 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 considering the 'housing crisis'

Progress of Supplementary Planning Documents, relative to the Local Development Scheme

4. 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

Isles of Scilly Planning Framework

5. The [Isles of Scilly Local Plan \(2015-2030\)](#)ⁱⁱ was adopted on 25th March 2021. The latest Local Development Scheme (LDS2025)ⁱⁱⁱ was adopted on 19 August 2025. This sets out key steps towards reviewing the Local Plan and Supplementary Planning Documents (SPD).

Housing Delivery Test

6. The Housing Delivery Test (HDT) continues to be an annual measure of housing delivery against the number of homes required in each local planning authority area. The methodology is set out in the [Housing Delivery Test Measurement Rule Book, last updated in December 2024](#)¹.
7. Although there have been ongoing discussions about reforming or removing the HDT, particularly for authorities with recently adopted Local Plans, it has not been abolished. The revised National Planning Policy Framework (NPPF), published in December 2024, retains the HDT as a key monitoring tool. Under the new government's approach, the HDT also informs whether a 5% or 20% buffer is applied to a local authority's five-year housing land supply, depending on past delivery performance.
8. The Isles of Scilly remains exempt from HDT measurement, for the following reasons:

¹ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

There is no formal housing target in the adopted Local Plan.

The HDT calculation relies on household projections, which have been negative for the Isles of Scilly.

Consequently, no HDT result is published for the Isles of Scilly by the Department for Levelling Up, Housing and Communities (DLUHC).

9. The Council is not required to prepare an HDT Action Plan, nor is it subject to the presumption in favour of sustainable development due to under-delivery. However, the Local Plan Review will still need to consider housing delivery performance and future need through a bespoke evidence base, including the forthcoming Housing and Economic Needs Assessment (HENA).

Isles of Scilly Local Plan: Housing approach

10. It is important, however, 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 accepted the local plan can 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 (EIA) and Habitat Regulations Assessment (HRA) process before any irreversible (and otherwise avoidable) harm takes place.
11. The delivery rate of new affordable homes across the islands is small and reflects the difficulties of the geographical remoteness and scale 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 limited housing delivery are clearly understood in this respect.
12. The islands do not have the requisite 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. These are all on St Mary's, as shown below.
13. Out of these sites, the 2 sites highlighted, have now been the subject of a successful planning applications, site H3 in Old Town and site H1 in Hugh Town. Both sites have been progressed with assistance of the Council's Housing Enabling Team. If both sites are built out, as approved, this will see the delivery **39 local need homes** for the islands.

H1 Former Secondary School Site, Carn Thomas, Hugh Town

H2 Former Primary School Site, Carn Thomas, Hugh Town

H3 West of Old Town Road, Old Town

H4 Land to North East of Ennor Close, Old Town

H5 Land to South of Launceston Close, Old Town

H6 Land to South East of Ennor Close, Old Town

H7 Land to East of Ennor Close, Old Town

H8 Land at Sandy Banks, Porthmellon, Hugh Town

Trends in Planning Applications

14. Due to the small scale of the Isles of Scilly, both geographically and demographically, identifying trends in planning applications can be challenging. However, this monitoring period marks four years since the adoption of the Local Plan, providing a more substantial dataset for analysis. This allows for a clearer understanding of emerging patterns and a more informed assessment of the effectiveness of adopted planning policies over time.
15. The Local Plan includes a range of policy requirements designed to address housing pressures on the islands over the long term. These policies, highlighted below, aim to support the delivery of local need housing, manage the scale and type of development, and ensure that housing remains accessible and appropriate to the community's needs.

Isles of Scilly Local Plan 2015-2030

Restrictions on open market housing (LC1)

Constraints on the size of new housing (LC3)

Staff accommodation (LC4)

Allocations of land, assessed as suitable for housing (LC6)

Applications on Windfall Sites (LC7)

Enlargements of existing homes and replacement dwellings (LC8)

Encouragement for the re-use of buildings for residential purpose (SS3)

16. The following section provides a detailed review of recent planning permissions and progress on allocated housing sites, offering insight into how these policies are being applied and their effectiveness in practice.

Detailed review of Housing Planning Applications

Applications for S106/Local Need Dwellings (LC1)

17. Since 2015 up to end of March 2025 there have been a total of 58 new Section 106 (s106) (or locally restricted) homes approved, of which 31 were on windfall sites and 27 on sites allocated for housing. As you can see from the diagram below, an additional 17 dwellings have been granted (shown under 2025/26) but these will count in next year's AMR (as they were granted after March 2025).

Financial Year	Total Approved	Running Total	Delivery Rate	Remaining	Percentage left to deliver
2014/15	1	1	7	6	99.05%
2015/16	0	1	14	13	99.05%
2016/17	3	4	21	17	96.19%
2017/18	0	4	28	24	96.19%
2018/19	1	5	35	30	95.24%
2019/20	1	6	42	36	94.29%
2020/21	1	7	49	42	93.33%
2021/22	5	12	56	44	88.57%
2022/23	3	15	63	48	85.71%
2023/24	14	29	70	41	72.38%
2024/25	29	58	77	19	44.76%
2025/26	17	75	84	9	28.57%
2026/27	-	1	91	16	28.57%
2027/28	-	-	98	23	28.57%
2028/29	-	-	105	30	28.57%

18. Overall, 58 new local need homes (including new builds or conversions) over 10 years suggest we are still behind the expected delivery rate of homes if you consider housing figures in terms of permissions granted (105 homes over 15 years equates to 7 homes per year). It is noted that the *actual delivery on the ground* falls somewhere behind the permissions to date. With only around 16 new homes being already complete or under construction at the time of writing. The two housing sites are due to commence: (1) in 2025 (10 house windfall site) and (2) in 2026 (27 house allocated site), with 12 self-build homes expected to commence before 2027.

Review of Policy LC1

19. As required by the local plan, all homes approved, except where the proposal is a replacement dwelling, are restricted to meeting a local need. This is through mechanisms such as s106 or principal residence condition. This would suggest the Policy LC1 is being used and is effective.

Balanced Housing Stock – Size of New Homes (LC3)

20. All new homes are constrained in size to conform to the Nationally Described Space Standards (NDSS). Policy LC3 also sets maximum standards to ensure housing remains affordable in the long-term. All homes approved on allocated housing sites, under Policy LC6 (shown in [Table 3](#)) meet the national minimum gross internal floor space standards for the size of property. Similarly, all the homes approved as windfall housing, under Policy LC7 (shown in [Table 4](#)) have, where approved since 2021, been within the national minimum and the policy maximum, with one exception: the further subdivision of one of the Holy Vale conversions was slightly below the national minimum.

Review of Policy LC3

21. This policy is delivering homes that meet the basic minimum space standards as intended. The use of maximum space standards ensures the homes being approved are more likely to remain relatively affordable. The policy is being used and is considered to be effective.

