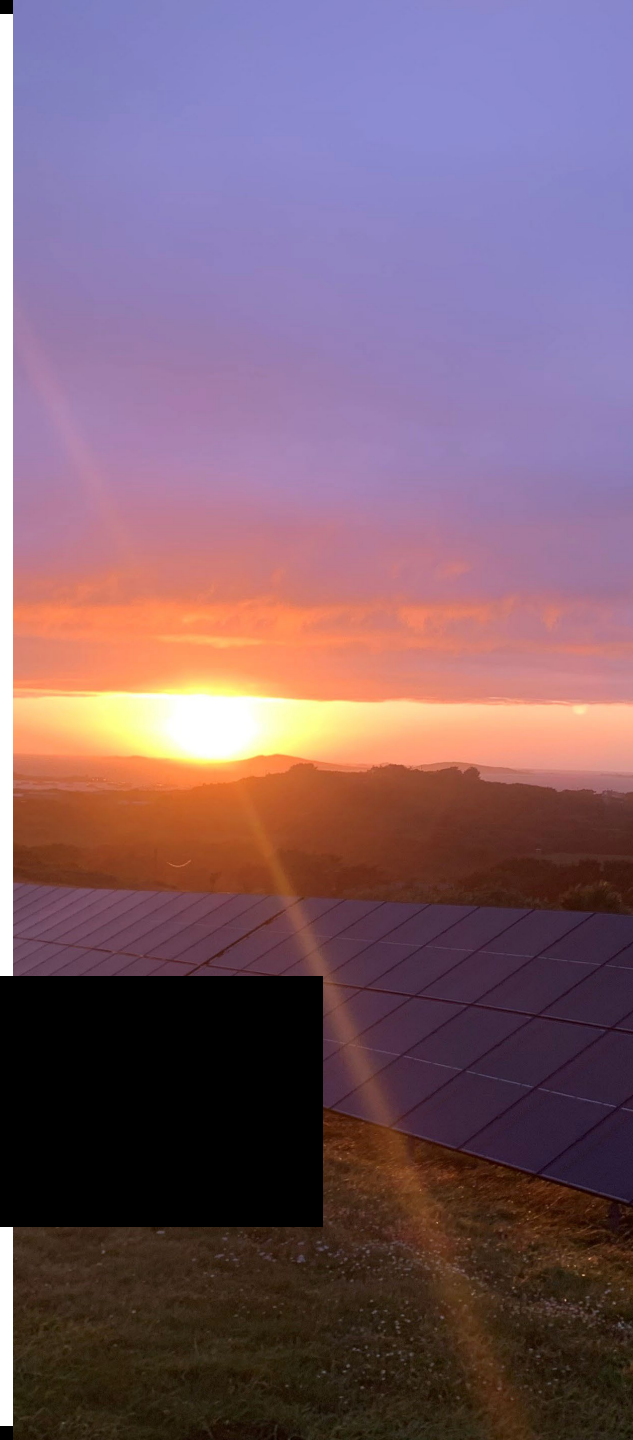


- Period Covered: May 2025 to April 2028
- Full Council Date: 30 July 2025
- Published Date: 19 August 2025

