

**SD07**

# Draft Isles of Scilly Local Plan 2015 – 2030

Including Minerals and Waste

## Consultation Statement 2019



Council of the  
ISLES OF SCILLY



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## Statement of Consultation

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1. The preparation of a replacement Local Plan for the Isles of Scilly must follow the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>1</sup> (the regulations) and the National Planning Policy Framework (NPPF) 2019. This document sets out the consultation and engagement that has taken place in the preparation and development of a new Local Plan. The Isles of Scilly Local Plan 2015-2030 has been subject to two key stages of consultation with a total of 4 consultation events overall. The stages are listed below. The regulations referred to be below are from the Town and Country Planning (Local Planning) (England) Regulations 2012.
  - **Stage 1: (Regulation 18) Initial Local Plan Review Scoping Report setting out the Issues**
  - **Stage 2: (Regulation 18) Initial Draft Local Plan setting out the proposed policies as well as a number of consultation options**
  - **Stage 3: (Regulation 19) Pre-Submission Draft and responses pursuant to regulation 20**
  - **Stage 4: (Regulation 19) Proposed Submission Draft and responses pursuant to regulation 20.**
2. In accordance with the regulations, this Statement of Consultation sets out how the Council of the Isles of Scilly has undertaken consultation in preparing its Local Plan. It provides an overview on the following:
  - **who was invited to make representations;**
  - **how they were invited to do so; and**
  - **a summary of the main issues raised by the representations.**
3. The summary of how representations made will and have been addressed is set out in the Representation Statement, with full consultations and responses set out in each of the 'consultation responses' documents, which are published in each of the consultation pages respectively online.
4. Whilst not set out as the intention from the outset of the Local Plan review in 2015, the Local Planning Authority (LPA) have carried out two rounds of public consultation at the Regulation 18<sup>2</sup> stage and two rounds of public consultation at the Regulation 19<sup>3</sup> stage. The LPA have adopted Local Development Scheme (LDS) which has been continually adjusted to reflect the intention to carry out additional consultation stages. The first LDS was adopted in April 2015 (LDS1):
  - **LDS1, adopted and published in April 2015**
  - **LDS2, adopted and published in November 2016**

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/767/made/data.pdf>

<sup>2</sup> <http://www.legislation.gov.uk/uksi/2012/767/regulation/18/made/data.pdf>

<sup>3</sup> <http://www.legislation.gov.uk/uksi/2012/767/regulation/19/made/data.pdf>



- **LDS3, adopted and published in March 2017**
- **LDS4, adopted and published in August 2017**
- **LDS5, adopted and published in May 2018**
- **LDS6, adopted and published in August 2018**
- **LDS7, adopted and published in December 2018**
- **LDS8, adopted and published in June 2019**

5. The first **Regulation 18** consultation took place in the summer of 2015 and was specifically on the 'issues' and the 'scope' of the Local Plan. The second Regulation 18 was carried out in the spring/summer 2018 on a number of 'options'. Following on from the second round of public consultation Officers continued to work on the Local Plan drawing together existing evidence base, and progressing with updating this and ensuring issues raised during the Regulation 18 stage were addressed.
6. In February 2019 the LPA consulted on the first **Regulation 19** public consultation on the pre-submission draft Local Plan. This was initially intended to be a single Regulation 19 stage ahead of submission. By May 2019, it became clear that the LPA would not be able to submit in accordance with LDS7, which suggested submission to the Secretary of State by May 2019, due to the various amendments that were accepted as required to the Local Plan. In June the LDS was revised to LDS8 to account for a second Regulation 19 stage of public consultation on the proposed amendments to the Local Plan. This took place between August and September 2019.

### **Statement of Community Involvement**

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7. The Council of the Isles of Scilly's Statement of Community Involvement (SCI) sets out how the Council will involve local people when preparing planning policies. In undertaking the consultation on the Local Plan the Council has followed the principles of the SCI.
  - **Keep the process simple by writing in plain English and explain any planning terms that we need to use.**
  - **Communicate clearly by explaining the reasons why we want to involve you and receive your comments.**
  - **Make it easy for you to get involved by setting out when and where you can provide your comments. We will always try and plan public events so they are accessible to all people and groups and use existing community involvement networks.**
  - **Be inclusive by providing information in an accessible format and giving clear advice on how the planning system works, and encourage involvement from those groups that are not usually involved in the planning process.**
  - **Be transparent and objective through the consideration of reasonable policy options for the Local Plan and presenting all relevant facts about development proposals.**



- **Share information with the community using the Council’s website, in libraries and in the Town Hall whenever this is appropriate and effective.**
- **Make copies of Local Plan documents available to view at key locations throughout the Islands.**
- **Make public involvement is effective by ensuring all comments received by the authority are recorded, read carefully and taken into account.**
- **Strive to meet our targets for the preparation of the Local Plan**





## Stage 1 (Regulation 18) Initial Local Plan Review Scoping Report

8. When preparing a Local Plan local planning authorities must undertake initial consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The regulations state that the local planning authority must notify interested parties and individuals, including the prescribed bodies defined in the Regulations, invite comment, and must take into consideration the representations made in response.

The Town and Country Planning (Local Planning) (England) Regulations 2012  
Preparation of a local plan.

18 (1) A local planning authority must:

- (a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and
- (b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are:

- (a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;
  - (b) such of the general consultation bodies as the local planning authority consider appropriate; and
  - (c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.
- (3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

9. In this stage the Council invited comments on the operation of its current planning strategy and policies and suggestions on how they could be amended and improved. This engagement ran for a 6 week initial period, which was extended for an additional week in June and July 2015, with the advertised period for the Council to receive written comments.

### When we carried out consultation

- **8 June 2015 to 17<sup>th</sup> July 2015 (extended to the 24<sup>th</sup> July 2015)**

### What we consulted on

- **Local Plan Review - Scoping Report**
- **Local Plan Review - Sustainability Appraisal**

### Who was invited to make representations?

10. We contacted a wide range of interested parties and individuals, comprising:

- **The Duchy of Cornwall Estate**
- **Tresco Estate**



- **Islands Partnership**
- **Isles of Scilly Wildlife Trust**
- **Isles of Scilly Healthwatch**
- **Five Islands School**
- **contacts on our planning policy database, which is comprised of individuals and organisations who have asked to be contacted about planning policy matters, including those who have previously responded to planning consultations, and consultation bodies in accordance with regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012,**
- **Elected Members of the Council of the Isles of Scilly,**
- **prescribed bodies, in accordance with the Duty to Cooperate (as set out below)**

### **Duty to Co-operate**

11. The duty to cooperate was introduced in the Localism Act 2011. It places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local preparation in the context of strategic cross boundary matters. This initial stage did not identify a need to agree a statement of common ground with any prescribed body.