Applications for Staff Accommodation (LC4)

22. Over the plan period there have been a steady number of applications for staff accommodation, with the biggest rise occurring since 2021. There has been a total of 21 planning applications which have permitted a total of 37 units of staff accommodation. It should be noted that due to some of these replacing sub-standard units, the true number equates to a net gain of 26 new units of staff accommodation. [Table 2](#) shows that during this AMR period there have at total of 2 planning applications submitted which has resulted in a net gain of 2 new units of staff accommodation across the islands.

Review of Policy LC4

23. There has been a shift in the types of development for Staff Accommodation. Specifically, the trend is towards more seasonal short-term pods/shepherds' huts. This trend could be subject to review of the policy within the current Local Plan.

Application for Sites Allocated for Housing (LC6)

24. As noted above there were 8 sites allocated on St Mary's, specifically for housing. Out of those 8 sites, two sites now have full planning permission. During this monitoring period site H2 (Carn Thomas former Secondary School site) has secured planning permission for 27 local need homes. All applications approved for housing on sites allocated in Policy LC6 are shown in [Table 3](#).



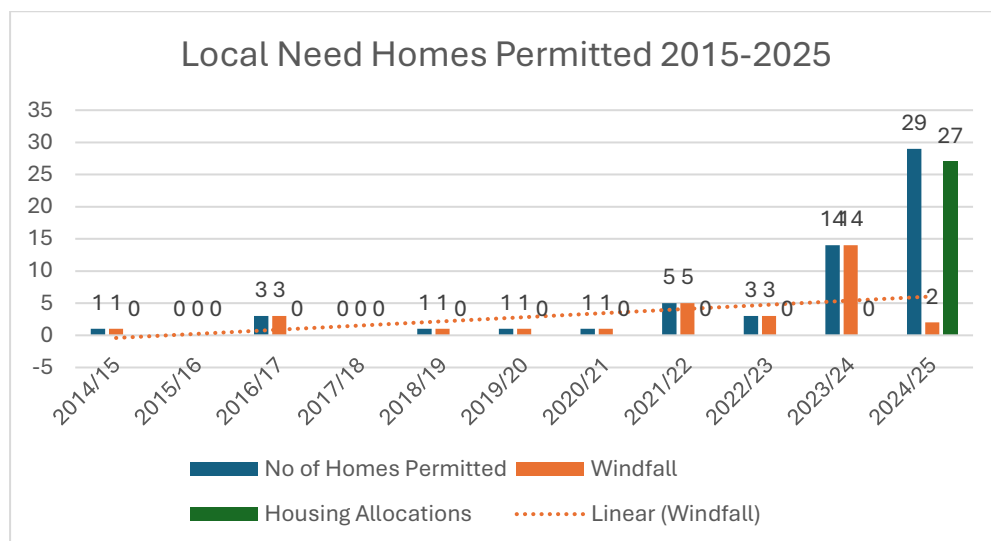
Figure 1 Sites Allocated for Housing in Old Town (left) and Hugh Town

Review of Policy LC6

25. There is no trend to note other than sites allocated for housing seem to be less viable to deliver than initially identified when considering the current local plan. Out of the remaining 6 sites, only one is being considered further for housing redevelopment. That is the Duchy of Cornwall site at the Carn Thomas former Primary School site (site H2). It is considered that this policy is used and is effective but if remaining allocated sites are not likely to come forward, then a review of the remaining sites would be required.

Application on Windfall Sites (LC7)

26. The local plan, whilst it sought to provide certainty as to where new housing would come forward, does recognise that windfall sites have historically contributed significantly to the delivery of new housing on the islands. Most applications are one-off self-build in nature, not housing developers. [Table 4](#) shows those dwellings permitted on windfall sites over the plan period.
27. From 2015 to March 2025 the Council have permitted 31 local need homes, all of which have been on sites not allocated for housing. 12 of these homes were granted in this monitoring period. Out of the total 31 homes granted only around 16* of are either complete, well underway or have commenced (around 51%) as of March 2025. Windfall housing schemes currently account for the greatest source of new homes on the island.



Review of Policy LC7

28. The trend continues to be that windfall housing contributes significantly to the delivery of new homes for local people. A review could be undertaken if a change in approach is shifted away from allocating land for housing.

Application for Replacement Dwellings (LC8, Part 2)

29. Policy LC8 restricts any replacement to be no larger than 30% above the Nationally Described Space Standards (NDSS) or the size of the original dwelling (if already above the space standards, whichever is the larger). Over the local plan period a total of x4 homes have been approved as replacement dwellings. During this AMR monitoring period **0 additional replacement dwellings have been approved**. [Table 5](#) shows the applications approved for replacement dwellings over the plan period.

Review of Policy LC8 (2)

30. No trend identified and no review, in relation to replacement dwellings, is considered necessary.

Applications for Domestic Extensions (LC8, Parts 1, 3)

31. From 2021 onwards, Policy LC8 introduced restrictions on enlarging homes in two key circumstances: (1) Where the purpose of the extension is to create self-contained holiday accommodation; and (2) Where the resulting extension exceeds the Nationally Described Space Standards (NDSS) by more than 30%.
32. Since adoption of the Local Plan in 2021 there have been 73 householder applications submitted (19 applications during this monitoring period although only 12 of those were for extensions). Policy LC8 has, therefore, applied to those applications submitted since March 2021, where the proposal results in an extension.
33. Over this period only 1 application has been rejected because of exceeding the requirements of complying with the maximum space standards. In response to this policy, householder extensions have either been within the maximum set out, or adequate justification has been provided as to why a larger home has been approved. During this monitoring period 4 homes have been permitted to exceed the Policy size threshold set out in LC8 and these are shown in [Table 6](#).
34. Reasons considered acceptable include:
 - a. The property already exceeding the space standards to begin with;
 - b. the extensions resulting in an aesthetic or energy efficiency improvement or,
 - c. adequate justification was provided in support of the larger home.

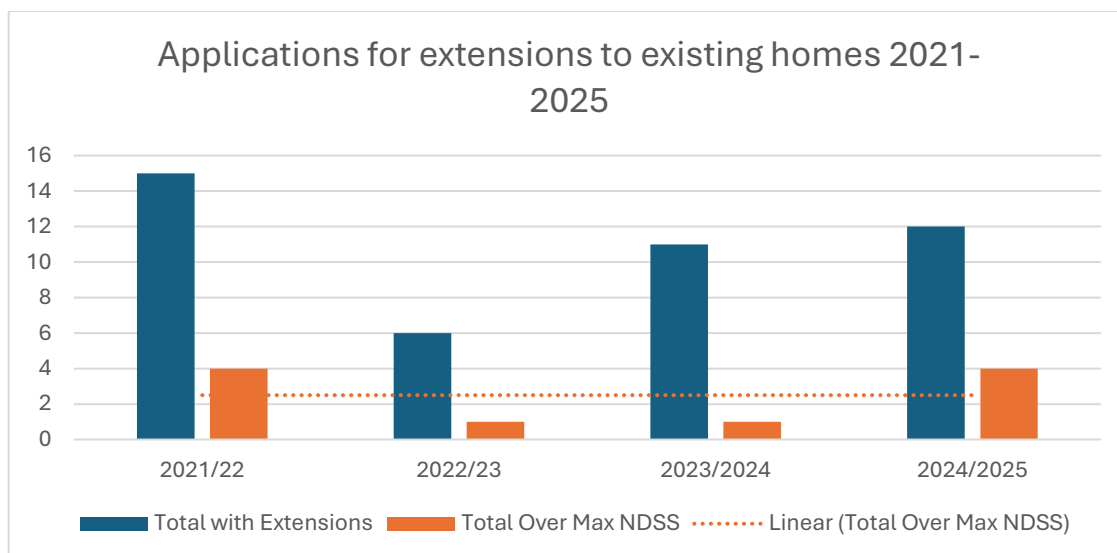


Table 1 Number of Householder Applications Per Year compared to the number of extensions permitted to exceed NDSS