Council of the Isles of  
Scilly

# LOCAL PLAN TIMETABLE

*2025-2040*





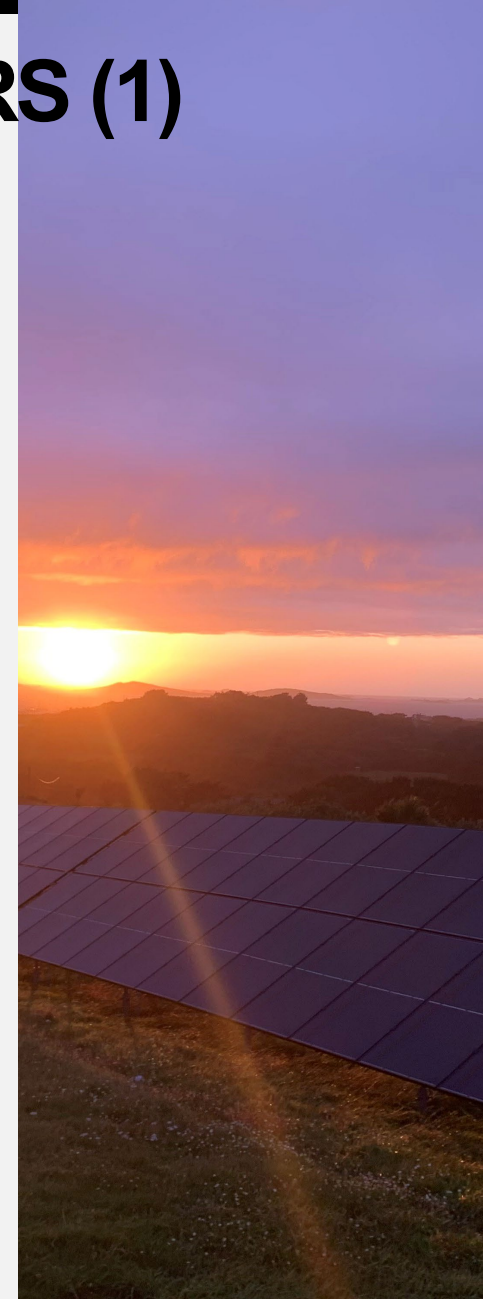
# MATTERS

The new local plan aims to cover the following matters

- **Housing and economy**

Using the standard method as the starting point for understanding housing needs but capturing the wider housing and economic needs specific to the islands. This will also consider the capacity of the existing industrial estate on St Mary's. The intention is to undertake a Housing and Economic Need Assessment (HENA) which is likely to include a housing survey, capturing the current and future housing needs of the existing population. This will also look at the future housing needs of existing businesses and services that operate on the islands and barriers to issues such as recruitment and retention of staff.

Given the evidence of the high value of housing on the islands, the lower wage economy and the difficulties local people have in accessing the housing market, the local plan will need to continue to address measures to ensure the long-term availability and affordability of existing homes.



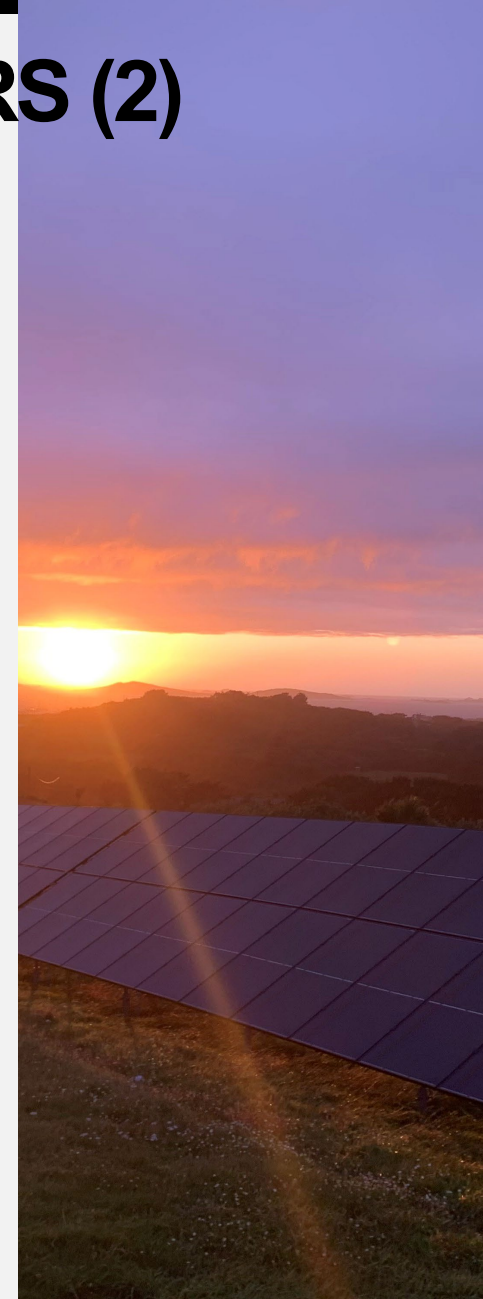


- **Transport**

To support a Local Plan, we are required to develop a robust transport evidence base. This ensures that transport implications of proposed development are fully understood and planned for. Ensuring transport on and between the islands is managed to minimise the increase of private motorised vehicles and to ensure transport links are safeguarded

The purpose of assessing transport is required to ensure existing and proposed development is safe and support can be given to reduce reliance on private cars/vehicles as well as inform infrastructure planning and investment priorities.