### **Prescribed bodies**

12. For the purposes of the Duty to Co-operate the prescribed bodies are listed below and these were sent either an email consultation letter or (where no email was known) a post al letter:

- **Environment Agency,**
- **Historic England,**
- **Natural England,**
- **Civil Aviation Authority,**
- **Homes and Communities Agency,**
- **Cornwall and the Isles of Scilly Local Enterprise Partnership**
- **Cornwall Council (as the closest neighbouring authority)**
- **Cornwall and the Isles of Scilly Local Nature Partnership,**
- **National Farmers Union**
- **RSPB**
- **Marine Management Organisation**

### **How they were invited to do so**

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13. During this stage we advertised the Local Plan Scoping Report consultation on:

- **Direct mail-outs from the Consultation Database (email and post)**
- **The planning policy pages of the Council of the Isles of Scilly Website**
- **Local Notice Boards**





- Posters on the inhabited islands of St Mary's, St Martin's, Bryher, St Agnes and Tresco
- The Cornishman Newspaper (4<sup>th</sup> June 2015).



**COUNCIL OF THE ISLES OF SCILLY**  
Planning & Development Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
01720 424350  
planning@scilly.gov.uk

Owner/Recipient  
XXXXXXXXXXXX  
XXXXXXXXXXXX

23 March 2017

Dear Sir or Madam,

**Consultation on the Isles of Scilly Local Plan Review Scoping Report, an updated Statement of Community Involvement and Isles of Scilly Conservation Area Character Statements.**

I am writing to inform you that the Council has started to prepare a new Local Plan for the islands to replace the Isles of Scilly Local Plan: A 2020 Vision, which was formally adopted in November 2005.

**Reasons for undertaking the work**  
This work is being undertaken to meet the regulatory requirement under the Planning and Compulsory Purchase Act 2004, to prepare a plan for the local area to be known as the Local Plan, in accordance with Regulation 44 of Town and Country Planning (Local Planning) Regulations 2012. The Local Planning Authority must notify interested parties of its intention to prepare a Local Plan and invite representations on what the plan should cover.

Please find attached the Local Plan Review Scoping Report Leaflet which contains details of how to comment and get involved. The consultation period will be running between:

**Monday 8<sup>th</sup> June 2015 until 5pm Friday 17<sup>th</sup> July 2015 (6 weeks)**

All details on this consultation, including all of the documents, are available on our website at: [www.scilly.gov.uk/localplan](http://www.scilly.gov.uk/localplan) or you can drop in to one of the venues set out in the attached leaflet to read copies of all the documents we are consulting on. These are:

**The Local Plan Review Scoping Report**  
An updated Statement of Community Involvement (2015)  
Isles of Scilly Conservation Area Character Statement

Please get in touch with us if you have any questions about any of the above documents or the consultation process either by telephone on 01720 424350 or by email at: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk).

...looking for a strong, sustainable and dynamic island community

If you require any of the documents in an alternative language, in larger text, braille, easy read or in an audio format, please contact the Council at [access@scilly.gov.uk](mailto:access@scilly.gov.uk) or telephone 01720 424350.

In accordance with the Council's Statement of Community Involvement and the Regulations, we will address all appropriate and relevant responses that are received at the end of the consultation period. All relevant responses received will be used to shape the contents of the documentation. We will not acknowledge every letter, form or email received, although every relevant representation will be published on the Council's website, at the end of the consultation period. This will include a response from the local planning authority. We will not accept any comments, forms or responses received after the deadline or anonymous representations.

The Local Plan Scoping Report is the very first stage in preparing a new local plan and we look forward to hearing from you. We have written to all homes where the address has been formally adopted and registered on the national address database. The Local Planning Authority does not hold details of alternative addresses, if the owner does not reside permanently at this address. By writing to all registered addresses we hope to reach as many people as possible so we can engage with the community.

Comments can be submitted by email to [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk). However if you are not able to respond via email please send your comments or submit the response form to:


Local Plan Review  
The Planning Department  
Department of Infrastructure and Planning  
Town Hall  
St Mary's  
Isles of Scilly  
TR21 0LW

Comments in relation to any of these documents MUST be received by:  
**5pm Friday 17<sup>th</sup> July 2015**

Yours sincerely

LISA WATSON  
Senior Officer: Planning and Development Management  
Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW  
Direct Line: 01720 424350 | Reception: 01720 424000 | [scilly@scilly.gov.uk](mailto:scilly@scilly.gov.uk)

...looking for a strong, sustainable and dynamic island community



**COUNCIL OF THE ISLES OF SCILLY**  
INFRASTRUCTURE & PLANNING DEPARTMENT  
Town Hall, The Parade,  
St Mary's, Isles of Scilly, TR21 0LW  
Tel: 01720 424350

**Consultation on the Isles of Scilly:**

- Local Plan 2015 (Scoping Report)
- Conservation Area Character Statement
- Revised Statement of Community Involvement

The Council of the Isles of Scilly has started to prepare a new Local Plan for the islands to replace The Isles of Scilly Local Plan: A 2020 Vision, which was formally adopted in November 2005.

This work is being undertaken to meet the statutory requirement under the Planning and Compulsory Purchase Act 2004, to prepare a plan for the local area to be known as the Local Development Plan. In accordance with Regulation 18 of Town and Country Planning (Local Planning) Regulations 2012 the Local Planning Authority must notify interested parties of its intention to prepare a Local Plan and invite representations on what the plan should cover.

The public consultation on the first stage of this process on the Local Plan Review: Scoping Report will be running for a period of six weeks from Monday 8<sup>th</sup> June 2015 until 5pm Friday 17<sup>th</sup> July 2015. A Revised Statement of Community Involvement (SCI) & Isles of Scilly Conservation Area Character Statement will also be consulted on concurrently during the same 6 week period.

The consultation documents and details of the process are available to view on our website at: [www.scilly.gov.uk/localplan](http://www.scilly.gov.uk/localplan) or contact the Planning Department to obtain copies of the documents or for further details on where they can be viewed across the islands and the dates of public consultation drop in sessions, which will be held during the week beginning 15<sup>th</sup> June 2015.

Please get in touch with the Planning Department if you have any questions about this process either by telephone on 01720 424350 or by email at [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk).

