

Isles of Scilly Local Plan

Including Minerals and Waste

2015 to 2030

Council of the Isles of Scilly 2021

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Foreword

At the heart of this Local Plan is a commitment to finding the best balance between delivering much-needed homes, supporting the economy and improving infrastructure, whilst safeguarding our exceptional environment. We have recognised the challenging decisions that have had to be made, and we cannot shy away from them. Our responsibilities are to our existing residents and businesses, while ensuring that future generations' needs and aspirations to live, work and enjoy themselves in such a special environment are also achievable. This plan seeks to ensure Scilly remains a sustainable place:

TO LIVE with quality homes that local people can afford, with effective and resilient transport links and appropriate services and facilities, to support our thriving island communities and ensure that Scilly remains healthy, vibrant and safe.

TO WORK where we will support the right facilities and infrastructure to enable our existing businesses and new enterprises to expand or relocate here; bringing well-paid jobs and stimulating investment.

TO VISIT where people choose to come to enjoy our history and exceptional environment, whilst we protect the delicate balance of keeping Scilly a rural and peaceful place.

Whilst we accept that the Local Plan is challenging, its proposals, including the delivery of new homes to support a sustainable community, present an exciting opportunity to shape our islands in a positive way, addressing the needs and aspirations of generations to come. We have produced this Local Plan using extensive evidence. All elected members of the Council have worked together with the community to produce proposals that recognise the needs of Scilly as a whole.

Cllr Dan Marcus, Lead Member for Planning 25th March 2021

Legal Requirements

Legal Requirement

Legal Requirements Local Development Scheme (LDS)	The plan has to be prepared in accordance with the Authorities LDS (Dec 2018).
Statement of Community Involvement (SCI)	The SCI was adopted in 2015 and the plan should comply with its requirements.
Sustainability Appraisal (SA)	The plan should be subject to SA.
Conservation of Habitats and Species Regulations 2010 Habitats Regulations Assessment (HRA)	The Habitat Regulations Appropriate Assessment (Screening Report) needs to set out whether or not an AA is required. The approach should be supported by Natural England.
National Planning Policy Framework 2019	The plan should comply with national policies except where indicated.
Planning and Compulsory Purchase Act 2004 and 2012 Local Planning Regulations	The plan should comply with both.

Introduction (1)

1. The Local Plan will be used to determine decisions on planning applications and to provide an indication of where and what type of new development will be permitted. The 2015-2030 Local Plan is now the Development Plan for the Isles of Scilly and replaces the 'saved' policies of the Local Plan adopted in 2005. In accordance the Town and Country Planning (Local Planning) Regulations 2012, there is a statutory requirement to review Local Plans within five years of adoption. This requirement is to ensure that plans remain relevant and up to date.
2. The Local Plan sets out a vision, objectives and a planning strategy for development. It includes policies on the type and scale of development that will be supported through criteria-based assessment on a range of planning issues which will be used to determine planning applications. Additionally, the Local Plan identifies sites for new homes, to meet the islands housing needs.

Introduction (2)

3. This Local Plan covers a wide range of planning issues. Generally, several policies will be relevant to any development that is proposed on the islands. Consequently, it is important that the Local Plan is read as a whole rather than treating each policy or proposal in isolation. Furthermore, where a policy has a list of criteria, all of them should be met unless otherwise stated.
4. All planning applications will be considered against all the relevant policies and proposals in the Local Plan. Applications that comply with all relevant policies and proposals will be supported. Some policies in the Local Plan refer to 'Supplementary Planning Documents' (SPDs). These documents provide more detailed information on specific planning issues and are intended to supplement certain policies and proposals. SPD's may be taken into account as a 'material consideration' in considering a planning application.

What has influenced the Local Plan? (1)

5. The Local Plan has been prepared in accordance with the relevant planning legislation and regulations. Additionally, its preparation has been influenced by appropriate national and European legislation, policies and guidance, as well as local strategies, evidence-based research and studies and previous consultation and engagement with the islands' communities, businesses and visitors.
6. National planning policies and guidance that have influenced the Local Plan are set out in the National Planning Policy Framework (NPPF) 2019 and the National Planning Practice Guidance (NPPG). National policies and guidance promote sustainable development, set a range of core planning principles and emphasise the requirement to meet the objectively assessed needs of an area. National guidance also includes a Duty to Cooperate that requires local authorities to work constructively and collaboratively with neighbouring authorities and public organisations, in order to secure economic growth and significantly boost the supply of housing.

Local Strategies

Local Strategy/Plan	Year
The AONB Management Plan 2015-2020	2016
Island Futures: A Strategic Economic Plan for the Isles of Scilly	2014
Housing Growth Plan (Part of the Island Futures Plan)	2014
Infrastructure Plan (Part of the Island Futures Plan)	2014
The Isles of Scilly Strategic Transport Framework	2011
Future of Tourism on Scilly: Blue Sail	2011
The Isles of Scilly Destination Management Plan	2018

Research and Technical Studies

Technical Study	Year
Strategic Housing Market Assessment (SHMA)	2016
Strategic Housing Land Availability Assessment (SHLAA)	2016
Cornwall and Isles of Scilly Shoreline Management Plan 2, Isles of Scilly Mid-Term Review	2016
Energy Infrastructure Plan	2016
Housing Topic Paper	2017
Historic Environment Topic Paper	2017
Local Flood Risk Management Plan	2017
Isles of Scilly Housing Viability Testing 2018	2018
Strategic Housing Market Assessment Update, including standardised calculation of local housing need	2018
Infrastructure Capacity Assessment 2018	2018

What has influenced the Local Plan? (2)

