



# Draft Isles of Scilly Local Plan

Including Minerals and Waste

2015 to 2030

PRE-SUBMISSION DRAFT (REGULATION 19)  
PUBLIC CONSULTATION  
22<sup>ND</sup> FEBRUARY TO 5<sup>TH</sup> APRIL 2019

## Summary Document



Council of the  
ISLES OF SCILLY



### *Publication Details*

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## We are in the Local Plan Review Process

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A Local Plan is a legal requirement of local government and is used to determine decisions on planning applications and provide an indication of what type and where new development will be permitted. There is now a requirement to review the Local Plan within 5 years following adoption.

The current Local Plan was adopted in 2005 and in recent years progress towards the preparation of a new Local Plan has been made, based on new national policy and guidance, new evidence and engagement with the public including 2015 Local Plan Review – Scoping events and on the Draft Local Plan 2015-2030 in April 2018.

In both 2015 and again in 2018 we wrote to all residents about the public consultation and published the ‘Local Plan Review: Scoping Report’ in June 2015 setting out our intention to progress a new Local Plan and undertake public consultation, and the Draft Local Plan 2015-2030 in April 2018. We had an excellent response to both past consultation events. In both previous consultation events around 120 people turned out to speak to us at our drop-in sessions and we received 80 written responses in 2015 (and 43 in 2018). A summary of consultation responses and what you told us can be found on our website in the Summary of Responses (2015<sup>1</sup> and 2018<sup>2</sup>). These ‘Summary of Consultation Responses’ also include the Officer responses to these comments.

We are currently consulting on the Pre-Submission Draft Local Plan 2015-2030. If you want to read the plan in full then please go to one of the locations listed in the Statement of Community Involvement<sup>3</sup>. These are in the island halls and community halls on the off-islands and in the Library and Town Hall on St Mary’s.

During this consultation we are asking organisations and the community for their views on the Policies of the Draft Local Plan with the specific remit of

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<sup>1</sup> 2015:

[http://www.scilly.gov.uk/sites/default/files/document/planning/IOS%20Local%20Plan%20Scoping%20Report%20Officer%20Responses%20FINAL%20FOR%20PUBLICATION\\_1\\_1.pdf](http://www.scilly.gov.uk/sites/default/files/document/planning/IOS%20Local%20Plan%20Scoping%20Report%20Officer%20Responses%20FINAL%20FOR%20PUBLICATION_1_1.pdf)

<sup>2</sup> 2018: <http://www.scilly.gov.uk/sites/default/files/planning-apps/Summary%20of%20Responses%20and%20Officers%20Commentary%20Published%20Version%20Oct%202018.pdf>

<sup>3</sup> Statement of Community Involvement

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



whether the plan is considered to be ‘sound’ and ‘legally compliant’. Any comments received will be reviewed and will help shape the final version of the Local Plan.

## What Happens Next?

Any comments received that we haven’t been able to address at that stage, will be submitted with the Plan to the Secretary of State for examination. The examination of the Local Plan will be held by an independent inspector to make sure the Plan is soundly prepared and legally compliant. The final stage of preparation is the adoption of the Local Plan where it provides the development plan for the Isles of Scilly.

	Stage	Progress/Schedule
2015	Local Plan Review – 2015 – 2030 Scoping Report, Public Consultation (Regulation 18)	8 <sup>th</sup> June 2015 – 17 <sup>th</sup> July 2015
	Consult on sustainability appraisal scoping report	19 <sup>th</sup> Oct 2015 – 30 <sup>th</sup> Nov 2015
2018	Draft Local Plan Publication (Regulation 18) and Sustainability Appraisal of the draft plan. Public Consultation	16 <sup>th</sup> March – 11 <sup>th</sup> May 2018
NOW	Publication of Pre-Submission Draft Local Plan (Regulation 19) and Consultation Statement	Feb-April 2019
2019	Submission (Regulation 22)	May 2019 <sup>4</sup>
	Examination in Public	Sept-Oct 2019 <sup>5</sup>
	Receipt of Inspector’s Report	Dec-19 - Jan-2020 <sup>6</sup>
	Adoption	Mar-2020 <sup>7</sup>

## Introduction

Whilst the Council would like to engage the community as fully as possible we do understand that for many people the Local Plan is a technical document that is not particularly accessible or easy to understand.

This summary document presents an overview of the policies in the Consultation Draft version of the Isles of Scilly Local Plan. It attempts to help everyone better understand the scope, purpose and process of the Local

<sup>4</sup> Indicative dates – the timing is dependent on the number and significance of consultation comments and whether further amendments and consultations are required.