It will be important to align transport policies, in relation to the routes to the islands from the mainland, particularly with Cornwall Council.

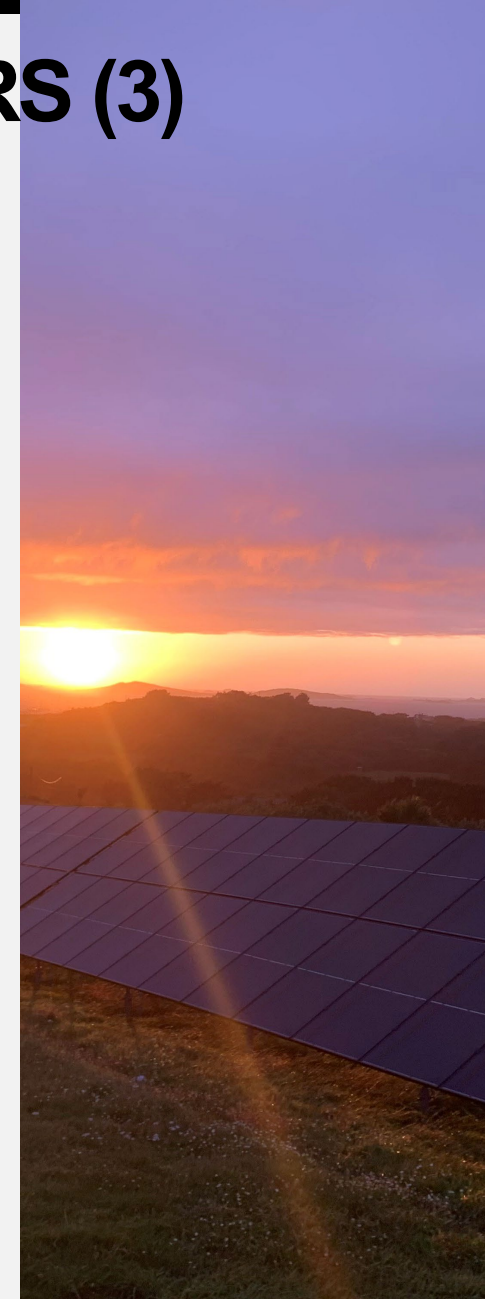


- **Flood Risk and Coastal Erosion**

Local planning authorities must prepare a Strategic Flood Risk Assessment (SFRA) to identify areas at risk from all sources of flooding (rivers, sea, surface water, groundwater, reservoirs, etc.); assess current and future flood risk, including the effects of climate change and inform the application of the Sequential Test and Exception Test for site allocations.

Following on from the Flood Risk Management Strategy (consulted on in Spring 2025) which focuses on surface water, groundwater and coastal flooding and the responsibilities of the Council, and the most up to date publication of national flood maps, we will be producing a Strategic Flood Risk Assessment to ensure future development proposals are not being built in the areas most likely to be at risk, or where development could increase flooding elsewhere. Coupled with this we are looking at coastal erosion and seeking to ensure areas of coastal vulnerability are fully understood.

Local Plans must identify Coastal Change Management Areas (CCMAs); set out policies for relocation, adaptation, or managed retreat using evidence from the National Coastal Erosion Risk Mapping (NCERM) and local shoreline management plans (SMPs). Flood and coastal erosion evidence must be used to steer development away from high-risk areas; inform site allocation and infrastructure planning and support sustainable drainage systems and resilience measures.