**CRAIG DRYDEN BA (HONS) BPL MRTPI**  
SENIOR MANAGER: INFRASTRUCTURE & PLANNING  
4th June 2015

Figure 1 Letter sent out to Householders and Press Notice placed in the Cornishman Newspaper on 4th June 2015

### Tresco

*"Through the gaps in the trees at the foot of the hill, the long blue shock of the Great Pool lay awaiting. The Great Pool nearly splits the island in two and on either side lies hillside woodland. No other Scillianian island can offer such a walk." (Hunt, J, Islands apart: the Isles of Scilly 1989)*

Geography	Public Realm
Tresco, like Bryher, has a roughly linear north / south orientation. The northern headland known as Castle Down features two important castles: the remains of King Charles' Castle and Cromwell's Castle on the western shoreline.	The main entry points to the island are the inter-island boat quays: <ul style="list-style-type: none"> <li>• New Grimsby,</li> <li>• Old Grimsby</li> <li>• Carn Near.</li> </ul>
Heritage	Settlement
Listed buildings: Tresco has two Grade II* and fourteen Grade II. There are also 30 Scheduled Monuments on the island.	Tresco has three main settlements of New Grimsby, Dolphin Town and Old Grimsby located across the centre of the island with an agricultural settlement located at Borough Farm to the southeast of the island.

**Holiday development**  
In 2006 following the approval of the Council of the Isles of Scilly Planning & Development Committee, a new mixed use development was built at Abbey Farm in accordance with the Local Plan.

This development saw the removal of nineteenth century farm and twentieth century military structures to establish a holiday village at New Grimsby.

The Island Hotel was subsequently redeveloped with a complete remodelling providing a series of self-catering suites and a new restaurant at Old Grimsby.

**Enhancement Opportunities**  
The Tresco Estate manages the island both as a tourist destination and as a working farm. Both of these enterprises ensure a high level of intervention to maintain the estate in good order.

Example of thatched cottages on Tresco.

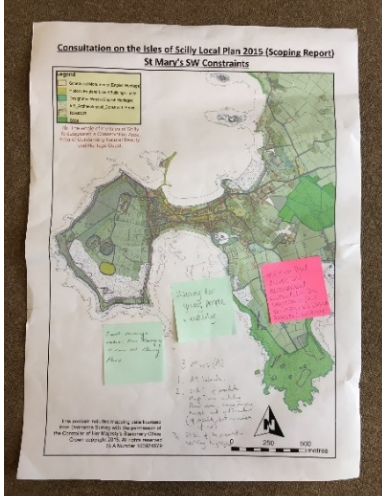


Figure 2 Poster board from Island Drop-In Sessions (each island had a bespoke poster) and Notes from Drop-In Sessions



Figure 3 Leaflet sent to all Householders on the Isles of Scilly and Notes taken at the Drop-In Sessions

## Drop-In Sessions

14. The initial scoping report consultation included a series of drop-in sessions to discuss and receive feedback on specific topics for the review. These sessions were held during the 2015 consultation period and were supported by Councillors. The feedback we received was taken into consideration in the preparation of the draft of the Local Plan:

- **Monday 15th June 2015: 14:30 – 20:00 Community Hall, Bryher**
- **Tuesday 16th June 2015: 14:30 – 20:00 Community Centre, Tresco**
- **Wednesday 17th June 2015: 14:30 – 20:00 Reading Room, St Martins**
- **Thursday 18th June 2015: 14:30 – 20:00 Island Hall, St Agnes**
- **Friday 19th June 2015: 14:30 – 20:00 The Town Hall, St Mary's**
- **Saturday 20th June 2015 09:00 – 14:00 The Town Hall, St Mary's**

## Student Council

15. The Five Islands School Student Council is a committee of elected young people representing both Primary and Secondary ages children and representing all of the School Bases: Tresco, St Martins, St Agnes and St Mary's. The committee chaired by Liz Duffy-Griffiths and Helen McGuinness.

- **3rd July 2015 – Five Islands School meeting room**

## Members Local Plan Working Group

16. The Members Local Plan Working Group was re-established to provide important input and steer the direction of the Local Plan. All members of the working group were invited to take part in the regular meetings held on the Local Plan. Specifically in relation to issues of Housing and Local Needs qualifying criteria:

- **26th March 2015 – The Council Chamber, Old Wesleyan Chapel**
- **15th March 2016 – The Council Chamber, Old Wesleyan Chapel**



- 27th April 2016 – The Council Chamber, Old Wesleyan Chapel

## A summary of the main issues raised by the representations

### Headline Indicators

17. A full copy of all the consultation responses is available to view online on the Local Plan Review webpage. This was published at the end of 2016. A total of 80 consultation responses were received, including formal consultation responses from a number of organisations and Statutory Consultees, as set out above. This included responses from 63 individuals of which all of the inhabited islands were represented. Figure 1 below shows the number and location of respondents and Figure 2 sets out the breakdown of respondents by type. This includes permanent residents, second homeowners or organisations.