Review of Policy LC8 (1 and 3)

35. Over the four-year period, the proportion of domestic extension applications exceeding the NDSS 30% limit has fluctuated rather than followed a consistent upward or downward trend. While 2023/24 saw a notable drop to 9%, the percentage rose again to 33% in 2024/25, the highest in the period. This suggests that although there was a temporary decline, the most recent data indicates a renewed increase in applications exceeding the space standards. Therefore, the trend does not show a consistent reduction and warrants continued monitoring with a potential for review.

Applications for Residential Conversions (SS3)

36. Over the monitoring period there were a total of 2 applications, delivering 2 residential units, approved for a conversion from non-residential buildings. These were subject to occupancy restrictions. One of these units was for specific business use, on a seasonal basis and was conditioned as such. [Table 7](#) shows the applications approved for residential conversions over the plan period.

Review of Policy SS3

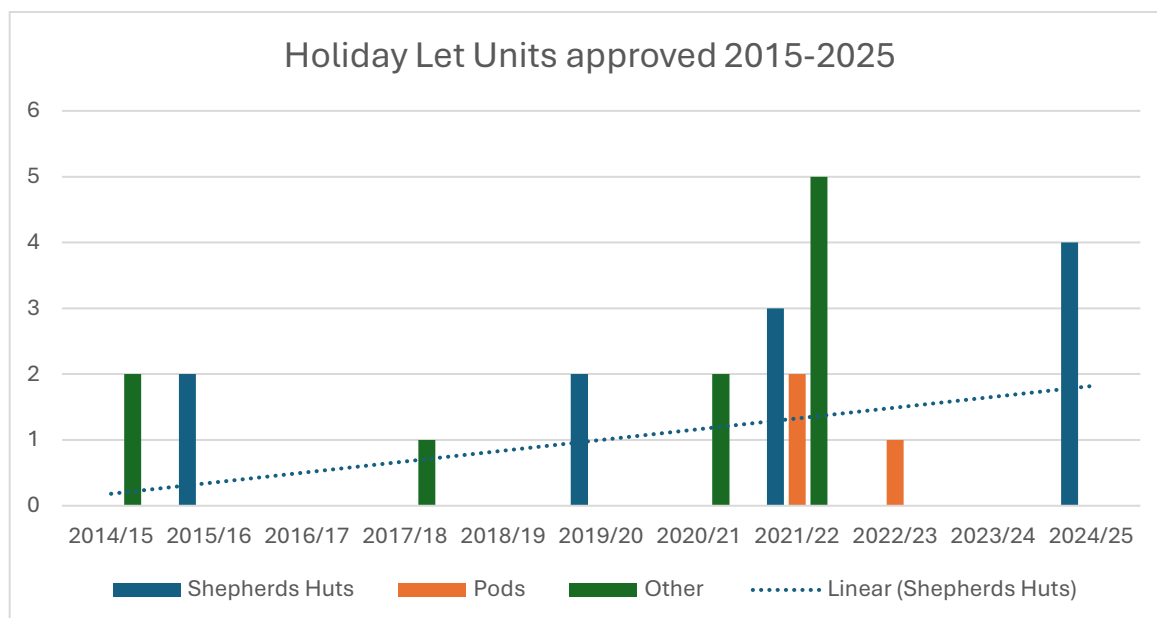
37. No particular trend identified no review deemed necessary.

Non-Housing – other developments

Applications for new Tourism Accommodation (WC5)

38. Over the monitoring period there have been 2 new applications for holiday let accommodation. This was x2 shepherds huts on Bryher and x2 shepherds huts on St Agnes. Since 2015:
- 20 applications approved
 - 0 applications refused
 - 2 permissions lapsed without implementation

39. Excluding guesthouse conversions and one canvas-to-timber pod replacement, the 20 applications have resulted in a net increase of 26 units. Out of these there have been an increasing number of pods and shepherds' huts for holiday let use: 14 pods/huts and 5 micro lodges. [Table 8](#) below highlights the applications approved for holiday let accommodation over the plan period.



Review of Policy WC5

40. Between 2014/15 and 2024/25, the number of approved applications for shepherds' huts and pods has generally increased, particularly from 2021/22 onwards. While earlier years saw little to no activity, 2021/22 marked a peak with 3 shepherds' huts and 2 pods approved. After a brief decline, approvals rose again in 2024/25 with 4 shepherds' huts. This suggests a recent upward trend in the use of these types of accommodation. It is suggested that this policy should be monitored further with a potential to review.

Applications for Infrastructure (SS5)

41. During this monitoring period there have been limited infrastructure proposals. These include the development associated with the hospital extension and integrated care home, at St Mary's Hospital, the installation of additional communication antennae on the on the Television Mast at Pendrathen and solar garden installation at Normandy Swimming Pool.
42. [Table 9](#) shows the applications approved for infrastructure improvements over the plan period.

Review of Policy SS5

43. No particular trend identified but could benefit from review to reflect the potential for renewable energy development to increase, as part of the climate emergency declaration.

Applications in relation to Flood Risk (SS7)

44. The Local Planning Authority consult the Environment Agency (EA) on certain types of applications in areas at risk of flooding, in accordance with statutory requirements. During the period, only 1 application has been objected to by the EA. It is noted that once a Flood Risk Assessment (FRA) was undertaken and submitted, addressing flood risk issues, the objection was lifted, and the application was approved. The list in [Table 10](#) shows all applications over the plan period, where a consultation with the EA has been conducted but excludes any applications that were eventually withdrawn.