<sup>5</sup> Indicative dates – the timing is dependent on the Planning Inspectorates availability

<sup>6</sup> Indicative dates – timing dependent on the above dates.

<sup>7</sup> Indicative dates – dependent on the above



Plan. Basically, the Local Plan is a legally required document that provides policies for development and uses of land. It indicates what kind of development will be permitted in planning applications on the Isles of Scilly.

**The information in this document is a summary version of the draft Local Plan which can be viewed in full here:**

**<http://www.scilly.gov.uk/local-plan-consultation-2019>**

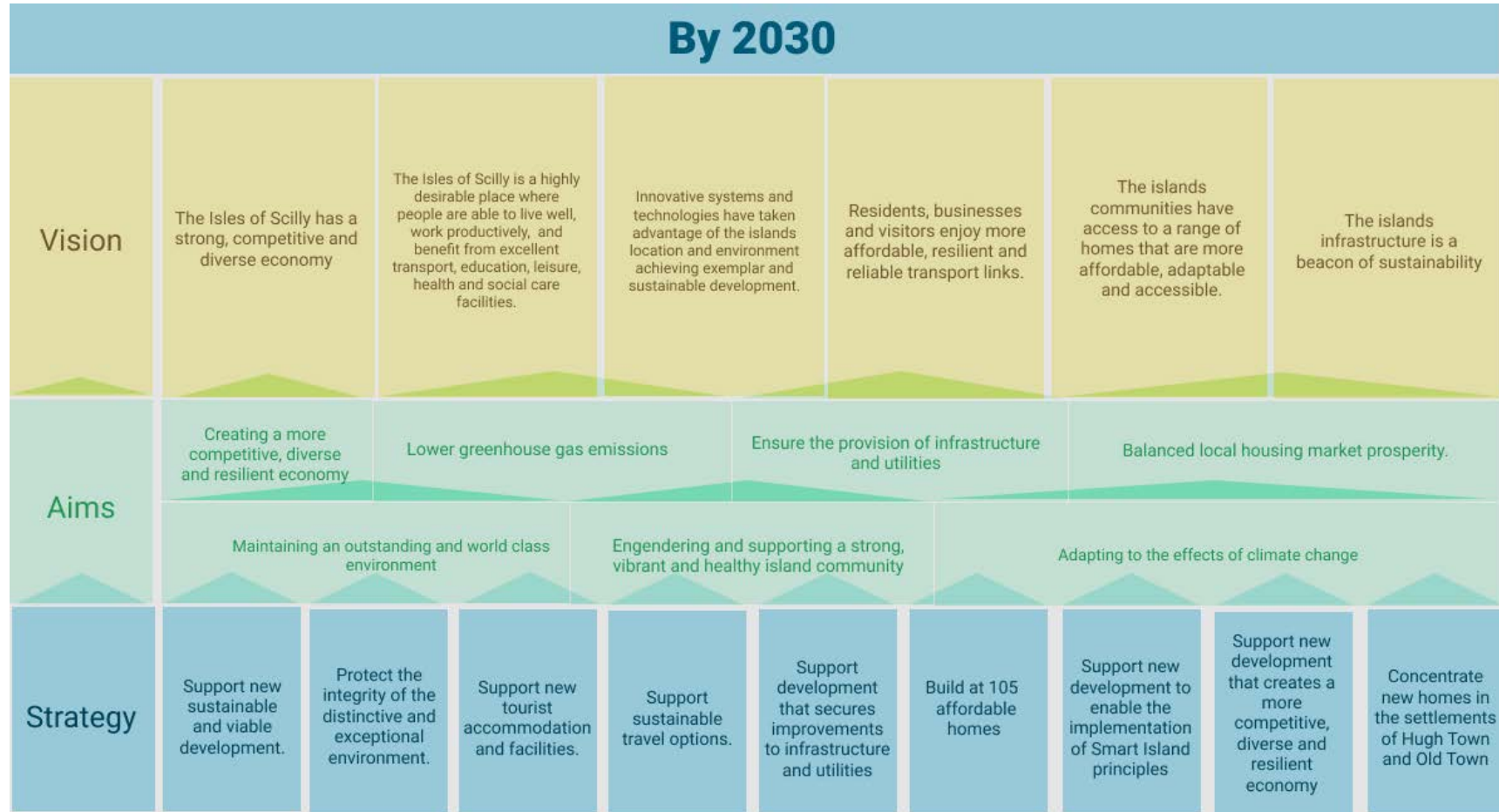
Although some policies remain much the same as those in the Local Plan: 20:20 vision, as adopted in 2005, consultation and evidence has given rise to some new policies. Other policies have been reviewed and changed where considered appropriate. Compared with the adopted Local Plan, the new draft Local Plan, for example, widens the options to enable the delivery of affordable homes for local people. It also provides more opportunities and flexibility for businesses. Although the draft Local Plan does promote sustainable development and growth it also recognises the requirement to protect the outstanding environment for the islands.