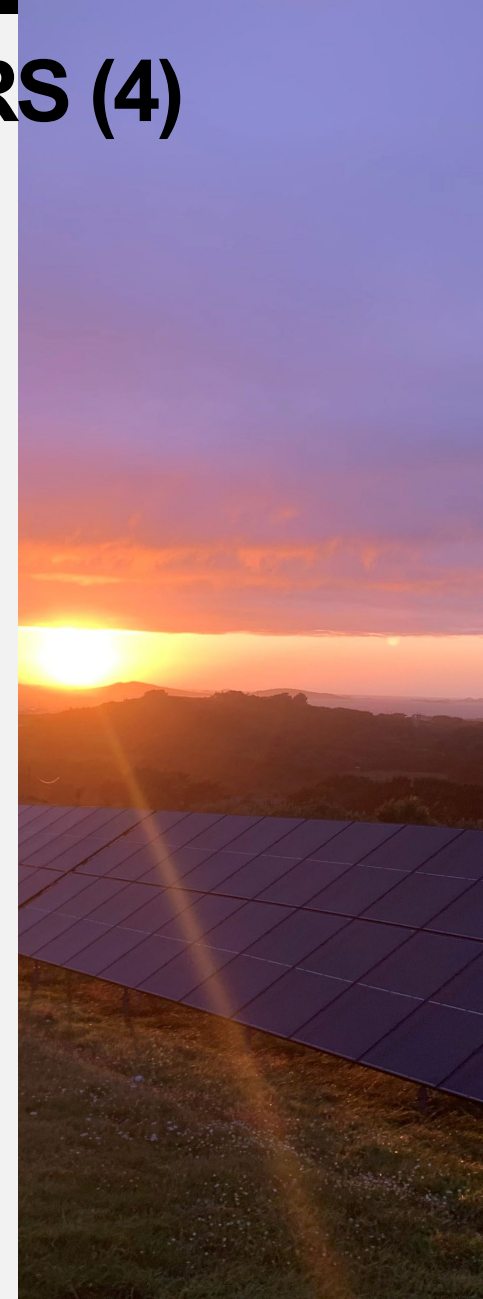


- **Renewable Energy**

The NPPF encourages local planning authorities to support renewable and low carbon energy and associated infrastructure. Local Plans are expected to identify opportunities for renewable and low carbon energy development, which require a robust evidence base.

Given the reliance on non-renewable energy sources, via a single sub-sea cable, it is critical that the islands consider how sources of renewable or low carbon energy could assist the communities of Scilly in terms of the recognised climate emergency as well as self-sufficiency. A renewable energy capacity study is not a statutory requirement for the evidence base of a local plan, but it is one of the key ways in which the islands can shift towards its goal of becoming more environmentally friendly/carbon neutral/net zero area. A capacity study is strongly encouraged and is often considered best practice to include one, especially considering national policy expectations.

For a local plan to be found sound at examination, it must be positively prepared, justified, effective and consistent with national policy. A renewable energy capacity study helps demonstrate that the plan is justified and based on proportionate evidence.



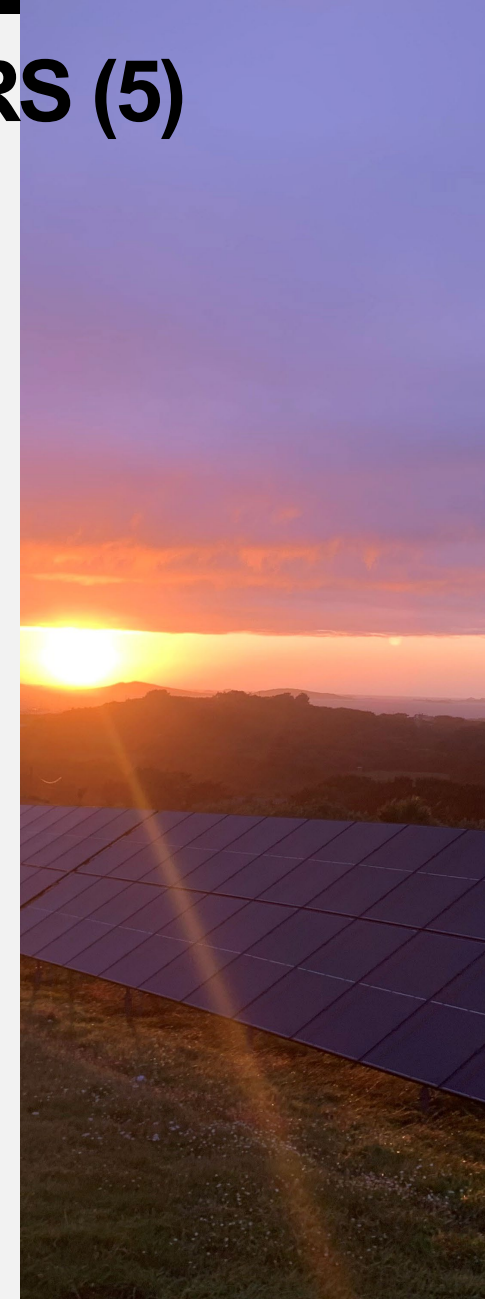
- **Environment**

To meet national policy expectations, the evidence base for a Local Plan in the UK must robustly address environmental considerations. Both the natural and historic environment are part of the island's national and international significance, in terms of its designation as an Area of Outstanding Natural Beauty. The plan will need to ensure issues such as the Climate Change Emergency and the requirements for Biodiversity Net Gain are adequately addressed and join up with the National Landscape Management Plan and the Local Nature Recovery Strategy.