Number of Respondents by Location

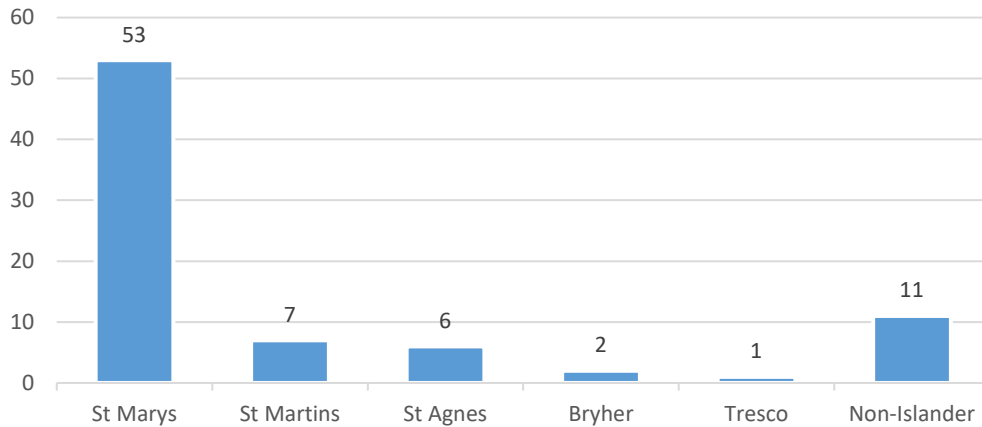


Figure 4 Number of respondents by Location

Number of Respondents by Type

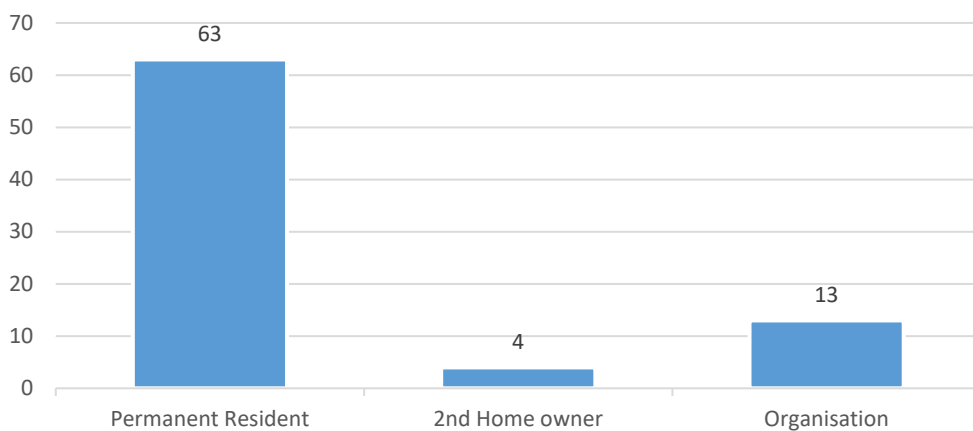


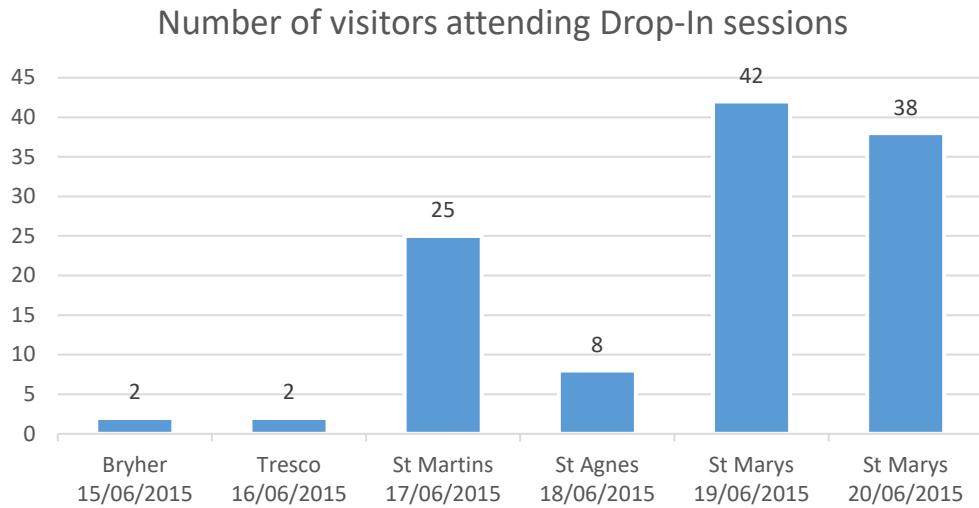
Figure 5 Number of respondents by Type

18. The consultation ended on 24<sup>th</sup> July 2015. Every household was written to directly inviting them to participate in the Local Plan consultation. This letter identified





locations of where copies of the documents could be viewed and obtained. We did not send copies of the Scoping Report to all households. 1750 letters were sent out and Officers hosted drop-in sessions across all of the inhabited islands during the 2<sup>nd</sup> week of the 7 week consultation. This attracted 117 people to speak to us about the Local Plan review process.



*Figure 6 Number of visitors to island drop-in sessions*

19. We are grateful to all the organisations across a range of sectors, as well as individuals for replying to this consultation.



*Figure 7 Photographs taken during the Island Drop-In sessions (left to right: St Martins, St Agnes and St Mary's)*



## **Stage 2 (Regulation 18) Proposed Consultation Draft Local Plan**

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20. This was carried out in accordance with Local Plan Timetable (LDS6) March 2018. In this stage the Council invited comments on the drafted Local Plan including five consultation options. This engagement ran for a 6 week initial period, with the advertised period for the Council to receive written comments.

### **When we carried out consultation**

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- **16th March 2018 to 11th May 2018**

### **What we consulted on**

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21. The second round of consultation was undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. For this round of consultation and engagement the Council published the Draft Isles of Scilly Local Plan and interim Sustainability Appraisal for comment. The full list of consultation documents included:

- **The Consultation Draft Local Plan 2015 - 2030 - Full Version of this Document including Proposals Maps (see below) as well as a Summary Document**
- **Sustainability Appraisal including Habitat Regulations Assessment of the Draft Local Plan 2015 - 2030 - including Appendices as well as a Non-Technical Summary**
- **Equality Impact Assessment (EqIA)**
- **Habitat Regulations Assessment (HRA)**
- **HRA Appendices**
- **Proposals Map A Proposed Housing Allocations**
- **Proposals Map B Proposed Settlement Boundaries**
- **Proposals Map C Proposed Retail Protection Areas**
- **Proposals Map D Proposed Employment Land Protection Area**
- **Proposals Map E Known areas at Risk of Flooding, St Mary's**

22. The draft Local Plan took into consideration the responses received in the first round of consultation and engagement. The Council also produced a series of summary topic papers on the content of the plan. These documents were published on the Council's website:

- **Housing Topic Paper**
- **Historic Environment Topic Paper**

### **Who was invited to make representations?**

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23. We contacted a wide range of interested parties and individuals, comprising:



- Elected Members of the Council of the Isles of Scilly,
- neighbouring planning authorities (Cornwall Council),
- prescribed bodies, in accordance with the 'duty to cooperate'
- contacts on the Local Plan Consultation Database (30 contacts) which is comprised of individuals and organisations who have asked to be contacted about planning policy matters, including those who have previously responded to planning consultations, and consultation bodies in accordance with regulation 18 of the Town and Country Planning.

### Prescribed bodies

24. For the purposes of the Duty to Co-operate (DtC) the prescribed bodies who were consulted at this stage included:

- Environment Agency,
- Historic England,
- Natural England,
- Civil Aviation Authority,
- Homes and Communities Agency,
- Cornwall and the Isles of Scilly Local Enterprise Partnership
- Cornwall Council (as the closest neighbouring authority)
- Cornwall and the Isles of Scilly Local Nature Partnership,
- National Farmers Union
- RSPB
- Marine Management Organisation

25. In addition to the standard consultation the LPA contacted Cornwall Council specifically to discuss the Draft Local Plan and the important cross boundary issues in line with the DtC. This communication was both advisory as well providing constructive input towards the preparation of the Isles of Scilly Local Plan, particularly given the limited impact the Isles of Scilly Local Plan would have on Cornwall.

26. Detailed discussions took place between the LPA, Natural England, the Environment Agency and the RSPB in order to discuss matters relating to the natural environment and the concerns raised particularly by NE and the RSPB, following the initial stage 1 regulation 18 public consultation. Meetings included:

- 28<sup>th</sup> January 2016: RSPB Penzance Office, The Old Smelting House at 1000 – 1400.
- 2<sup>nd</sup> July 2018: RSPB Penzance Office, The Old Smelting House at 0930 – 1400.