In accordance with the appropriate regulations, the Local Plan has taken account of national planning policies and these have been shaped to address the particular circumstances and issues of the Isles of Scilly. This document summarises the contents and policies of the draft Local Plan, which is a much more detailed document.





## Vision, Aims and Strategy Summary (pages 29-33 in the Full Version)





## Summary of Local Plan Policies

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The Local Plan contains policies on a wide range of issues including a stronger focus on building affordable homes, promoting businesses and the community, responding to the challenges of climate change as well as protecting exceptional quality of the islands environment.

## Promoting a Sustainable Scilly (Pages 38-65)

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The Local Plan contains ten policies in this section that seek to promote a Sustainable Scilly. These policies will be applicable for much of the development on the islands and should therefore be read in conjunctions with all other policies in the Local Plan.

### Promoting a Sustainable Scilly Changes from 2018

This section remains largely unchanged from 2018 but some changes have been made to some of the policies (set out below) to reflect the consultation responses and issues raised by statutory consultees.

**Policy SS1 Principles of Sustainable Development (Page 40)** The Council has a duty to foster the social and economic well-being of its community. Policy SS1 provides criteria to ensure that all new development is consistent with protecting and enhancing the overall environment of the islands whilst being sustainable. In line with national guidance the policy defines sustainable developments as meeting the economic and social needs of the Isles of Scilly in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy islands outstanding environment.

### Policy SS1 Changes from 2018

Redrafted to simplify the expectation of what it means to be sustainable on the Isles of Scilly. Now includes the requirement to promote the value of biodiversity and the need to not only generate but sustain economic activity on the islands. The requirement to protect the best and most versatile agricultural land has been removed on the basis that the mapped Agricultural Land Classification does not cover the Isles of Scilly.

**Policy SS2 Sustainable Quality Design and Place-Making (Page 42)** The design of new development will be required to contribute to the creation of high quality, distinctive, functional and sustainable places. Specifically the aim





of this Policy SS2 is to ensure that new development achieves high quality sustainable design that reflects and complements the islands' landscapes, seascapes and settlement characters. This policy also requires new development to incorporate sustainable design measures.

#### **Policy SS2 Changes from 2018**

Redrafting of the policy to provide a clear set of expectations that apply to all development. The policy now requires rather than encourages sustainable construction and design. The policy now requires vermin-proof waste and recycling collection areas, where they form part of a development. The policy now includes the requirement to incorporate rapid recovery from flooding events, enhancing biodiversity through the installation of bird/bat boxes with new developments. The policy now contains the need for any new developments to consider Active Design Principles

**Policy SS3 Re-use of Buildings (Page 46)** Existing buildings that are no longer required for their original or existing use, provide an important resource for the islands. These buildings can include greenhouses, packing sheds and general agricultural buildings. Policy SS3 provides the principles for the conversion of both traditional and non-traditional buildings, where they are structurally sound and most importantly worthy of retention and re-use.

#### **Policy SS3 Changes from 2018**

Some changes to the emphasis of this policy. In particular the preference for uses of existing buildings would be for commercial uses and only permits changes of use to a residential use if it is for staff accommodation purposes or it is otherwise meeting a local need, unless it is demonstrated that a holiday let is the only viable means of securing the building and it is a traditional building worthy of retention and it is demonstrated that a commercial use is not viable.

**Policy SS4 Protection of retailing, recreation and community facilities (Page 50)** Fundamental to maintaining a sustainable island community is the protection against the unnecessary loss of its current retail and community services and facilities. Policy SS3 aims to retain existing local services and facilities by restricting proposals involving the change of use of commercial services, unless it is clearly evidenced to show that they cannot be continued and made viable over the longer term. The policy also proposes to resist the loss of ground floor retail including ancillary retailing without appropriate marketing and viability to demonstrate that it is no longer required or financially viable.