Local Plans must be underpinned by evidence that identifies designated sites (e.g. SSSIs, SACs, SPAs), priority habitats, and protected species. It must assesses the condition and connectivity of ecological networks as well as provide support for biodiversity net gain and nature recovery networks.

Aligned to this is landscape and seascape character and consideration must be given to landscape character assessments (LCAs), Areas of Outstanding Natural Beauty (AONBs) as well as visual impact assessments for historic landscape characterisation.

In terms of the historic environment, we have already been working on a Conservation Area Appraisal which will link into a set of design codes to ensure appropriate consideration is given to the setting and significance of the islands as a conservation area.





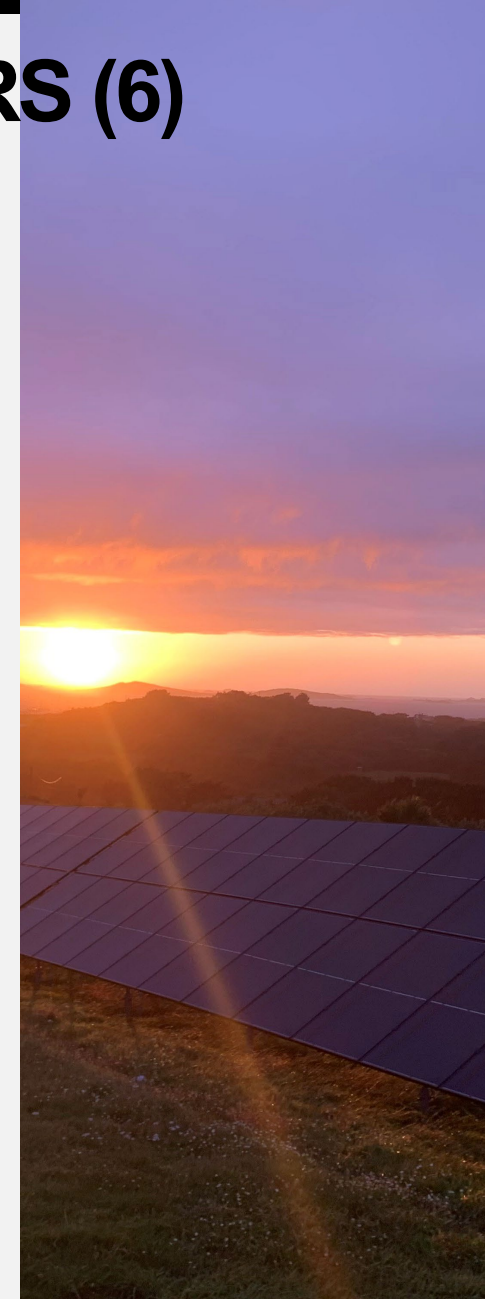
- **Recreation**

One of the considerations to housing delivery is the impact additional housing could have on the island's designations. It is our intention to understand the impacts of recreation pressure upon the islands precious habitats, biodiversity and flora and fauna.

In terms of access to recreation, the NPPF requires us to assess the need for additional open space, sports and recreational facilities. We must ensure existing facilities are protected, unless they are surplus to requirements or replaced by equivalent or better provisions. Policies must ensure positive provision and enhancement of existing recreational and green infrastructure.

- **Waste Management**

Local plans must include evidence and policies on waste management in line with policy and recent reforms. Under the Environment Act 2021 and the National Planning Policy for Waste, we are required to plan for sustainable waste management, support the waste hierarchy through prevention, reuse, recycling, recovery and disposal. It must ensure waste infrastructure is sufficient, accessible and environmentally sound. To this end the local plan must be informed by a Waste Needs Assessment which should forecast future waste arisings and capacity needs; Waste Data Analysis, which looks at granular data on material streams and recycling rates, identifying existing and required facilities. Finally we will need to work collaboratively with Cornwall on the transportation of waste.