Review of Policy SS7

45. There is no particular trend identified with the number of consultations made to the EA or the number of applications that are attracting an objection. Policy SS7 sets out the approach to managing development in relation to coastal change and flood risk. It was designed to reflect national policy at the time, particularly the principles of the National Planning Policy Framework (NPPF) regarding development in areas at risk of flooding and coastal erosion.
46. Since the adoption of the Local Plan in 2021, there have been updates to national policy and guidance, including:
- The Environment Act 2021, which strengthens the role of nature-based solutions in flood and coastal resilience.
 - Updates to the NPPF and Planning Practice Guidance (PPG), which place greater emphasis on climate adaptation, resilience, and the use of updated flood risk data.
 - The Flood Risk and Coastal Change PPG (updated 2022), which encourages the use of strategic flood risk assessments and local coastal change management plans.
47. Given these changes, a review of Policy OE7 is recommended to ensure alignment with the most recent national guidance on flood risk and coastal change; reflect updated flood mapping and risk modelling, particularly in light of sea level rise projections. It would also clarify expectations for site-specific flood risk assessments and the role of sustainable drainage systems (SuDS) and consider the integration of nature-based solutions and coastal adaptation strategies.
48. This review would support the Council's ongoing commitment to climate resilience and ensure that planning decisions remain robust and future-proofed.

Applications in relation to the Historic Environment (OE7)

49. The local planning authority are statutorily required to consult Historic England (works to any Grade II* or Grade I listed buildings or any demolition or partial demolition of any grade Listed Building or development over 1000m² in a conservation area). We also consult Historic England (HE) if a proposed development has the potential to affect the setting of a Schedule Monument.
50. Over the monitoring period, we consulted HE on 6 different applications. Out of these applications they raised concerns or objected to 2 applications. One of

which was withdrawn and approved after amendments. The other application was refused, and an appeal is pending. [Table 11](#) shows the applications where we consulted HE over the plan period.

Historic Environment: General

51. There are 128 listed buildings on the Isles of Scilly. During the monitoring period 1 building on the National Heritage List for England (NHLE) has been modified. This was an entry covering three properties: Dolphin Cottage, Bank Cottage and Step Cottage. The updated entry confirms that it covers all three properties, whereas previously it described only two properties and was unclear which properties were listed.
52. There are 238 Scheduled Monuments on the Isles of Scilly with no changes in terms of monuments added or removed from the NHLE during the period.
53. As of 2024 there are 41 entries on the Heritage at Risk Register. Since the local plan was adopted there has been a steady increase in the number of entries on the Heritage at Risk Register, with the biggest changes seen on St Mary's.

Island	2021	2022	2023	2024
Samson	1	1	1	1
St Mary's	7	10	14	14
Bryher	8	8	8	9
St Agnes	4	4	4	4
St Martins	7	7	7	7
Tresco	6	6	6	6
Total	33	36	40	41

Table 11: 2021 - 2024 No of Heritage at Risk Entries per island

54. Unlike last years AMR there HAR remains relatively stable for 2025. In 2023 the Council of the Isles of Scilly were formally identified, in the [Levelling Up and Regeneration Act](#)², as having statutory responsibilities for retaining the Historic Environment Record (HER). As Cornwall Council have previously managed the records on behalf of the Isles of Scilly, a formal arrangement was agreed for Cornwall to formally manage the HER for the Council of the Isles of Scilly.
55. From April 2024 to the end of March 2025 a total of £1,185 has been spent on getting archaeological advice for development proposals including discharging conditions and pre-application advice. Since September 2024 a similar model has been secured to obtain experienced conservation officer advice in relation to assessing listed buildings. Up to the end of March 2025 at total of £930 has been spent on obtaining Conservation Officer advice. [Table 12](#) shows the applications on which archaeological advice has been sought from CAU over the plan period. [Table 13](#) shows the applications on which Conservation Officer advice has been sought from Cornwall Council.

Review of Policy OE7

56. Policy OE7 of the Isles of Scilly Local Plan (2015–2030) sets out the requirement that any development affecting designated or non-designated

² <https://www.legislation.gov.uk/ukpga/2023/55/enacted>

heritage assets must preserve or enhance their significance. It requires that harm to heritage assets be clearly justified and weighed against public benefits.

57. Since the adoption of the Local Plan, the revised National Planning Policy Framework (NPPF) was published in December 2024, and while Chapter 16 (Conserving and Enhancing the Historic Environment) remains largely unchanged, broader shifts in planning priorities may affect how heritage considerations are balanced in decision-making. Key developments include:
- Greater emphasis on public benefits such as housing delivery, renewable energy, and economic growth, which may now carry more weight in planning decisions.
 - Potential changes to statutory consultee roles, such as the Gardens Trust and Theatres Trust, which could affect the consultation process for heritage-related applications.
58. The Planning and Infrastructure Bill (March 2025) proposes reforms that may streamline planning processes, potentially impacting the scrutiny of heritage impacts. Given these changes, a review of Policy OE7 is recommended to:
- Ensure alignment with the updated NPPF and Planning Practice Guidance.
 - Clarify how public benefits should be weighed against heritage harm in the Isles of Scilly context.
 - Reaffirm the importance of conserving the islands' unique historic environment, while providing clear guidance for applicants and decision-makers.
59. This review would help maintain robust protection for heritage assets while ensuring the policy remains responsive to evolving national planning priorities.

Applications in relation to the Natural Environment (OE2)

33. Policy OE2 of the Isles of Scilly Local Plan seeks to protect and enhance biodiversity across the islands, requiring development proposals to demonstrate how they conserve and improve ecological value. During the 2024–25 monitoring period, the Council consulted external ecologists on eight planning applications in response ecological issues and in particular the applications that were triggering the mandatory Biodiversity Net Gain (BNG) requirements introduced by the Environment Act. To support implementation of the BNG requirements, the Council received a DEFRA burdens grant, and a total of £1,187.50 was spent on ecological advice during the monitoring period. This proactive approach reflects our commitment to embedding biodiversity considerations into the planning process. The applications where we consulted with Cornwall Environmental Consultants (CEC) are set out at [Table 14](#).

Review of Policy OE2

34. Policy OE2 of the Isles of Scilly Local Plan (2015–2030) was adopted prior to the introduction of mandatory Biodiversity Net Gain (BNG) requirements, which came into force on 12 February 2024 under Schedule 7A of the Town and

Country Planning Act 19901. The policy currently supports the protection and enhancement of biodiversity but does not explicitly reference the statutory requirement for a minimum 10% net gain in biodiversity value for most developments.

35. Given the legal obligation now placed on developers and local planning authorities to deliver measurable biodiversity improvements, a review of Policy OE2 is recommended. This would ensure alignment with national legislation and provide clarity for applicants on how BNG should be addressed in planning proposals within the Isles of Scilly.