#### **Policy SS4 Changes from 2018**

Redrafting of the policy to reflect the need to protect existing and support new developments in relation to retailing, of which clear protection is now set out to resist the



loss of ground floor retail and ancillary retail within the boundary of Hugh Town, Town Centre as identified on the Policy Map. The pre-amble to this policy now has a clear reference to the One Public Estate bid to provide an integrated health and social care facility on the islands so this is now referenced in the policy.

**Policy SS5 Physical Infrastructure (Page 52)** This policy seeks to ensure that new development is supported by the necessary improvements to infrastructure.

#### Policy SS5 Changes from 2018

No significant changes

**Policy SS6 Water and Waste Water Management (Page 55)** Policy SS6 aims to conserve the water resources of the Isles of Scilly through the incorporation of water conservation measures, including opportunities for water storage in addition this policy ensures that new development does not result in the deterioration of but, where possible, assists in improving the islands' water quality.

#### Policy SS6 Changes from 2018

No significant changes

**Policy SS7 Flood Avoidance (Page 59)** Policy SS7 sets out the approach to managing flood risk and applies a sequential approach to the location of development to avoid and, where possible, reduce such risks over the lifetime of the development.

#### Policy SS7 Changes from 2018

The policy has been amended to require recovery measures to form part of a Flood Risk Assessment, where required for development in areas known to be at risk of flooding,

**Policy SS8 Renewable Energy Development (Page 61)** Small scale renewable energy technologies that meet the needs of the community are supported in principal. A range of renewable energy technologies may be possible on the islands, including tidal, small scale wind, solar and energy from waste solutions. Many of these technologies will be explored through the Smart Island Programme. For smaller scale developments measures to reduce the need for energy and improve energy efficiency should be considered before considering new renewable energy installations.

Policy SS8 sets out a range of criteria for renewable energy proposals. Applicants will need to ensure that the technology is compatible with the



surrounding area, including consideration of cumulative landscape impacts from other developments. Proposals will need to address the associated developments, including ancillary buildings and transmissions lines which should be located below ground where possible in order to reduce the visual impact. Where appropriate, planning permissions will be subject to conditions to require the implementation of a satisfactory restoration scheme following decommissioning of the equipment and apparatus.

#### **Policy SS8 Changes from 2018**

This policy has been amended to include other sustainable enterprises in addition to Smart Islands Programme. This policy also now clarifies that development proposals that have the potential to impact upon a European Designation should follow the Habitat Regulations to avoid negative impacts upon the special or qualifying features of the designation. This has been included due to the nature of potential renewable energy installations. The pre-amble text to this policy also clarifies the position that no sites have been identified as suitable for on-shore wind installations, and as such no sites have been allocated for such development and therefore cannot come forward over the plan period.

**Policy SS9 Managing Movement (Page 63)** Although the islands are small in scale there is an increased reliance on private cars, particularly on St Mary's, in terms of accessing jobs, services and facilities; however a key aim of the Local Plan is to ensure new development is located in sustainable locations. Specifically, policy SS9 seeks to locate new development in places that promote sustainable ways of getting round including walking and cycling. Not only will this approach assist in supporting facilities in those locations but it also reduces the necessity to own a car to access the existing services and facilities.

#### **Policy SS9 Changes from 2018**

No significant changes

**Policy SS10 Travel and Transport (Page 64)** Policy SS10 seeks to ensure that development that has a potential detrimental impact upon the existing travel and transport links both to and from as well as between the islands, is resisted. Development that protects and enhances those links will be supported.

#### **Policy SS10 Changes from 2018**

Minor changes to the wording to clarify that support will be given to proposals that improve the islands air and sea services and that development that prejudices the efficiency and effectiveness of transport routes will not be permitted.



# Our Outstanding Environment (Pages 66-93)

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There are 7 policies that are designed to provide sufficient protection for Scilly's outstanding historic and natural environment, whilst ensuring that the necessary development can take place to deliver sustainable development.

## Changes from 2018

General reconfiguration of this section which brings together all aspects of protecting and enhancing the natural environment: Landscape and Seascape, Biodiversity and Geodiversity including managing pollution, protecting dark skies, waste management and minerals all now link together. This is followed by protecting and enhancing the historic environment, which is now at the end of this section. Greater information is provided on the different levels of protection for the various designations.

**Policy OE1 Landscape Character (Page 61)** The islands' landscape has been defined in terms of its character by the Cornwall and Isles of Scilly Landscape Character study. This study identified the features and characteristics of certain areas and why they are different from other areas. The aim of Policy OE1 is to make sure that development does not harm the islands' landscape character in terms of its distinctiveness or sensitivity, including important features or views, and other perceptual qualities such as tranquillity and dark skies.