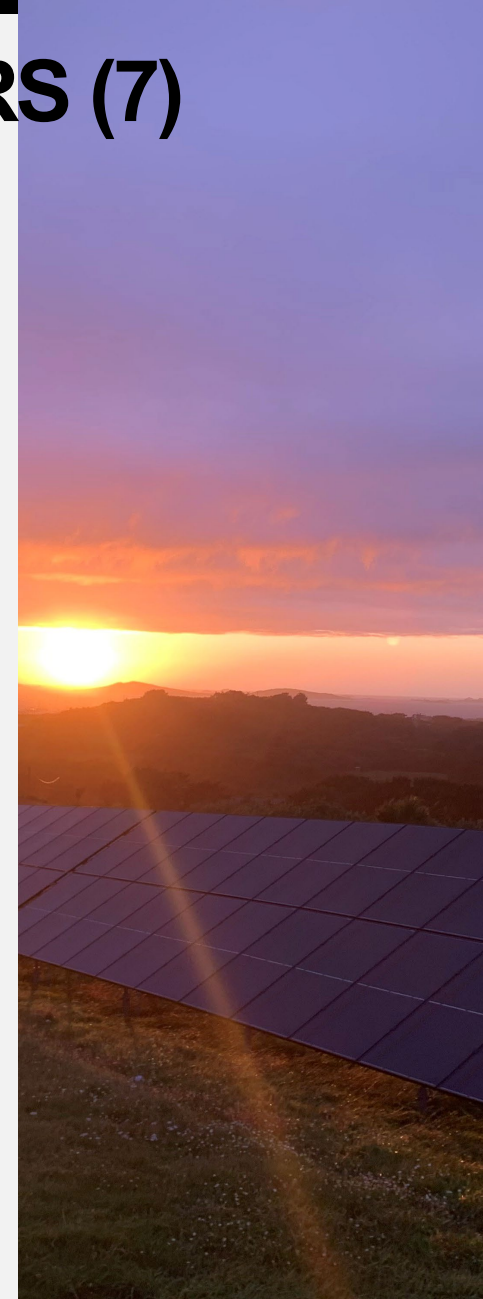




- **Minerals**

Even in areas without active mineral extraction, such as the Isles of Scilly, a Minerals and Waste Planning Authority (MWPA) is still required to address minerals in its Local Plan. The NPPF and the Planning Practice Guidance on Minerals, sets out that all MWPA's must plan for a steady and adequate supply of minerals, even if they do not currently extract them. They must seek to safeguard mineral resources of local or national importance from unnecessary sterilisation by non-mineral development. It also requires a cooperation with neighbouring authorities where minerals are imported/exported or where shared infrastructure (e.g. ports, wharves) is used.

So even though the islands have no active quarries or mineral extraction, the Local Plan must still identify and map any known mineral resources (e.g. sand, gravel, stone) using British Geological Survey data. It should consider designating Mineral Safeguarding Areas (MSAs) if resources are present, even if not currently worked, particularly if such sites are likely to be at risk of sterilisation from other types of development. Finally it should address the matter of the absence of extraction, any historic or potential future mineral interest and how the authority will meet its duty to cooperate on minerals planning in a minerals topic paper.