Policy Review Recommendations

36. Based on the current monitoring period, considering policy use and effectiveness, several policies in the Isles of Scilly Local Plan are recommended for review to ensure they remain effective and aligned with evolving local needs and national planning requirements. This should inform the local plan review process moving forward.
37. Policies LC4 (Staff Accommodation), LC6 (Allocated Land for Housing), and LC7 (Windfall Housing) are functioning but may require review depending on future development patterns. LC4 could be revisited if there is concern about the visual or spatial impact of increasing numbers of pods and huts. LC6 may need updating if allocated sites are not progressing, which would also prompt a review of LC7 to consider whether windfall or exception sites should become the primary delivery route for local need housing.
38. Other policies recommended for review include LC8 (Domestic Extensions), due to rising demand for larger homes and the need for clearer guidance on justification, and SS3 (Residential Conversions) and WC5 (Tourism Accommodation), where some policy elements are not being applied in practice. SS5 (Infrastructure) may benefit from a review in light of the Renewable Energy Capacity Study, while SS7 (Flood and Flood Avoidance) should be updated to reflect recent national policy changes. Finally, OE2 (Biodiversity and Geodiversity) and OE7 (Historic Environment) are both effective but should be reviewed to incorporate new statutory requirements for Biodiversity Net Gain and to align with updated national heritage policy, respectively.

POLICY	TOPIC	ASSESSMENT SUMMARY	REVIEW RECOMMENDED?
LC1	Local Need Housing	Used and effective	No
LC3	Balanced Housing Stock	Used and effective	No
LC4	Staff Accommodation	Used and effective; review if proliferation of pods/huts is a concern	Conditional
LC6	Allocated Land for Housing	Used and effective; review if sites are unlikely to come forward	Conditional

LC7	Windfall Housing	Used and effective; may need review if LC6 is reviewed	Conditional
LC8(2)	Replacement Dwellings	Used and effective	No
LC8(1,2)	Domestic Extensions	Used and effective; but consider clearer guidance on justification	Yes
SS3	Residential Conversions	Used and effective; some aspects not used	Yes
WC5	Tourism Accommodation	Used and effective; some aspects not used	Yes
SS5	Infrastructure	Used and effective; consider review in light of Renewable Energy Capacity Study	Yes
SS7	Flood and Flood Avoidance	Used and effective; review recommended due to national changes	Yes
OE7	Historic Environment	Used and effective; national policy changes may strengthen it	Yes
OE2	Biodiversity & Geodiversity	Used and effective; review recommended to reflect BNG duties	Yes

Local Development Scheme (LDS)

39. A review of the Local Plan is due by March 2026 (5 years post-adoption), work is now progressing as this 5 year is approaching. The Local Development Scheme was approved in August 2025 to reflect the Governments proposed changes to the Local Plan making process and to update the community on the progress of work relates to the local plan. The adopted [LDS \(LDS2025\)](#)³ is available online.

Statement of Community Involvement (SCI)

40. The current [Statement of Community Involvement \(SCI\)](#)⁴ provides information on how the community can get 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. A SCI was adopted by the Council in 2015 (with an interim COVID version in 2020). In June 2024 Members approved a revised and updated SCI. A review of this will need to be undertaken before June 2029.

Brownfield Land Register (BLR)

41. The Council first published [the Brownfield Land Register](#)⁵ 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 viewed online following the above link.

Custom and Self-Building Housing Register (CSBR)

42. Although the Council do not publish the register, the local planning authority did update its website in 2016 with information about the process and application forms for people to add themselves to the Custom and Self-Building Housing Register. The register is open to individuals 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 **41 individuals and 0 groups (as of April 2025) on the register.**
43. 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 no entries (i.e., those without a local connection), on Part 2

³ <https://www.scilly.gov.uk/planning/planning-policy/local-plan-2015-2030/local-plan-review-timetable>

⁴

<https://www.scilly.gov.uk/sites/default/files/document/planning/Statement%20of%20Community%20Involvement%20to%20Feb%202018%20Update%201.pdf>

⁵ <https://www.scilly.gov.uk/planning/brownfield-register>

of the register. So, there are 41 individuals who meet the Local Connection Test.

Schedule of Saved or Superseded Policies

44. There are not currently any *saved policies* given the up-to-date status of the 2015-2030 Local Plan, adopted in 2021.
45. 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'.

Policy Document Profiles

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 LDS

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 are 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), June 2024
Timetable for Review	See LDS At least once every 5 years (i.e., by June 2029)

Policies Maps

Document Details	The graphical presentation of policies and proposals, on an Ordnance Survey base map.
Geographical Coverage	All of the islands are 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 LDS

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 by the Council 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 are 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 LDS

Biodiversity and Geodiversity Supplementary Planning Document (SPD)

Document Details	<p>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).</p> <p>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 is protected, conserved, and enhanced as a consequence of development.</p>
Geographical Coverage	All of the islands are 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	2008
Timetable for review	Non planned at present

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 are 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	2008
Timetable for review	Non planned at present

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>
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	<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.</p> <p>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 in 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 are 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	2011
Timetable for review	Non planned at present

Tables referred to in the AMR

Housing Delivery Test

Table 1: Trajectory of Local Need Homes relative to the 105 identified over the plan period (current monitoring period highlighted)

FY	No of Homes Permitted	Running total	Delivery Rate - 7 per year	Left to build per year	Percentage left to build
2014/15	1	1	7	6	99.05%
2015/16	0	1	14	13	99.05%
2016/17	3	4	21	17	96.19%
2017/18	0	4	28	24	96.19%
2018/19	1	5	35	30	95.24%
2019/20	1	6	42	36	94.29%
2020/21	1	7	49	42	93.33%
2021/22	5	12	56	44	88.57%
2022/23	3	15	63	48	85.71%
2023/24	14	29	70	41	72.38%
2024/25	29	58	77	19	44.76%
2025/26	17	75	84	9	28.57%
2026/27	-	-	91	16	28.57%
2027/28	-	-	98	23	28.57%
2028/29	-	-	105	30	28.57%

Policy LC4 (Staff Accommodation)

Table 2: Applications approved for Staff Accommodation over the plan period (Those granted during this AMR period are highlighted).

Year	Reference	Location/Site Address	Island	Approved Development	# Units
2017	P/18/004	Carn Vean, Pelistry Lane	St Mary's	Erection of staff/family annex accommodation	1
2017	P/17/080	Adams Fish and Chips	St Martin's	Erection of a new dwelling for staff accommodation, to include 3 ensuite bedrooms	3
2018	P/18/036	Peninnis Farm	St Mary's	Retrospective application for planning permission for the creation of a self-contained unit of staff accommodation.	1
2021	P/21/039	Castle Farm Workshop	St Mary's	Conversion of workshop to create a 1-bedroom live work unit for staff.	1
2021	P/21/020	Palace Row	Tresco	Construction of 3 single storey terraces consisting of 8 no. staff accommodation units.	4
2021	P/21/102	South of Lower Town Barns	St Martin's	Construction of one shepherd's hut.	1
2021	P/21/086	Island Fish	Bryher	Construction of staff accommodation.	1

2021	P/21/105	Conamara farm	St Martin's	Construction of staff shepherd's hut.	1
2021	P/21/107	Star Castle Hotel	St Mary's	Additional Staff Accommodation block.	3
2022	P/22/008	Island Fish	Bryher	Seasonal staff pod.	1
2022	P/21/045	Lawrences Brow	St Martin's	Seasonal staff unit.	1
2022	P/22/073	Behind Par Beach Higher Town	St Martin's	Mixed use staff and holiday let	1
2022	P/22/079	Island Fish	Bryher	Seasonal staff pod	1
2022	P/22/084	Longstone Lodge	St Mary's	Seasonal staff unit	2
2023	P/23/103	Signal Rock, Higher Town	St Martin's	Seasonal Staff Unit	1
2023	P/23/105	Bottom Staff Annex	Tresco	House in Multiple Occupation comprising 11 en-suite rooms (replacing 18 substandard rooms)	-7
2024	P/24/005	Turks Head	St Agnes	One additional staff room	1
2024	P/24/015	Bryher Campsite	Bryher	One additional seasonal staff shepherd's hut	1
2024	P/24/044	St Martins Vineyard	St Martin's	One staff accommodation dwelling	1
2024	P/24/083	Silver Street Gallery	St Mary's	Seasonal Staff Unit	1
Total					26

Policy LC6 (Housing Allocations)

Table 3: Allocated sites for housing that have come forward to date (those granted during this AMR period are highlighted).