## Policy OE1 Changes from 2018

Minor wording changes to reflect landscape and seascape and criteria to take into account when assessing landscape and seascape impacts.

**Policy OE2 Biodiversity and Geodiversity (Page 72)** Scilly has many varied and important habitats, many of which are protected by international and national designations, as well as important wildlife species, some of which are legally protected. Policy OE2 ensures that the islands' wildlife, habitats and geology are protected from development that may cause harm and to ensure that habitats and species are not lost.

## Policy OE2 Changes from 2018

The policy has been significantly amended to reflect the different levels of protection for different designations that cover the natural environment.



**Policy OE3 Managing Pollution (Page 75)** The planning system can only control pollution in so far that it can determine whether the development, use of the land and any impacts arising, are acceptable. There are various types of pollution including air, soil, water, light and noise. Policy OE5 provides that proposals should first seek to avoid pollution where possible. Where pollution cannot be avoided, then it will need to be demonstrated that there will be no unacceptable adverse impacts either individually or cumulatively.

#### **Policy OE3 Changes from 2018**

No significant changes

**Policy OE4 Protecting Scilly's Dark Skies (Page 77)** Scilly does not currently have a designated International Dark Sky status but it does have exceptional quality dark skies, as recognised by its Dark Sky Discovery Sites, of which there is at least one on each inhabited islands. Policy OE4 aims to protect the dark sky of the islands and minimise light pollution by ensuring that development proposals include good light management and design. The remote and open landscape of the islands has enabled it to retain a natural darkness that is exceptional in quality.

#### **Policy OE4 Changes from 2018**

This policy has been enhanced to give greater guidance to minimise light pollution and protecting the islands' dark sky.

**Policy OE5 Managing Waste (Page 79)** The Council of the Isles of Scilly is the Waste Planning Authority for the islands and is therefore responsible for development associated with waste management. Whilst it may not be desirable to have facilities for the disposal of waste due to the high quality of the environment, it is necessary by virtue of the islands' geographical isolation. To improve waste management appropriate solutions that offer sustainable and cost effective solutions to waste management, will be supported. Policy OE6 seeks to ensure that all development proposals have regard to the waste hierarchy in the first instance, which should form part of a site waste management plan to support planning applications. It also seeks to reduce construction and demolition waste through on-island solutions. This policy also significantly makes provision for development proposals to come forward, for waste and recycling facilities particularly where there are sustainability benefits for the islands'..

#### **Policy OE5 Changes from 2018**

No significant changes



**Policy OE6 Minerals (Page 81)** Policy OE7 makes provision to support the supply of indigenous materials to meet local needs. Support will be given for the use of recycled and secondary materials to avoid direct extraction and minimise the impact on the environment. This policy also reinforces the need to support development proposals with a site waste management plan to demonstrate the recycling and recovery of materials for re-use.

#### Policy OE6 Changes from 2018

Additional text added to highlight the need include measures to recycle and recover inert construction, demolition and excavation materials for re-use locally, in development proposals.

**Policy OE7 Development affecting heritage (Page 89)** The historic environment covers a wide range of different features, buildings and areas that have an important historic, archaeological or architectural interest. Collectively these are called heritage assets. The most important heritage assets are those that are designated which includes Scheduled Monuments, Listed Buildings as well as the Registered Park and Garden on Tresco and the Conservation Area which covers all inhabited islands. All heritage assets, including those that are not designated, are recorded on the Cornwall and Isles of Scilly Historic Environment Record (HER). Policy OE3 ensures that the islands' historic environment is protected from new development and manages development that may affect heritage assets.

#### Policy OE7 Changes from 2018

The policy has been significantly amended to reflect the different levels of protection for different designations that cover the historic environment.

## Building a Strong Living Community (Pages 94-115)

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The housing policies are within this section and aim to address the housing needs of the islands' communities whilst ensuring that the level of housing development is compatible with the conservation of Scilly. The 10 policies aim to meet the needs of all sections of the community through the provision of housing of appropriate size, type and affordability so that it will help create balanced, living and working communities with a better mix of homes. The key focus, is on delivering affordable homes to address the needs of those people who live and work in the area. As with the 2005 Local Plan, this policy also



makes provision for the delivery of appropriate staff accommodation to support businesses and organisations on the islands

**Policy LC1 Housing Strategy to 2030 (Page 97)** In order to support a sustainable and balanced island community the Local Plan makes a provision to deliver up to 105 affordable homes. In contrast to the current Local Plan, Policy LC1 makes provision for open market homes but only where these are justified as required to enable the delivery of affordable homes.