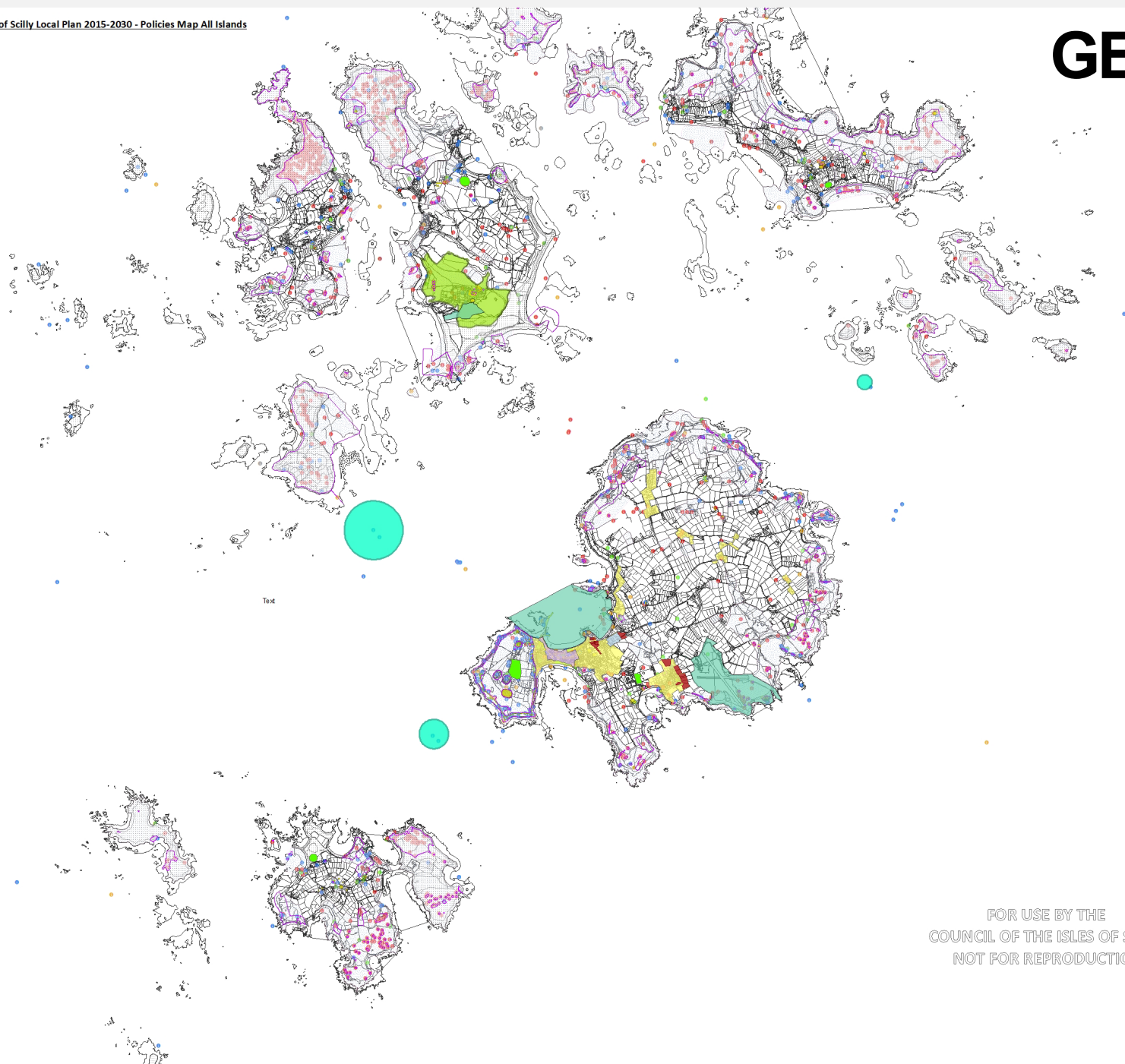


A photograph of a sunset over a landscape. In the foreground, there are several rows of solar panels mounted on a grassy hill. The sun is low on the horizon, creating a bright orange and yellow glow that reflects on the clouds. The sky transitions from orange near the horizon to a deep blue at the top. The landscape in the background consists of rolling hills and some distant buildings.