Site No	Description	Site Owner	Commentary
H3	Land to the north of Old Town, on west side of Old Town Road	Originally Duchy of Cornwall (leased to Ennor Castle Farm) purchased by the Council 2021 and now transferred to Cornwall Community Land Trust.	24/03/2022: 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. 05/01/2022: Application for archaeological WSI submitted and trial trenching undertaken, P/22/002/DISCON. 09/06/2022: Application do discharge other conditions made, P/22/038/DISCON
H1	Land at Carn Thomas former Secondary School	Originally CIOs but transferred to Live West to redevelop for affordable homes	05/09/2025: Reserved Matters application Approved, P/24/027/RM. 25/03/2025: Planning permission granted to construct 27 local need homes subject to a S106 legal agreement. 12/09/2025: First of the Discharge of pre-commencement conditions (WSI) submitted for consideration.

Policy LC7 (Windfall Housing)

Table 4: Windfall housing granted over plan period (those granted during this AMR monitoring period highlighted). *Represents those commenced or completed.

Submitted Year	Planning Reference	Location/Address	Number of Units	Date Decision Issued
2015	P/15/030/FUL	Land at Westward Farm	1*	30/06/2016
	P/15/107/FUL	Land at Peninnis Farm	1*	18/05/2016
2016	P/16/056/ROV	Pine Trees	1*	21/01/2017

2017	P/17/083/FUL	Land at Colossus, Pilots Retreat	1	05/06/2018
	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
2020	P/20/054/FUL	Buzza Garage, Porthcressa	1*	19/02/2021
2021	P/21/095/COU	April Cottage	2*	18/12/2021
	P/21/074/FUL	Holy Vale Farmhouse Outbuildings	1*	13/12/2023
	P/21/101/FUL	Longstone Bungalow	1*	21/02/2023
2022	P/22/004/FUL	Sea View, McFarlands Down	1*	02/12/2022
	P/22/005/FUL	Sea View, McFarlands Down	1*	02/12/2022
2022	P/22/012/FUL	Hillside Farm Barn, Bryher	1	22/06/2023
	P/22/029/FUL	Land Adjacent to White Cottage, Porthloo	1*	05/12/2022
2023	P/23/001/COU	The Chandlery, Thorofare, Hugh Town	1	02/08/2023
	P/23/003/COU	Water Meadow Barn, Old Town	1*	22/06/2023
	P/23/037/COU	Beverly Hills, Pilots Retreat	1*	27/09/2023
2024	P/23/100/COU	Sylina, McFarlands Down	1	12/04/2024
	P/24/011/FUL	Land at Pungies Lane	10	10/03/2024
	P/11/037/FUL	Briar Lea, Pelistry Lane	1*	04/10/2024
Total			31	

Policy LC8 Replacement Dwellings

Table 5: Applications approved for replacement dwellings over the plan period. None during this current AMR period.

Ref	Address	Description	Percentage Above NDSS	Commentary
P/18/039/FUL	Charlie's Cottage Buzza Road Hugh Town	Demolition of existing dwelling and construction of replacement dwelling.	No change	No change
P/22/006/FUL	Sea View McFarland's Down St Mary's	Construction of new dwelling and associated infrastructure.	3% above the minimum	Within Policy max limit of 30% above the minimum.
P/23/004/FUL	Penold, Church Road	Demolition of existing semi-detached house and replacement with a new dwelling.	106% in total	Already approved as an extension and accepted justification. The proposal changed to a replacement dwelling.
P/23/033/FUL	Cootamundra, McFarlands Down	Replacement of dwelling	100% above	Above Space standards but 3-bed Category 3 Accessible home for disabled person

Policy LC8 Domestic Extensions

Table 6: Applications approved for householder extensions since 2021 where extensions resulted in a larger home (above the 30% limit of Policy LC8) (those granted during this AMR monitoring period highlighted).

Ref	Property	Proposal	Percentage above NDSS	Commentary
P/22/016/HH	Samson House, Porthloo, St Mary's	Dormer window on rear elevation.	32% above (2% above the policy threshold)	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.	43% above (13% above the policy threshold)	Justification as to succession management of Tresco Estate and the applicant downsizing, accepted as justification for exceeding the 30% policy requirement.

P/21/046/HH	The Moorings, Old Grimsby, Tresco	Lean-to extension of existing dwelling.	33% above (3% above the policy threshold)	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.	106% above (76% above the policy threshold)	Property was already 97% above as existing with the modifications considered resulting in a further increase of 9% Justification to make aesthetic improvements and sustainability improvements on a very prominent home, to the benefit of the character of the conservation area.
P/20/102/HH	Reculver, 4 Lower Strand St Mary's	Removal of existing rear extensions, new rear extension and new rear dormer window.	48% in total (18% above policy threshold)	Property already 32% above as existing with the modifications considered resulting in a further 16% above. 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.
P/22/039/HH	Dolphin House, Dolphin Town Tresco	Internal alterations to main house, enlargement of existing south eastern wing, construction of single storey link and alterations to outbuildings.	95% above (65% above policy threshold)	Property already more than 95% above the minimum. The proposal resulted in a reduction overall due to the removal of the roof space accommodation.
P/23/046/HH	Bishop View, Porthloo Lane St Mary's	Removal of hipped roof and construction of new roof incorporating first floor accommodation and internal alterations.	66% above (36% above policy threshold)	The property had already been enlarged, and the justification was not considered adequate. Officers recommended refusal on this basis, but the proposal was allowed at Full Council.
P/24/031/HH	Racket Town Bungalow	Extension including demolition of existing and replacement extension	47% above (17% above the policy threshold)	This was a reduction relative to an extant permission approved in 2020 which was 145% above.
P/24/062/HH	Guthers, Pilots Retreat, St Mary's	Alterations to existing dormer bungalow, construction of new dormer window and creation of outdoor terrace	44% above (14% above the policy threshold)	The property was already above NDSS and extension of larger dormer window equated to an enlargement of 2.5 square metres overall, balanced with positive external changes, this was deemed sufficiently minor in nature.
P/24/067/HH	Coastguards Retreat, Buzza Hill, St Mary's	Renovation of existing dwelling to include ground floor extension in place of existing conservatory, dormer windows at first floor and external alterations	90% above (60% above the policy threshold)	Already above and the extension together with lost bedroom means significantly above NDSS with modest extension - justification on significant improvements to both appearance and efficiency of building.
P/24/068/ROV	Valhalla, Tresco	Application to vary approved plans of 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.	37% above (17% above the policy threshold)	This was reduced in size from 2023 amendment and original 2021 approval which was 43% above NDSS as a four bed dwelling.