## How they were invited to do so

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27. The Council published the details of the consultation on the Draft Local Plan on the Council of the Isles of Scilly website, and emailed a wide range of groups and individuals. For the second round of consultation and engagement the Council also:

- **sent targeted emails,**
- **distributed leaflets,**
- **conducted a community engagement exercise.**

### Drop-In Sessions and Workshops

28. The initial scoping report consultation included a series of drop-in sessions to discuss and receive feedback on specific topics for the review. These sessions were held during the 2015 consultation period and were supported by Councillors. The feedback we received was taken into consideration in the preparation of the draft of the Local Plan. Drop-in sessions took place on each island during April 2018:

- **Wednesday 4th April 2018 : 1530 – 1900 St Agnes Island Hall, St Agnes**
- **Thursday 5th April 2018: 1530-1900 Old Town Inn, St Mary's**
- **Friday 6th April 2018: 1530-1900 St Martins Island Hall, St Martins**
- **Saturday 7th April 2018: 0930-1300 The Town Hall, Hugh Town, St Mary's**
- **Monday 9th April 2018: 1530-1900 Community Hall, Bryher**
- **Tuesday 10th April 2018: 1530-1900 Community Hall, Tresco**

### Housing Partnership Board

29. In 2016 the Council established a Housing Partnership Board which included membership from the Council including Elected Members, the Council's Chief Executive (Chair), Senior Managers, Senior Officers (Planning and Housing Departments), representatives from the Homes and Communities Agency (HCA), the Duchy of Cornwall, the Islands Partnership, the local GP practice (as the lead of the Clinical Commissioning Group), the local School (Five Islands School) as well as Tresco Estate, the Liaison Officer from the Local Enterprise Partnership and Cornwall Rural Housing Association. The LPA attended these meetings during the course of the Local Plan to update and get input from a variety of sources relevant to the housing needs of the islands. Meetings took place ahead of this consultation:

- **5th April 2016: 1000-1200 Old Wesleyan Chapel, St Mary's**
- **7<sup>th</sup> June 2016: 1000-1200 Old Wesleyan Chapel, St Mary's**

### Development industry workshops

30. Between the first stage and the second stage of public consultation housing partners at the Duchy of Cornwall and their developer partners held a development and viability presentation in association with the LPA, to elected Members of the Council.



- **7th July 2017: 0900-1300, Old Wesleyan Chapel, St Mary's**

31. This was a meeting to establish the Council's views on potential housing developments on sites identified in the Local Plan, ahead of formally progressing development proposals.



*Figure 8 Meeting held with developers July 2017*

### **Housing Viability**

32. In undertaking housing viability assessment the Council contracted Three Dragons to assess the emerging policies of the local plan and the delivery of affordable homes on key sites, identified in the 2016 Strategic Housing Land Availability Assessment (SHLAA). Meetings between key stakeholders and Three Dragons took place on 11<sup>th</sup> and 12<sup>th</sup> October 2017 and included meetings and discussions with:

- **The Council of the Isles of Scilly, Housing Officers**
- **Cornwall Rural Housing Association**
- **Devon and Cornwall Housing Association**
- **Hanover Housing Association**
- **Land Steward, Duchy of Cornwall**
- **Local Developers/Architects/Contractors and Estate Agents**



### Members Local Plan Working Group

33. The Local Plan Working Group is made of elected Members representing all of the inhabited islands. All members of Council were invited to take part in the regular meetings held on the Local Plan. Specifically in relation to issues of Housing and Local Needs qualifying criteria. Meeting took place on:

- 15th November 2016 – The Council Chamber, Old Wesleyan Chapel
- 23rd March 2017 – The Council Chamber, Old Wesleyan Chapel
- 13th October 2017 – The Council Chamber, Old Wesleyan Chapel
- 22nd November 2017 – The Council Chamber, Old Wesleyan Chapel
- 21st December 2017 – The Council Chamber, Old Wesleyan Chapel
- 15th January 2018 – The Council Chamber, Old Wesleyan Chapel
- 29th January 2018 – The Council Chamber, Old Wesleyan Chapel
- 26th July 2018 – The Council Chamber, Old Wesleyan Chapel

34. Members who were elected in May 2017 took the opportunity to review the overall strategy approach and structure of the plan and agreed the general approach and specific policies.

### A summary of the main issues raised by the representations

#### Headline Indicators

35. A full copy of all the consultation responses is available to view online on the Draft Local Plan webpage<sup>4</sup>. This was published in October 2018. A total of 118 people came to speak to us during the week of drop-in sessions which were held on each of the inhabited islands. 42 written consultation responses were received, including formal consultation responses from a number of organisations and Statutory Consultees.

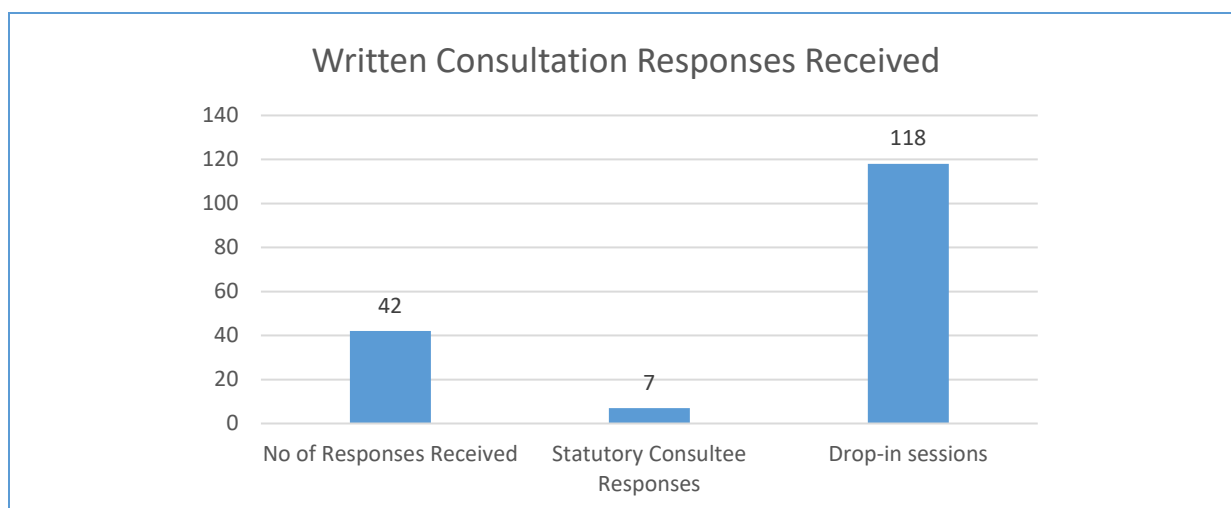


Figure 9 Consultation responses

<sup>4</sup> <http://www.scilly.gov.uk/sites/default/files/planning-apps/Summary%20of%20Responses%20and%20Officers%20Commentary%20Published%20Version%20Oct%202018.pdf>





36. The responses included 25 individuals of which St Martin's, St Mary's and St Agnes islands were represented. We received no written responses from residents of Tresco or Bryher.