Where open market is demonstrated as necessary to cross-subsidise the delivery of affordable homes then it will normally be conditioned to be occupied only as principal residence only. Restricting open market homes so they cannot become second or holiday homes supports a socially sustainable community. Purely open market housing, without any occupancy restriction, will only be permitted where the viability and market considerations demonstrate that it is not possible to deliver the required number and type of affordable; or it will lead to an excessive number of additional houses that would adversely impact on the environment and/or infrastructure. Fundamentally all new homes must contribute towards the creation of a sustainable, balanced and inclusive island community by making a positive contribution to addressing the local housing needs of present and future generations.

#### **Policy LC1 Changes from 2018**

Amendments to this policy to clarify where any justified 'open market' homes could come forward. These are now restricted to 'allocated' housing sites only. Other 'windfall' development will need to be only 100% affordable. The figure for 105 affordable homes has not increased despite an update to the SHMA, using the new Standardised method for Calculating Housing Needs, suggesting a slight increase in the amount of affordable housing required. This figure of 105 has not been adjusted on the basis that an element of open market homes is likely to be required and this will fulfil some of the housing needs of the island. The 2016 SHMA does identify some latent demand from the existing community, for market housing on the islands.

**Policy LC2 Qualifying to Occupy Affordable Homes (Page 98)** Policy LC2 aims to meet the housing needs of the local community by providing affordable housing for people who live and work on the islands. This policy sets the qualifying criteria to enable those people who struggle to buy or rent a suitable home on the open market, the opportunity to occupy more affordable property suited to their needs. In response to issues raised through the Local Plan review process, the criteria has been widened to enable movement and



stimulate the housing market to meet the aspirations of the community, including opportunities to downsize or move out of social housing. All new affordable homes will be subject to an occupancy restriction to ensure they will be occupied in perpetuity by a person or persons (and their dependants) with a proven housing need as their principal residence throughout the year. A proven housing need is where:

1. the property would be their sole private residence; and
2. they need to live permanently on the islands due to their employment circumstances and work commitments; or
3. they have been continuously resident on the islands for at least five years and require new accommodation as a result of the requirement to:
  - vacate tied accommodation; or
  - relocate to more suitable accommodation due to a medical and/or mobility condition; or
  - relocate to smaller/larger accommodation due to under/over-occupation; or
4. they are a former resident who has previously lived permanently on the Isles of Scilly for a continuous period of at least 5 years and who:
  - has been away for educational, training purposes or to obtain work experience or professional or technical accreditation; or
  - is currently employed by the armed forces and merchant navy and whose main residence will be on the islands; or
  - is retired from the armed forces or merchant navy; or
  - needs to provide substantial care to a relative who has lived continuously on the islands for at least 5 years (substantial care means that identified as required by a medical doctor or relevant statutory support agency).

#### Policy OE2 Changes from 2018

No significant changes to the policy but the pre-amble text to clarify the qualification to occupy affordable homes. A paragraph has been added to reflect the difference between qualifying for 'social housing' and 'affordable homes' provided by the Council or Registered Provider, which are controlled through the Housing Act, and are tighter than the criteria set out in this policy. Policy LC2 does not override that qualification process but this criteria would apply to other affordable homes provided such as non-registered providers or private developments on windfall sites. This is the same as the current local plan approach.

**Policy LC3 Balanced Housing Stock (Page 100)** In order to ensure that everyone is able to secure and sustain their independence in a home





appropriate to their circumstances, Policy LC3 requires all new homes to be accessible and adaptable, where possible.

#### Policy LC3 Changes from 2018

This policy has been completely revised from only covering 'accessibility' issues to covering both accessibility and scale of new housing. This now requires both accessibility standards to be achieved, where required, as well as requiring new homes to be constructed to ensure they are balanced in scale and size and affordable housing stock is retained in the long-term.

**Policy LC4 Staff Accommodation (Page 102)** Policy LC4 enables the development of staff accommodation for businesses and organisations where there is a functional and operational need for additional accommodation that cannot otherwise be met by existing accommodation. All staff accommodation permitted will be subject to occupancy restrictions. In addition to the construction of permanent staff accommodation, it may also be necessary to consider other types of short-term accommodation solutions to meet the needs of seasonal businesses. If temporary accommodation is justified as necessary then it must be located in an area that relates well to the business where possible; and does not cause harm to residential amenity through staff working unsociable hours. Where staff accommodation is required for a new business, the development will only be supported where it is demonstrated that the business is viable.