Policy SS3 Conversions to Residential

Table 7: Applications approved for conversion from non-residential to residential accommodation during the current monitoring period.

Ref	Property	Proposal	Units	Decision Date	Notes
P/24/083/COU	Silver Street Gallery, 5 Silver Street, St Mary's	Change of use of existing store room above gallery to seasonal staff accommodation	1 (Seasonal staff)	19/12/2024	Condition
P/23/100/COU	Workshop, Sylina, McFarlands Down St Mary's	Change of use of workshop to local needs dwelling	1 (S106)	12/04/2024	S106

Total			2		
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Policy WC5 Tourism Accommodation

Table 8: Applications approved for new Holiday let units over the Plan Period (those approved during this monitoring period are highlighted).

Reference	Address	Island	Proposal	Net Gain/loss
P/15/031/FUL	Westward Farm, St Agnes	St Agnes	Construction of 2 no. single storey timber clad holiday lets	2
P/16/091/FUL	Sandy Lane Farm	St Martin's	Erection of 2 person shepherds hut for use as holiday accommodation.	1
P/16/130/COU	Watermill Lodge, St Mary's	St Mary's	provision of mobile shepherd's hut for 2 visitors and new access on Northern boundary	1
P/18/046/COU	Sylina, McFarlands Down, St Mary's	St Mary's	Change of use from Guesthouse to Self-contained holiday unit and owners' accommodation	1
P/19/059/COU	St Martin's Vineyard, Higher Town, St Martin's	St Martin's	Erection of x2 Shepherds huts for holiday let use	2
P/20/048/FUL	Men-a-Vaur, Church Road, St Mary's	St Mary's	Construction of a new accessible dwelling for holiday letting purposes.	1
P/20/075/FUL	Carn Friars Farm, St Mary's	St Mary's	Conversion of redundant barn to holiday let/winter farm staff quarters	1
P/20/090/FUL	Tregarthen's Hotel, St Mary's	St Mary's	Construction of 5 micro lodges	5
P/21/023/COU	Parting Carn Farm, St Mary's	St Mary's	Siting of two self-contained glamping pods for visitor accommodation.	2
P/21/018/COU	Blockhouse Cottages, Tresco	Tresco	Demolition of existing row of cottages, construction of new replacement two storey 5/6-bedroom dwelling	1
P/21/075/COU	Land to south of Lower Town, Barns St Martin's	St Martin's	Siting of two holiday letting shepherds' huts.	2
P/21/099/COU	Land to south of Lower Town, Barns St Martin's	St Martin's	Siting of one holiday letting shepherds' huts.	1
P/22/008/COU	Land at Norrad Bryher	Bryher	Siting of one Pod	1
P/23/008/COU	Bell Rock Hotel, Church Road, St Mary's	St Mary's	loss of 3 serviced bedrooms, creation of one self-contained suite	-2
P/23/101/COU	Downs Farm, St Agnes	St Agnes	Two Shepherd's Huts	2
P/24/015/FUL	Bryher Campsite	Bryher	Two Shepherds Huts	2
Total (net gain)				26

Policy SS5 Infrastructure Improvements

Table 9: Applications approved during the monitoring period for infrastructure works (those approved during this monitoring period are highlighted).

Ref	Location	Development	Approved
P/22/077/FUL	Three sites across St Agnes	Application for the installation of geobags at Periglis to replace the core of existing dunes, wrapped in geotextile and covered with excavated material and to stabilise the dune crest with	20/06/2023

		geomat to encourage re-vegetation. Installation of rock bags at Porth Coose to heighten the existing protection, backed by earth bund and installing rock armour at the bottom of the existing sea wall at Porth Killier.	
P/22/078/FUL	Lower Town Beach, St Martins	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.	/21/04/2023
P/23/095/FUL	Green Bay, Bryher	Installation of 75 m long geobag core added to existing cobble embankment and tied with geotextile.	29/02/2024
P/24/032/FUL	Television Mast and Station, Pendrathen Lane, St Mary's	Installation of; 6 antennas at 41m height on the existing frame, 6 RRU's at 41m height behind the proposed antennas, 1 cabinet at ground level, a ground based generator on a concrete plinth and ancillary equipment.	27/06/2024
P/24/026/FUL	Normandy Swimming Pool, St Mary's	Installation of 11kw solar PV array on land adj to Normandy swimming pool.	19/06/2024
P/24/006/FUL	St Mary's Hospital, Hospital Lane, St Mary's	Extension of existing hospital to provide an integrated health and social care centre (Major Development)	19/04/2024

Policy SS7 Flooding and Flood Avoidance

Table 10: Applications approved in Flood Zone 3 where a consultation with the Environment Agency (EA) was conducted (those with objections during the current monitoring period are highlighted).

Ref	Location	Proposal	Initial EA Response	Decision
P/24/024/COU	Land at the Stoneyard, St Mary's	Change of use for temporary residential contractor compound	No objection	Approved
P/24/038/COU	Land to the rear of the Town Hall	Change of use for temporary contractor storage	No objection but recommended condition to limit to 2 year period and returned to original condition and site office placed on a scaffold	Approved
P/24/044/FUL	St Martin's Vineyard and Winery	Construction of staff dwelling	No objection	Approved
P/24/057/FUL	Higher Moors SSSI	Construction of replacement Bird Hide	Objected initially but lifted following submission of a FRA	Approved
P/24/077/PRIAPP	Mumfords Papershop, Hugh Town St Mary's	Prior Approval of Office to residential	Standing Advice	Approved
P/24/094/COU	Chandlery, The Thorofare, St Mary's	Change of use of ground floor to storage	No Comments	Approved
P/25/007/COU	Banfields Workshop and Store, Buzza Street/Porthcressa	Change of use to takeaway (grub hut)	Standing Advice	Approved

Policy OE7 (Development Affecting Heritage)

Table 11: Applications approved where a consultation with Historic England (HE) was required during this monitoring period.