- 7. Sustainability Appraisal (SA)** The Local Plan has been subject to a SA throughout each stage of its preparation. The SA assesses the social, environmental and economic impacts of the Local Plan’s objectives, policies and site specific proposals to help ensure it embodies the principles of sustainable development. This assessment also encompasses:

 - Habitats Regulations Assessment (HRA)
 - Equalities Impact Assessment (EqIA)
 - Health Impact Assessment (HIA)
- 8. The Local Enterprise Partnership (LEP)** The Cornwall and Isles of Scilly Enterprise Partnership consists of representatives from Cornwall Council and the Council of the Isles of Scilly, as well as business leaders and educational institutions. The role of the LEP is to lead and influence the economy of Cornwall and the Isles of Scilly by supporting economic growth through job creation, improving productivity and increasing earnings. Whilst the LEP operates at a strategic level, policies contained within the Local Plan need to be consistent with the visions, aims and objectives of the LEP and where possible contribute towards achieving the LEP's strategic objectives and vision: ‘By 2030 Cornwall and Isles of Scilly will be the place where business thrives and people enjoy an outstanding quality of life.’ To achieve this Vision, the LEP plan outlines three objectives:

 - Business:** achieve thriving businesses which excel at what they do.
 - People:** achieve inclusive growth and improve the skills of our workforce.
 - Place:** improve infrastructure and economic distinctiveness.

What has influenced the Local Plan? (3)

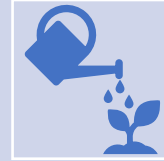
- 9. The Local Nature Partnership (LNP)** The Cornwall and Isles of Scilly LNP is a Partnership of those who are working to maintain the special and unique environment of Cornwall and the Isles of Scilly. The LNP considers the environment in its broadest sense and draws expertise from a wide range of sectors, including the environment, health and wellbeing, education and the economy. The Partnership has Information Classification: PUBLIC already forged strong links with the economic sector, via the Cornwall and Isles of Scilly Local Enterprise Partnerships (LEP) and the two Health and Wellbeing Boards in the area. The guiding principle of the LNP is that: 'The culture, communities and environment of Cornwall and the Isles of Scilly remain special and unique.'
- 10. A Duty to Co-operate** Local Plans are required to take into account the implications of planning policies of neighbouring authorities in recognition that spatial planning issues are not constrained by Local Authority administrative boundaries. The islands geographic isolation from mainland UK has made this duty challenging. Nonetheless, the Council has worked closely with Cornwall Council, the LEP and LNP, as well as with a range of statutory and non-statutory organisations at all stages in the preparation of the Local Plan.

What has influenced the Local Plan? (4)

11. Cornwall Council has expressed, in particular, a support for the inclusion of an Objective ‘to secure resilient, year-round transport services to Cornwall ...’ It has also welcomed a policy seeking to move the processing of waste, up the waste hierarchy by encouraging re-use and recycling as well as exploring the possibilities for energy recovery on the islands.
12. **Statement of Common Ground** The Council of the Isles of Scilly and Cornwall Council have signed up to a statement of common ground which covers important and shared issues relating to the protection of transportation links. The issue of transportation links is strongly connected with sustaining the islands’ community, its economy and tourism as well as transportation issues associated with waste management and the importation of minerals.
13. **Monitoring and Implementation** The Local Plan will be monitored through the Isles of Scilly Authority Annual Monitoring Report (AMR), in order to establish whether the policies are achieving their intended objectives and whether there are unexpected trends or changed circumstances that may necessitate a review. A monitoring framework for the Local Plan is set out in the final section of the plan.

Structure of the Plan (1)

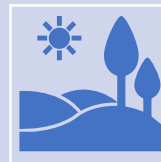
14. The Plan is divided into Six Sections with policy maps at the end.



Section 1: introduces the Local Plan and includes the Spatial Portrait and profile of the islands which gives an overview of the islands' characteristics, the issues that arise from this as well as identifying the Key Challenges and Issues and the Vision and Objectives for the Local Plan. This section also sets out the Spatial Strategy, which is the big picture of 'where' and 'when' we want activity, development and investment to take place over the period to 2030. This includes the distribution of development and areas that will be protected from development and what this means for the various areas within Scilly.



Section 2: Promoting a Sustainable Scilly sets out how development should address sustainable issues. Promoting Sustainable Scilly includes ten development management policies ranging from the principles of sustainable development through to renewable energy and transport.



Section 3: Our Outstanding Environment relates to the Outstanding Environment and contains seven development management policies aimed at protecting the natural and historic environments of the islands. They range from landscape character to biodiversity and the historic environment.

Structure of the Plan (2)



Section 4: Our Island Community relates to supporting a living community and sets out the housing strategy for the plan period. This section contains policies about where and what to build as well as policies in relation to the existing housing stock. There are ten development management policies within this section.



Section 5: The Islands' Economy relates to supporting a working community and sets out the economic policies that would apply over the plan period. There are six development management policies that seek to facilitate economic development proposals where these are compliant with the objectives of the Local Plan.



Section 6: Monitoring and Implementation sets out how the Plan will be monitored over the period and what triggers a review of the policies to ensure the Local Plan remains up-to-date.

Policy Maps

14. **Policies Maps** sets out the specific allocations and the existing designations of the islands. The purpose of the Policies Map is to identify areas of protection, sites allocated for particular land use and development proposals to which specific policies apply.
15. Every effort has been made to make the Local Plan as clear as possible. However, it does contain some technical language, so there is a Glossary of Terms and Abbreviations at the very back of this document, to help readers with the range of new terms that have been introduced. Where appropriate, footnotes are also included at the bottom of each page of the Local Plan.
16. The Local Plan replaces all the remaining saved policies from the Isles of Scilly Local Plan adopted in 2005. A table of the policies that will be replaced by the Local Plan is included in Appendix 1.