Figure 10 Images taken during public consultation drop-in sessions 2018

37. The consultation asked people to confirm whether or not they agreed with the Key Challenges and Issues as set out on Pages 18-20 of the Draft Plan. Out of the 42 people who sent in a response, 24 (57%) expressed a preference on the key challenges and issues **96% broadly agreed** with the issues and key challenges as set out in the plan.

38. The second question sought to understand views on the Spatial Planning Vision as set out in Pages 21-23 of the Draft Plan. Out of the 42 people who responded, 21 people (50%) expressed a preference and **95% broadly agreed** with the Spatial Planning Vision as set out in the plan.

39. The third question asked whether respondent agreed or disagreed with the Strategic Aims and objectives as set out on pages 24-28 of the Draft Plan. Out of the 42 people who sent in a response, 22 people (53%) expressed a view and **95% broadly agreed** with the aims and objectives as set out in the plan.

40. The response form also asked for views on the Spatial Strategy of the Draft Plan as set out on pages 29-31. Out of the 42 people who sent in a response, 22 people (53%) expressed a view and **82% broadly agreed** with the aims and objectives as set out in the plan.



## Stage 3 (Regulation 19) Proposed Pre-Submission Draft Local Plan

41. The first stage of Regulation 19 public consultation was carried out in accordance with Local Plan Timetable (LDS6) November 2018.

### Publication of a local plan

19. Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must—
- make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and
  - ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).

### When we carried out consultation

- **22<sup>nd</sup> February 2019 – 5<sup>th</sup> April 2019**

### What we consulted on

42. The third round of consultation was in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. For this round of consultation and engagement, the Council published the Draft Isles of Scilly Local Plan and interim Sustainability Appraisal for comment. The full list of documents were:

- **Pre-Submission Draft Local Plan 2015 - 2030**
- **Pre-Submission Draft Local Plan 2015 - 2030 - Summary Document.**
- **Sustainability Appraisal including Appendices**
- **Sustainability Appraisal Non-Technical Summary**
- **Equality Impact Assessment (EqIA)**
- **Habitat Regulations Assessment (HRA)**
- **Submission Policies Map - All Islands**
- **Submission Policies Map - Inset Map St Mary's**
- **Submission Policies Map - Inset Map St Martin's**
- **Submission Policies Map - Inset Map St Agnes**
- **Submission Policies Map - Inset Map Tresco and Bryher**
- **Submission Policies Map - Inset Map Known areas at Risk of Flooding, St Mary's**

43. Consultation and engagement began on 22<sup>nd</sup> February and finished on 5<sup>th</sup> April 2019. The draft Local Plan took into consideration the responses received in the previous round of consultation and engagement. The Council also produced a further of summary topic paper in order to address some of the issues raised at Regulation 18 consultation. This was published on the Council's website:



- **Infrastructure Capacity Topic Paper**



Figure 11 The Draft Local Plan, Duty to Cooperate and SA/SEA and HRA Reports and Infrastructure Capacity Paper

## Who was invited to make representations?

44. We contacted a wide range of interested parties and individuals, comprising:

- **Elected Members of the Council of the Isles of Scilly,**
- **neighbouring planning authorities (Cornwall Council),**
- **prescribed bodies, in accordance with the ‘duty to cooperate’**
- **contacts on the Local Plan Consultation Database (30 contacts) which is comprised of individuals and organisations who have asked to be contacted about planning policy matters, including those who have previously responded to planning consultations, and consultation bodies in accordance with regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

45. In addition to the contacts listed above the Council contacted stakeholders for this round of consultation and engagement, set out below.

### Duty to cooperate

46. The Council held a further series of meetings with planning officers from the nearest neighbouring planning authority (Cornwall Council) to discuss the Draft Local Plan and specific cross boundary issues in line with the duty to cooperate. Further details on the duty to cooperate are published in the Statement of Common Ground, as entered into by both Authorities.

### Housing Partnership Board

47. The Housing Partnership Board which included membership from the Council including Elected Members, the Council’s Chief Executive (Chair), Senior Managers, Senior Officers (Planning and Housing Departments), representatives from the Homes and Communities Agency (HCA), the Duchy of Cornwall, the Islands Partnership, the local GP practice (as the lead of the Clinical Commissioning Group), the local School (Five Islands School) as well as Tresco Estate, the Liaison Officer from the Local Enterprise Partnership and Cornwall Rural Housing Association. The LPA attended these meetings during the course of the Local Plan to update and get





input from a variety of sources relevant to the housing needs of the islands. Meetings took place:

- **4<sup>th</sup> October 2016: 1000-1200 Lifelong Learning Centre, St Mary's**
- **14<sup>th</sup> February 2017: 1430-1600 Lifelong Learning Centre, St Mary's**
- **5<sup>th</sup> April 2017: 1400-1600 Old Wesleyan Chapel, St Mary's**
- **18<sup>th</sup> July 2017: 1000-1200 Old Wesleyan Chapel, St Mary's**

### How they were invited to do so

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48. The documentation consulted on were all uploaded to the Local Plan pages of the Council's website including downloadable PDFs of all documents and maps. For this stage of public consultation the Council engaged with Cornwall Council on developing an interactive Local Plan maps. The Policies maps were made available through interactive mapping:

<http://cornwallcouncil.maps.arcgis.com/apps/View/index.html?appid=a466954e57394f42b4c2efaa852641ef>.

49. The Council published the details of the consultation on the Local Plan Review Pages of The Council of the Isles of Scilly website: [www.scilly.gov.uk/local-plan-consultation-2019](http://www.scilly.gov.uk/local-plan-consultation-2019) and emailed a wide range of groups and individuals. For the second round of consultation and engagement the Council also:

- **sent targeted emails,**
- **distributed leaflets island-wide,**
- **used social media; and**
- **conducted a community engagement exercise on each of the islands of St Mary's, St Martins, St Agnes, Bryher and Tresco.**

50. Officers communicated the public consultation with an all-island mail out through the Royal Mail Door-to Door service. This was to ensure that all of the resident population were aware of the consultation and planned drop-in sessions. All statutory consultees, businesses, organisations and individuals on the Local Plan Consultation Database were contacted to inform them of the proposed local plan consultation.



### Is our Plan Sound? Your chance to have your say...

**Isles of Scilly Local Plan - Pre-Submission Draft  
Comments invited 22nd February to 5th April 2019**

The Isles of Scilly Local Plan will set out policies that will be used to determine future planning applications and guide the location of new development in Scilly to 2030. It includes policies for new homes and sets out support for new business development, services, minerals as well as policies to protect the environment. The main aim of the plan is to create a Sustainable Scilly into the future.

Last summer, we consulted on a draft of the Local Plan. Since then we have carefully considered people's comments and made some changes to the Plan.

This 'Pre-Submission Draft' is the last time we will be able to try and address your concerns before the plan is finalised and sent to the Secretary of State.