Ref	Location	Proposal	Reason for Consultation	HE Comments	Decision
P/23/083/FUL	Atlantic Hotel, Hugh Street St Mary's	Partially retrospective application to re-roof Grade II Listed Building and associated works. (Listed Building)	Partial demolition works	No objection	Approved
P/24/019/FUL	Circus Field, St Mary's	Temporary use of field for construction site welfare facilities and the storage of materials in conjunction with planning ref P/24/006/FUL (AMENDED PLANS)	Impact on the setting of a Scheduled monument	No objection	Approved
P24/021/HH	Parkside, 9 The Parade, St Mary's	Proposed removal of existing garage, construction of extension to kitchen in location of existing garage and formation of ground floor wet room. Relocation of non-original staircase. Construction of first floor extension above kitchen to provide improved bedroom facilities and Jack & Jill en-suite. Installation of solar water heater within rear roof extension. Removal of render from south elevation to reveal existing stonework (Listed Building)	Demolition of elements of a Listed Building	Objection	Withdrawn
P/24/029/FUL	Old Wesleyan Chapel, Hugh Town St Mary's	Installation of a new 6m wall-mounted vertical flagpole onto the East facing elevation of the Old Wesleyan Chapel (Listed Building)	Council-owned Listed Building	No objection	Approved
P/24/078/HH	Parkside, 9 The Parade, St Mary's	Proposed removal of existing garage, construction of extension to kitchen in location of existing garage and formation of ground floor wet room. Removal of existing single storey shed and formation of opening in ground floor wall to provide access to new utility room. Rotation of non-original staircase. Construction of first floor dormer above kitchen to provide bathroom. Removal of render from south elevation to reveal existing stonework (Listed Building)	Demolition of elements of a Listed Building	No objection	Approved
P/24/084/HH	Treskey, The Garrison St Mary's	Creation of new window to match design of existing elevation (Listed Building)	Demolition of elements of a Listed Building	Objection	REFUSED

Policy OE7 (Development Affecting Heritage)

Table 12: Consultations with Cornwall Archaeological Unit during the monitoring period

Ref	Location	Proposal	Reason for Consultation	Archaeological Comments	Decision
P/23/083/FUL	The Atlantic Inn, St Mary's	Partially retrospective application to re-roof Grade II Listed Building	Potential to record features of the building	No building recording required	Approved
P/23/105/FUL	Bottom Staff Annex, Tresco	Replacement of Staff Accommodation	Potential for below ground archaeological remains	No WSI condition required	Approved
P/24/006/FUL	St Mary's Hospital, St Mary's	Extension of Hospital for an Integrated Health and Social Care facility	Potential for below ground archaeological remains	A WSI condition required	Approved
P/24/009/FUL	Lunnon Farm, St Mary's	New Agricultural building	Potential for below ground archaeological remains	No WSI condition required	Approved
P/24/011/FUL	Land at Pungies Lane, St Mary's	10 new local need dwellings	Potential for below ground archaeological remains	A WSI condition required	Approved
P/24/019/COU	Circus Field, St Mary's	Temporary Change of use of land for contractor compound	Affecting setting of Scheduled Monument	Measures to protect the Scheduled Monument found to be acceptable	Approved

P/24/024/COU	The Stoneyard, Moorwell Lane St Mary's	Temporary change of use of land for contractor accommodation compound	Consult the Historic Environment Records	No WSI or other building or archaeological recording required	Approved
P/24/028/FUL	Carn Thomas former Secondary School Site, St Mary's	Construction of 27 Homes for local need.	Potential for below ground archaeological remains	Full WSI and archaeological Monitoring required	Approved
P/24/033/FUL	Cowrie Cottage, Middle Town St Martins	Garden studio for home-based business	Potential for below ground archaeological remains	No WSI condition required	Approved
P/24/042/HH	The Elms, Lower Town St Martins	Garden studio for ancillary workshop studio use	Potential for below ground archaeological remains	No WSI condition required	Approved
P/24/057/FUL	Higher Moors Nature Trail St Mary's	Replacement bird hide	Potential for below ground archaeological remains	No WSI condition required	Approved
P/24/092/HH	10 Parsons Field, St Mary's	Construction of storage shed and boundary wall alteration	Potential for below ground archaeological remains	No WSI condition required	Approved

Table 13: Consultations with Conservation Officer during the monitoring period.

Ref	Location	Proposal	Reason for Consultation	Conservation Officer Comments	Decision
P/24/059/FUL	Old Wesleyan Chapel, St Mary's	Install new Flag Pole	Impact on a Grade II Listed Building	No building recording required	Approved
P/24/078/HH	Parkside, The Parade St Mary's	Internal and external alterations including demolition	Impact on a Grade II Listed Building	No building recording required	Approved
P/24/084/HH	Treskey, The Garrison, St Mary's	Install new window	Impact on a Grade II* Listed Building	Harm to the fabric of a Listed Building without adequate justification of wider public benefits	Refused

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Table 14: Applications where we consulted ecologists during the monitoring period.

Ref	Location	Proposal	Reason for Consultation	Ecologists Comments	Decision
P/24/006/FUL	St Mary's Hospital	Integrated Health and Social Care extension	Impact on habitats and species	BNG metric submitted is acceptable.	Approved
P/24/011/FUL	Land at Pungies Lane, St Mary's	10 Local Need Homes	Impact on habitats and species	Additional bat surveys and a CEMP to be secured	Approved
P/24/019/COU	Circus Field, St Mary's	Temporary use of field as compound for hospital extension	Impact on Habitats and species	CEMP required by condition	Approved
P/24/028/FUL	Carn Thomas, former Secondary School Site St Mary's	27 Local Need homes	BNG requirements and impact on priority habitat	Conditions required for Biodiversity gain plan	Approved
P/24/037/DisCON	St Mary's Hospital	Discharge of Ecological Conditions	Assess CEMP and associated details in relation to impact on ecology	no objections from an ecological perspective. The habitats on site are low value/common habitats and the	

				impacts would only be for one year.	
P/24/044/FUL	St Martins Vineyard, Higher Town St Martins	Staff dwelling	Assess the mandatory BNG requirement	No objections subject to appropriate conditions	Approved
P/24/062/HH	Guthers, Pilots Retreat	Domestic Extension, including re-roofing	Assess impact on protected species	No objections subject to conditions to mitigate impact on species	Approved
P/24/072/DISCON	Circus Field St Mary's	Discharge of Ecological Conditions	Assess CEMP and associated details in relation to impact on ecology	Partial discharge: The Habitat Restoration Plan was designed to meet the conditions of Part A of Condition C3 in decision notice P/24/019/COU and does so effectively.	Approved

Appendices

1. **Appendix i:** Planning Performance:

<https://www.scilly.gov.uk/sites/default/files/planning-apps/AMR17%202022-24%20Companion%20Report%20Planning%20Performance.pdf>

ⁱ Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012: <https://www.legislation.gov.uk/uksi/2012/767/regulation/34>

ⁱⁱ Isles of Scilly Local Plan (2015-2030): <https://www.scilly.gov.uk/planning/planning-policy/local-plan-2015-2030>

ⁱⁱⁱ Local Development Scheme (LDS2024): <https://www.scilly.gov.uk/planning/planning-policy/local-plan-2015-2030/local-plan-review-timetable-lds>