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The Spatial Planning Vision

Spatial Planning Vision (1)

66. The spatial planning vision sets out how the Isles of Scilly could develop as a place to meet the future needs of its local residents, businesses and visitors. The essential principle embedded within the Local Plan is to contribute to the achievement of sustainable development by enabling and supporting new homes, securing more effective and improved infrastructure and services, and enabling better paid jobs, whilst protecting and wherever possible enhancing the islands' exceptional environment. This Local Plan provides an important platform to realise this ambitious vision, by establishing a positive framework with the aim of removing current barriers to sustainable growth and investment.



Spatial Planning Vision (2)

- 67. **In 2030:** The Isles of Scilly is a highly desirable place where people are able to live well, work productively, and move freely between islands and the mainland; they can also benefit from excellent education, leisure, health and social care facilities, within a world-class environment in harmony with nature. The distinctiveness and exceptional environment, with the influence of the sea, continue to provide a strong sense of community, identity and belonging; these remain vital assets for the islands' economy and well-being.
- 68. **In 2030:** Innovative systems and technologies have taken advantage of the islands' location and environment, and provided the catalyst for achieving exemplary and innovative sustainable development, thus providing a model for how other communities around the world can function.
- 69. **In 2030:** The islands' communities have access to a range of homes that are more affordable, adaptable and accessible to everyone, including families and older people.

Spatial Planning Vision (3)

- 70. In 2030:** The Isles of Scilly is a strong, competitive and diverse economy that benefits from inward investment and innovation. Businesses have access to a locally based, highly skilled workforce, reflecting high-quality learning as well as internships and cultural exchanges – through, for example, the Smart Island programme. Tourism is thriving through the year, with good-quality and value accommodation, and services in harmony with the outstanding environment.
- 71. In 2030:** The islands' infrastructure is a beacon of sustainability for the UK and beyond; it provides an affordable, innovative and low-carbon model for managing energy, water and waste, with considerable benefits to the environment and residents' quality of life.
- 72. In 2030:** Residents, businesses and visitors enjoy more affordable, resilient and reliable transport links to the mainland and between islands throughout the year, following improvements to transport services and networks.

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Strategic Aims and Objectives

Strategic Aims and Objectives (1)

The local plan will seek to achieve its spatial planning vision and address the key challenges and issues by supporting development through its strategic policies, guided by the strategic aims of:

Strategic Aims and Objectives (2)

Aims

1. Maintaining an outstanding and world-class environment and ensuring that its distinctive and significant seascape and landscape, heritage and nature conservation assets are protected, valued and enhanced.
2. Ensuring the provision of infrastructure and utilities to create a more sustainable, resilient and self-sufficient Isles of Scilly.
3. Creating a balanced local housing market that provides housing choice and meets the existing and future needs of the community, enabling economic prosperity.
4. Creating a more competitive, diverse and resilient economy based on an exceptional and inspirational environment that can adapt to change and challenges and maximise opportunities by building on its strengths and underpinned by effective infrastructure and an appropriately available and skilled workforce.
5. Engendering and supporting a strong, vibrant and healthy island community with an improved quality of life for its residents.
6. Adapting to the effects of climate change on people, wildlife and places by increasing resilience, matching the vulnerability of land uses to flood risk, and managing surface water in the most sustainable way.
7. Minimising carbon dioxide and other greenhouse gases and supporting measures that contribute to carbon neutrality and mitigate against the effects of climate change.

Strategic Aims and Objectives (3)

Aim 1: Maintaining an outstanding and world-class environment and ensuring that its distinctive and significant seascape and landscape, heritage and nature conservation assets are protected, valued and enhanced.

Objectives:

- Ensure new development is appropriately located, sited and designed to maintain and enhance the environment avoiding any significant environmental impacts, or provide appropriate mitigation including the reuse of previously developed land and the more efficient and effective use of all sites and buildings.
- Improve the quality of the natural environment, including coastal waters, through the provision of better infrastructure and appropriate management.
- Promote the prudent and sustainable use of resources and the minimisation of waste and pollution.
- Protect the distinct identities and characteristics of individual islands and settlements.



Strategic Aims and Objectives (4)

Aim 2: Ensuring the provision of infrastructure utilities to create a more sustainable and resilient and self-sufficient Scilly.

Objectives:

- Support improvements and secure investments to modernize the islands drinking water, sewerage and waste management operations and infrastructure to ensure that it is affordable and complies with the appropriate legislation and regulations.
- Engender a planned and coordinated approach for securing infrastructure provision as part of, and in step with, new development and investment opportunities.
- Support clean, environmentally acceptable and flexible energy technologies (including renewable energy generation and storage) and more efficient grid technologies that move the islands towards a low carbon economy.