At this stage we need to know whether you think the Isles of Scilly Local Plan is sound. To be sound, the Plan must be positively prepared, with fully justified policies that are effective and deliverable. The plan also has to comply with National Planning Policies.

**To find out more:**

View the documents and comment on soundness using the forms provided at:  
[www.scilly.gov.uk/local-plan-consultation-2019](http://www.scilly.gov.uk/local-plan-consultation-2019)

View the documents in one of our deposit venues (listed overleaf)

Speak to staff involved at one of the drop in sessions (listed overleaf)

**Read our documents**  
online: [www.scilly.gov.uk/local-plan-consultation-2019](http://www.scilly.gov.uk/local-plan-consultation-2019)  
or at our deposit venues:

Tresco Community Hall  
Bryher Community Hall  
St Mary's Library and Town Hall  
St Agnes Island Hall  
St Martins Island Hall

**Deadline for Commenting**  
Any comments on the Pre-Submission Draft Local Plan must be received no later than: **5pm Friday 5th April 2019**

**Drop-In Sessions**  
Come along to speak to us at the following venues:  
**THESE ARE DROP-IN SESSIONS SO YOU CAN STOP BY AT ANY TIME BETWEEN THE FOLLOWING HOURS:**

Tresco - 13th March Community Hall - 10-11am  
Bryher - 13th March Community Hall - 12-1pm  
St Mary's - 14th March Town Hall - 11am-1pm  
St Mary's - 14th March Town Hall - 4-6pm  
St Mary's - 15th March Old Town Inn - 4-6pm  
St Agnes - 18th March Island Hall - 10-11am  
St Martins - 18th March Island Hall - 1-2pm

If you have any questions then please email us at: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) or telephone us on: **01720 424455**.

**Where to send comments**  
Any comments on the Pre-Submission Draft Local Plan can be submitted to:  
[Planning@scilly.gov.uk](mailto:Planning@scilly.gov.uk)  
If you are not able to respond by email then please send comments to:  
**(Pre-Submission Draft Local Plan 2015-2030)**  
Planning Department  
Town Hall  
St Mary's  
Isles of Scilly  
TR21 0LW

Figure 12 A5 leaflet (front and rear) delivered by Royal Mail w/c 25th Feb 2019

## Drop-In Sessions

51. The consultation included a week of drop-in sessions across each of the inhabited islands. This included:

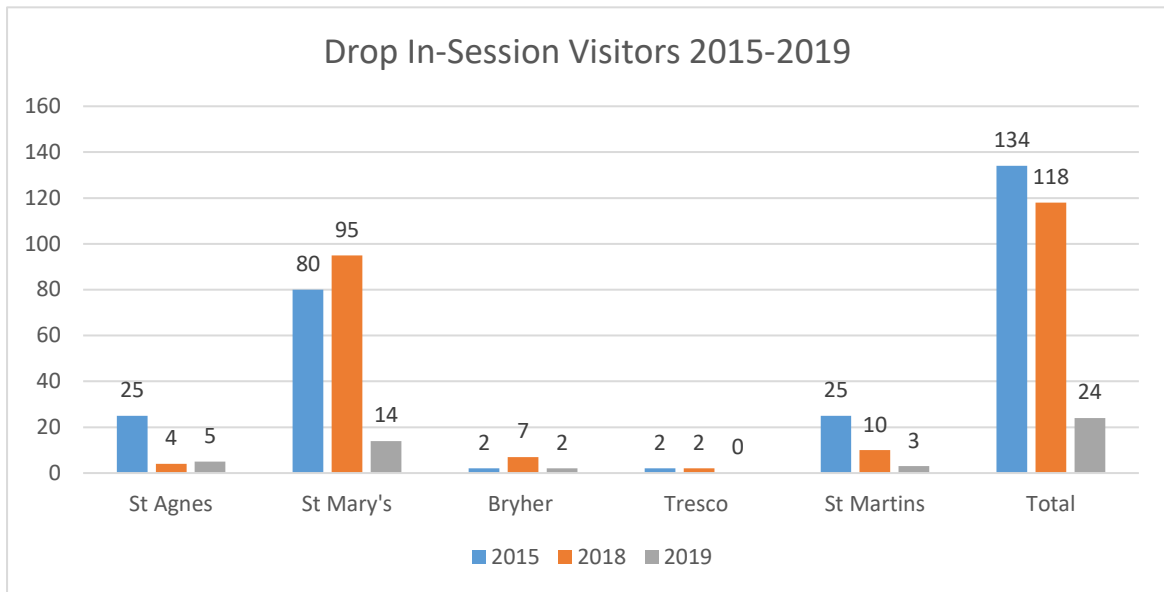
- Tresco and Bryher – Wednesday 13th March 2019
- St Mary's, Hugh Town – Thursday 14th March 2019
- St Mary's, Old Town – Friday 15th March 2019
- St Agnes and St Martins – Monday 18th March 2019



Figure 13 Posters advertising drop-in sessions put up on each island



52. The drop-in sessions were attended by a handful of local residents and these were notably down on previous consultation events:



Year	St Agnes	St Mary's	Bryher	Tresco	St Martins	Total	Percentage Change
<b>2015</b>	25	80	2	2	25	134	
<b>2018</b>	4	95	7	2	10	118	-11%
<b>2019</b>	5	14	2	0	3	24	-79%

Figure 14 summary of drop-in session visitors 2015-2019

### A summary of the main issues raised by the representations

#### Headline Indicators

53. A total of 24 people (1% of the total population) came to speak to us during the week of drop-in sessions which were held on each of the inhabited islands. 24 written consultation responses were received including formal consultation responses from a number of organisations and statutory consultees:

- **Historic England**
- **Natural England**
- **Sport England**
- **Environment Agency**
- **RSPB**
- **Isles of Scilly Wildlife Trust**
- **Cornwall Council**
- **Duchy of Cornwall**
- **Islands Partnership**
- **Tresco Estate**

54. The majority of consultation responses were either on the provided form or where set out as to enable officers to understand whether there were legal compliance or



soundness issues. The consultation webpage: <http://www.scilly.gov.uk/local-plan-consultation-2019> set out the purpose of this stage of consultation and explained that it was an opportunity to comment on the policy content of a draft Local Plan, within a specific remit. The remit for public consultation relates to the ‘Tests of Soundness’ and also includes legal compliance, as set out in National Planning Policy Framework.