#### Policy LC4 Changes from 2018

No significant changes

**Policy LC5 Removal of Occupancy Restrictions (Page 103)** It is accepted that there will be circumstances where restricted occupancy accommodation is no longer required for the purpose for which it was originally intended. Any application to remove an occupancy condition will need to demonstrate that the need for which the accommodation was originally approved, no longer exists. Policy LC5 requires sufficient marketing to have taken place to demonstrate that the accommodation is no longer required by any other business on the islands before consideration will be given to the removal of such restriction.

#### Policy LC5 Changes from 2018

Minor changes to ensure that this policy relates to any application to remove occupancy restrictions rather than just removal of staff accommodation restrictions. This also now requires an alternative condition to be imposed to enable the accommodation to be used as local need housing.



**Policy LC6 Housing Allocations (Page 104)** Policy LC6 makes provision for a range of potential housing sites to deliver the affordable housing of up to 105 affordable homes. These are located within the sustainable settlements of Hugh Town and Old Town on St Mary’s. The proposals maps on pages 121 – 127 of the full plan show these 7 sites as suitable for new homes:

H1	Former Secondary School, Carn Thomas, Hugh Town, St Mary’s
H2	Former Primary School, Carn Thomas, Hugh Town, St Mary’s
H3	Land west of Old Town Road, north of Ennor Castle, Old Town, St Mary’s
H4	Land north east of Ennor close, Old Town, St Mary’s
H5	Land south of Launceston Close, Old Town St Mary’s
H6	Land south east of Ennor Close, Old Town, St Mary’s
H7	Land east of Ennor Close, Old Town, St Mary’s

**Policy LC6 Changes from 2018**

This policy has been enhanced to include site specific requirements for those sites identified and assessed as suitable for new homes. One housing allocation has been deleted due to concerns about flood risk issues.

**Policy LC7 Windfall Housing (Page 107)** To provide more flexibility in response to the needs of the community, particularly on off-islands, where there are no housing allocations, provision is given for new homes to be built on windfall sites (that is any other site not identified above). Policy LC7 provides support for housing on suitable windfall sites where these are required to meet the specific local needs of the community, including opportunities for custom and self-build.

**Policy LC7 Changes from 2018**

Minor wording change to include the need for windfall housing to also comply with Policy LC3 in terms of achieving a balance housing stock.

**Policy LC8 Replacement Dwellings (Page 109)** Replacement dwellings are supported particularly where they replace an existing dwelling that is poorly designed and affects the landscape or built character of the area. Policy LC8 seeks to ensure that the building to be replaced lawfully exists as a dwelling, is not subject to a temporary permission and that the scale of the replacement does not have other adverse impacts upon the wider landscape as a result of the new building. The policy also addresses concerns about replacing



modestly sized dwellings with larger properties that could be affordable or available to the community, by seeking to impose occupancy restrictions where there is a significant increase in scale of the new dwelling.

#### **Policy LC8 Changes from 2018**

This policy has been revised following discussions with Members at the Local Plan working group meetings. This now seeks to control the size of replacement dwellings to ensure housing stock remains available to the local community and resists overly large replacement dwellings.

**Policy LC9 Residential Extension (Page 111)** Policy LC9 aims to ensure that extensions or conversions of outbuildings are proportionate to the size of the dwelling, are well sited and designed and do not reduce the level of amenity spaces (garden and/or parking areas) available to the dwelling to an unacceptable level. Extensions to the residential curtilage should not adversely affect the surrounding landscape or character of the built settlement. As with replacement dwellings, policy LC9 seeks to resist extensions to existing dwellings that result in disproportionate additions over and above the original dwelling.

#### **Policy LC9 Changes from 2018**

Similar to Policy LC8 this policy has been revised following discussions with Members at the Local Plan working group meetings. This now seeks to control the size of extensions to existing homes to ensure housing stock remains available to the local community.

**Policy LC10 Homes in Multiple Occupation (Page 113)** The use of existing larger homes, as shared accommodation to meet business and organisation needs, is recognised as an acceptable solution to staff recruitment issues. It is also necessary, however, to ensure that such changes do not result in adverse impacts upon the surrounding area. Policy LC10 therefore provides criteria to prevent the intensification of such buildings where they could result in harm to the privacy and amenity of existing homes.

#### **Policy LC10 Changes from 2018**

No significant changes.