Strategic Aims and Objectives (5)

Aim 3: Creating a balanced local housing market that provides housing choice and meets the existing and future needs of the community, enabling economic prosperity.

Objectives:

- Provide affordable, decent as well as a range of well-designed homes, appropriate to meeting the current and future needs of the community, including the needs of an aging population.
- Permit open market homes only where it enables the delivery of affordable homes through cross-subsidization on allocated sites, where it is proven that there is no other source of grant funding.
- Support the needs of businesses through establishing a positive framework to deliver staff accommodation across the islands.

Strategic Aims and Objectives (6)

Aim 4: Creating a more competitive, diverse and resilient economy based on an exceptional and inspirational environment that can adapt to change and challenges and maximise opportunities by building on its strengths and underpinned by effective infrastructure and an appropriately available and skilled workforce.

Objectives:

- Provide a wider choice of better paid and skilled jobs through the creation of a more competitive and diverse economy.
- Encourage research, innovation and entrepreneurship through enhanced ICT opportunities.
- Provide sustainable growth in tourism in response to changing markets with a focus on improving the quality and value of its product, particularly tourism accommodation, in assets and where it complements the exceptional and outstanding environment.
- Permit new development that supports agriculture and horticulture in recognition of its cultural and economic importance and where it contributes to sustainably managing the islands outstanding environment.

Strategic Aims and Objectives (7)

Aim 5: Engendering and supporting a strong, vibrant and healthy island community with an improved quality of life for its residents.

Objectives:

- Facilitate growth that improves the sustainability and self-sufficiency of the island's communities through the provision and retention of viable services and facilities that supports its cultural, health and social well-being.
- Support proposals that facilitate modern and integrated health and social care services to meet the requirements of the community.
- Support investment in social, sports, recreational, leisure and cultural services and facilities to meet the requirements of the community.
- Ensure that new development and the built environment is designed to promote healthy living and support an ageing population.
- Support proposals that strengthen or support transportation links on each inhabited island and between the islands and the mainland, including connecting transport systems.

Strategic Aims and Objectives (8)

Aim 6: Adapting to the effects of climate change on people, wildlife and places by increasing resilience, matching the vulnerability of land uses to flood risk, and managing surface water in the most sustainable way.

Objectives:

- Promote high-quality sustainable building and construction to minimize the risks arising from climate change and ensure new development is designed and located to mitigate and adapt to the effects of climate change and extreme weather conditions including coastal flooding.
- Reduce the causes of climate change to minimizing carbon emissions in new development and supporting the transition to a low carbon economy through proposals that promote clean, innovative and flexible energy technologies.
- Reduce the environmental and social impacts of transport by reducing the need to travel by petrol and diesel cars through the siting and design of new development and encouraging sustainable travel options, including the use of car sharing and electric vehicles.

Strategic Aims and Objectives (9)

Aim 7: Minimising carbon dioxide and other greenhouse gases and supporting measures that contribute to carbon neutrality and mitigate against the effects of climate change.

Objectives:

- Ensure the sustainable use of natural resources and the full benefits of ecosystems are understood and harnessed.
- To mitigate against the inevitable local impacts of climate change to ensure the environment, its community and businesses are conserved for future generations and help sustain the islands into the future.

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The Spatial Strategy

Spatial Strategy (1)

73. The spatial strategy sets out the planning framework that underpins the Local Plan in achieving its Vision, Aims and Objectives, and that secures sustainable development to meet the existing and future needs of the islands. Given the exceptional quality of the environment, development will be expected to make a positive contribution towards the social, economic and environmental sustainability of the Isles of Scilly. Development will therefore be directed towards locations, and be appropriately designed, to protect the most valued assets and resources.
74. The spatial strategy for the Isles of Scilly provides a framework to deliver development that is necessary to meet its future needs; it takes account of the area's characteristics and issues, and how these can be managed to achieve the Vision for the islands. To address the sustainability and viability issues facing the islands, it is evident that new development is required to meet the existing and changing needs of the area's population, particularly more affordable homes. In addition, new development is also required to create a more prosperous and resilient economy, and to improve the reliability, sustainability and resilience of the islands' infrastructure, particularly in relation to energy, drinking water, sewerage and waste management. Supporting appropriately located, designed and scaled development to meet Scilly's economic and social needs will ensure that the exceptional quality of the islands' environment and tranquillity is not compromised or undermined.