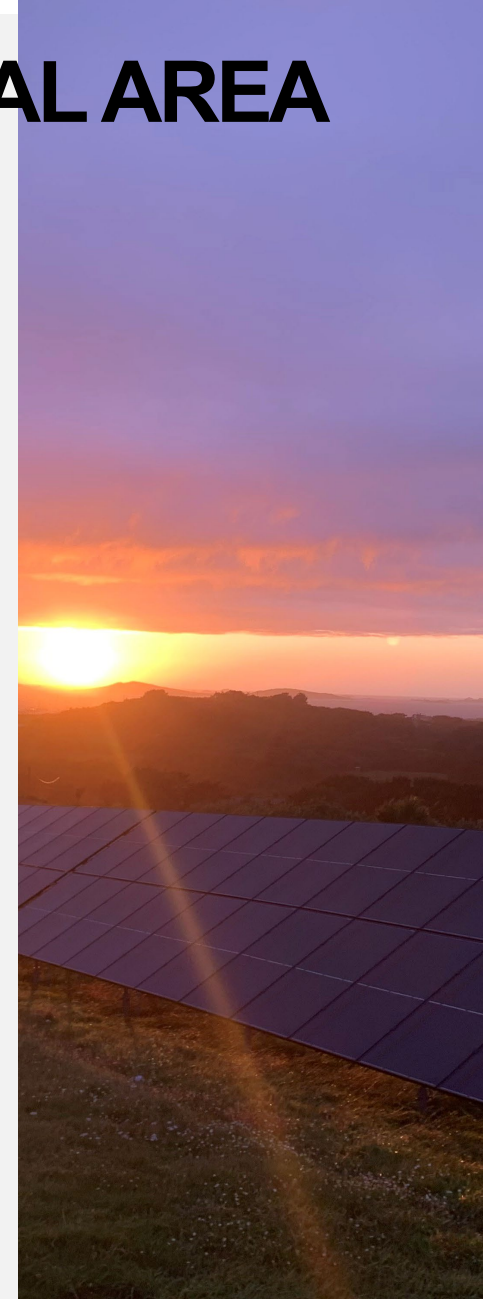
# GEOGRAPHICAL AREA



# GEOGRAPHICAL AREA



FOR USE BY THE  
COUNCIL OF THE ISLES OF SCILLY  
NOT FOR REPRODUCTION







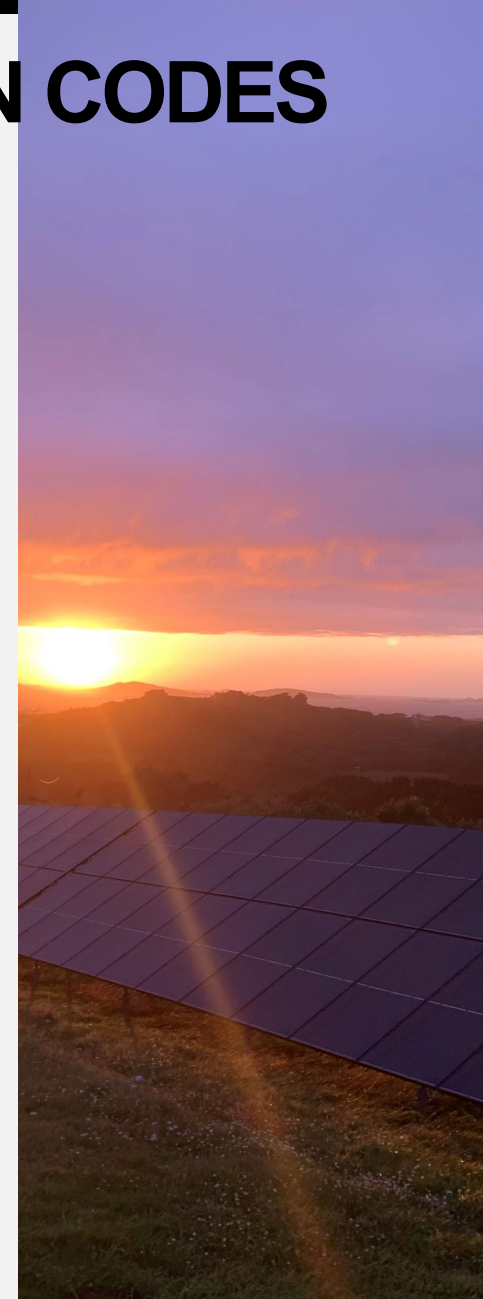
# DESIGN CODES

## 15F Design code for whole area

- 1) A local planning authority must ensure that, for every part of their area, the development plan includes requirements with respect to design that relate to development, or development of a particular description, which the authority consider should be met for planning permission for the development to be granted.

Following on from the Conservation Area Appraisal work which commenced in 2024 (and will be subject to public consultation in Autumn 2025), which provided for an assessment of the prevailing character and appearance of the conservation area overall, as well as an identification of specific characteristics on each island, Officers intend to develop a series of design codes that assist in guiding appropriate development across the islands.

These will not only ensure the character and appearance of the conservation area is enhanced where appropriate, but all development proposals are guided by an agreed set of design codes.







# TIMETABLE



# TIME