## Building a Strong Working Community (Pages 116-127)

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It is necessary to create a positive policy framework to enable appropriate business developments to come forward or expand where these are compatible with the environment. Rather than identifying specific new sites for employment use, the 6 policies in chapter 4 seek to create the basis for the flexible release of appropriate sites and buildings for business development in response to emerging needs.

**Policy WC1 General Employment Policy (Page 118)** Policy WC1 sets out a general employment policy to apply to all types of employment development. Appropriate employment and business development proposals are encouraged where they avoid negative impacts on the area. This is to ensure the economic benefits of the islands' high quality environment can be maintained and its special qualities not compromised.

### Policy WC1 Changes from 2018

No significant changes.

**Policy WC2 Home Based Businesses (Page 119)** Where development can be accommodated as part of a residential use or it is compatible with the area, then it will be supported under Policy WC2. The impacts of the business would need to ensure that capacity of the road network, car parking and other infrastructure pressures are acceptable and that the use does not harm the amenity of the area or result in visual harm to the landscape as a result of extensions or pollutions, including noise, odour and light.

### Policy WC2 Changes from 2018

No significant changes.

**Policy WC3 New Employment Development (Page 120)** There are a number of sites which have a variety of business or storage uses. These sites comprise an important element of the island economy and provide local job opportunities. Within the boundaries of any of these existing sites, proposals for redevelopment or intensification through extensions or new buildings will be permitted provided there is no significant harm to the landscape and proposals deal comprehensively with the whole site, where appropriate.



Proposals that involve the extension of the site boundary into the countryside would be considered on their individual merits, with the economic benefits weighed against any environmental impacts. Open storage will only be permitted if it is not visually intrusive or harmful in any other way.

#### Policy WC3 Changes from 2018

No significant changes.

#### Policy WC4 Alternative uses for Employment Land and Buildings (Page 121)

It is important that existing employment sites are safeguarded as an important resource for the islands. Policy WC4 seeks to ensure that existing employment sites and buildings remain available for prospective businesses. This policy not only seeks to safeguard other parts of the islands' from industrial or commercial development but also minimise the need to develop new sites. Protecting existing employment sites from alternative uses ensures that impact upon residential amenity as well as landscape character and environmental quality is minimised.

#### Policy WC4 Changes from 2018

Following the consultation option to protect Porthmellon Industrial Estate, (Option 5 of the 2018 public consultation) to which no objections were received and was seen as a positive step by those who responded to the consultation, the plan now includes the designation of Porthmellon Industrial Estate as employment. Policy 4 seeks to resist the loss of employment land and buildings generally but particularly within this designation. This is on the basis of safeguarding the site for future employment uses, in the absence of allocating more sites for employment/industrial uses.

**Policy WC5 Visitor Economy and Tourism (Page 123)** To sustain the islands as a competitive visitor destination, it is necessary to protect and encourage, wherever appropriate, improvements to existing visitor accommodation. The cumulative loss of visitor accommodation to alternative uses can weaken the islands' tourism economy by limiting or reducing its visitor market.

New visitor accommodation will be supported where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors. Such accommodation will be supported for both serviced and self-catering at the most luxurious end as well as more basic end of the market, with quality and value for money being key drivers. It will be important to ensure a balance between serviced and self-catering accommodation, recognising that a limited availability of serviced



accommodation restricts the opportunity for short-breaks, particularly outside the main tourism season.

#### **Policy WC5 Changes from 2018**

No significant changes.

#### **Policy WC6 Safeguarding Serviced Accommodation (Page 125)**

Safeguarding existing serviced accommodation on the islands is important as these provide an economic benefit to the local economy and can also provide social and community facilities such as a public bar or function room. In some circumstances where a hotel or guesthouse was formerly a single dwelling it can revert back to a single residential dwelling if the policy tests are met. Any change of use to more than one dwelling will need to address a local affordable housing need in line with the approach set out in the housing policies. In all other circumstances, it will need to be shown that the hotel cannot be made viable over the longer term and that it has been marketed at a reasonable value for a minimum of 12 months with no willing buyers, before a change of use of part or the entire hotel will be considered.

#### **Policy WC6 Changes from 2018**

Revisions to this policy following consultation responses and working through the policy with scenario types of development. The amendments made to this policy seek to ensure appropriate changes can be made to tourism accommodation, providing protection for losses of permanently available housing stock, regularising guesthouse accommodation and ensuring that where units of tourism accommodation are permanently lost these are delivering other economic benefits or community facilities or housing for staff or local need.



**End of Document**