Spatial Strategy (2)

75. Fundamental to the future sustainability of the islands is the need to build more homes to address the acute housing problems. Based on the 2016 Strategic Market Housing Assessment (SHMA) and more recent calculations of Local Housing Need (LHN) in 2019, the Local Plan identifies a requirement for 105 affordable homes that will need to be delivered over the next 15 years. To ensure that these much-needed affordable dwellings are built, it is recognised that open-market homes may also be required, to financially subsidise and enable their provision. As the costs of delivering affordable dwellings will vary due to the circumstances of a site and the details of the development being proposed, the number of open-market homes required during the plan period is not prescribed and will be determined through viability assessments on a case-by-case basis. No open-market housing will be permitted just to meet any demand for such homes.
76. To ensure an appropriate amount of land is available to enable the delivery of these much-needed affordable homes, the Local Plan identifies a range of sites on St Mary's within the two largest settlements of Hugh Town and Old Town, in the interests of sustainability. The Local Plan also provides some flexibility, as new homes could also be allowed on sites not specifically identified (windfall sites) where they are well related to exiting settlements, including those on the off-islands. Windfall housing developments will count towards achieving affordable homes over the plan period. Windfall sites will only be permitted where these contribute to delivering affordable housing, and will include custom and self-build homes, for those on the Custom Self-Build Register.

Spatial Strategy (3)

77. In addition to allowing new homes, the Local Plan also supports new economic development, with the aim of creating a stronger and more resilient economy through the availability of quality well-paid jobs and good training opportunities. To achieve this aim, the Local Plan provides a flexible and responsive approach to encourage business expansion and inward investment. Enabling an appropriate and sufficient supply of suitable business and employment sites and premises is fundamental to improving the economic prosperity of the islands. No specific sites have been identified for new business or employment development in the Local Plan. Instead, it sets out a policy framework to support appropriate proposals that improve the economic prosperity of the islands.
78. Allied to new homes and economic growth is the fundamental requirement to improve and modernise the islands' infrastructure. As the cost of providing basic infrastructural services rises, and as the impacts of climate change increase, the islands should look at becoming as self-sufficient and resilient as possible and create a more viable and sustainable future for the islands.
79. The Spatial Strategy is set out below:

Spatial Strategy (4)

Protect the integrity of the distinctive and exceptional environment, including the landscape character, cultural and historical heritage, and nature conservation interests of the islands.

Support new development that reinforces the sustainability and viability of the Isles of Scilly and meets the economic and social needs of its communities.

By 2030, **build sufficient affordable homes to address Local Housing Needs over the plan period**, cross-subsidised, where appropriate, by open-market dwellings where no grant funding opportunities are available.

Concentrate new homes in the settlements of Hugh Town and Old Town as the most sustainable locations on St Mary's, with the aim of supporting existing and new facilities and services, improving infrastructure, and reducing unnecessary vehicle movements.

Spatial Strategy (5)

Support new development that creates a more competitive, diverse and resilient economy that can adapt to change and challenges.

Support development that secures improvements to the islands' infrastructure and utilities through a coordinated approach as part of and in step with planned sustainable growth, including innovative and low-carbon technologies, as part of the Smart Islands programme and other investment initiatives.

Support new tourism development and facilities of an appropriate design and scale, where they respond to changing markets and enhance the quality and diversity of the local tourism product and offer.

Support sustainable travel options and reduce the environmental and social impacts of climate change and transport by reducing the need to travel by petrol and diesel vehicles through the siting and design of new developments, and by encouraging sustainable travel options, including walking, cycling and the use of electrical vehicles.

Spatial Strategy (6)

80. In addition to the above, support will be given to initiatives that improve the reliability and resilience of the strategic transport connectivity, by ensuring the operational effectiveness of St Mary's Quay, St Mary's Airport and Tresco Heliport, as well as the inter-island quays. Given the location of the Isles of Scilly, an efficient, reliable, year-round transport service connecting to the mainland is paramount, as it provides a lifeline for businesses, visitors and residents. Strategic transport links are, however, largely outside the scope of this Local Plan. Additionally, and given the size of the Isles of Scilly, there is a limit to the amount of public funds that can realistically be spent on improving the transport infrastructure.
81. Recent improvements to St Mary's Quay and Airport, as well as Lands' End Airport, particularly the runways and the installation of GPS landing systems, will all help facilitate a more reliable and effective year-round transport service. In addition, the new heliport in Penzance will provide an additional transportation route with a re-established helicopter service.