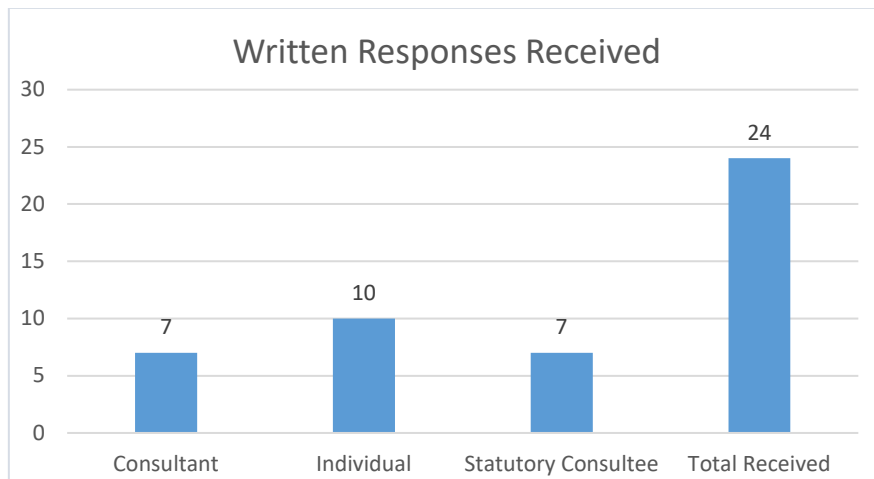


Figure 15 Written Consultation Responses received

55. The responses received included 10 written responses from members of the community of which 4 were from St Agnes and 6 were from St Mary’s.



Figure 16 Photographs of the 2019 Local Plan Drop-In Sessions March 2019

56. During the six week public consultation the local planning authority received 24 written responses. This raised 171 separate comments in relation to various aspects of the Plan. There were specifically 28 ‘unsound’ points raised in these written responses. These unsound issues were for a variety of reasons including judgements that the policies or approach were no positively prepared, not effective or not in accordance with the NPPF.

Policy	Count	Reason			
		Unjustified	Ineffective	Inconsistent with NPPF	Not Positively Prepared
LC1	4	✓	✓	✓	
LC2	2		✓	✓	
LC3	2	✓	✓	✓	
LC6	2	✓	✓	✓	
LC8	1	✓			



<b>LC9</b>	2	✓			
<b>OE5</b>	2	✓	✓	✓	✓
<b>OE6</b>	1	✓	✓	✓	
<b>SS1</b>	1	✓			
<b>SS6</b>	1	✓			
<b>SS7</b>	1		✓		
<b>SS8</b>	1	✓			
<b>SS9</b>	1		✓		
<b>WC6</b>	1	✓	✓		✓





## Stage 4 (Regulation 19) Proposed Submission Draft Local Plan

57. This round of public consultation was carried out in accordance with Local Plan Timetable (LDS8) June 2019 and Regulation 19 of the Local Plan Regulations. At Full Council on 25<sup>th</sup> July 2019<sup>5</sup> Members approved the consultation responses to the stage 3 public consultation and agreed for Officers to carry out a second stage of Regulation 19 public consultation (fourth stage of public consultation overall).

### Publication of a local plan

19. Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must—
- c) make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and
  - d) ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).

### When we carried out consultation

- 2<sup>nd</sup> August 2019 – 13<sup>th</sup> September 2019

### What we consulted on

58. The fourth round of consultation was in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. For this round of consultation and engagement, the Council published the Draft Isles of Scilly Local Plan and interim Sustainability Appraisal for comment. The full list of documents were:

- **Submission Draft Local Plan 2015 - 2030**
- **Sustainability Appraisal including Appendices**
- **Sustainability Appraisal Non-Technical Summary**
- **Equality Impact Assessment (EqIA)**
- **Habitat Regulations Assessment (HRA)**
- **Submission Policies Map - All Islands**
- **Submission Policies Map - Inset Map St Mary's**
- **Submission Policies Map - Inset Map St Martin's**
- **Submission Policies Map - Inset Map St Agnes**
- **Submission Policies Map - Inset Map Tresco and Bryher**

<sup>5</sup> Agenda Item 12: <http://committees.scilly.gov.uk/documents/g1126/Public%20reports%20pack%2025th-Jul-2019%2018.00%20FULL%20COUNCIL.pdf?T=10>





- **Submission Policies Map - Inset Map Known areas at Risk of Flooding, St Mary's**

59. The draft Local Plan took into consideration the responses received in the previous round of consultation and engagement. The Council also produced a further of summary topic paper in order to address some of the issues raised at Regulation 18 consultation. This was published the on the Council's website:

- **Minerals Resource Assessment Topic Paper (2019)**

60. Following the earlier Stage 3 Regulation 19 public consultation and in addressing the consultation responses, Officers determined that a further final round of public consultation would be required in order to submit the proposed changes to the Local Plan, to the Secretary of State.

### **Who was invited to make representations?**

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We contacted a wide range of interested parties and individuals, comprising:

- **Elected Members of the Council of the Isles of Scilly Councillors,**
- **neighbouring planning authorities (Cornwall Council),**
- **prescribed bodies, in accordance with the 'duty to cooperate'**
- **contacts on the Local Plan Consultation Database (30 contacts) which is comprised of individuals and organisations who have asked to be contacted about planning policy matters, including those who have previously responded to planning consultations, and consultation bodies in accordance with regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.**

61. The Pre-Submission Draft Local Plan 2015-2030 and accompanying Sustainability Assessment and Strategic Environmental Assessment, including an Appropriate Assessment under the Habitat Regulations, of the draft plan, invited representations from the public and statutory consultees, over a 6 week period.

### **Duty to Cooperate**

62. The Council continued to communicate with Cornwall Council to discuss the Draft Local Plan and specific cross boundary issues in line with the duty to cooperate. Further details on the duty to cooperate are published in the Statement of Common Ground, as entered into by both Authorities.

63. Additionally a statement of common ground was established between the Council and Natural England following ongoing communication on the Local Plan. This included teleconference communication and a series of telephone discussions in which the outstanding issues were discussed. Fundamentally the



areas of concern were identified, set out below, and both parties concluded that a Topic Paper would be produced to set out the rationale for the policy approach in relation to the impact of the plan on the natural environment:

- **Natural Environment Topic Paper**

### How they were invited to do so

64. This round of public consultation specifically did not include off-island drop-in sessions or all-island mail-outs as previously. Instead this public consultation was widely advertised on the Council's website and as a News item, which was shared to social media accounts of Facebook and Twitter. Additionally all statutory consultees together with other businesses, interested parties and individuals who were on the Local Planning Authorities Consultation database were contacted directly. Those people who had written in specifically to the earlier first regulation 19 public consultation were also contacted directly to invite them to comment on the further changes proposed.
65. The documentation consulted on were all uploaded to the Local Plan pages of the Council's website including downloadable PDFs of all documents and maps. The Policies maps were also available through interactive mapping: <http://cornwallcouncil.maps.arcgis.com/apps/View/index.html?appid=a466954e57394f42b4c2efaa852641ef> which enabled zoom and layer control of the map details.

Previous Pause Next

### Consultation on the Isles of Scilly Local Plan (2015-2030)

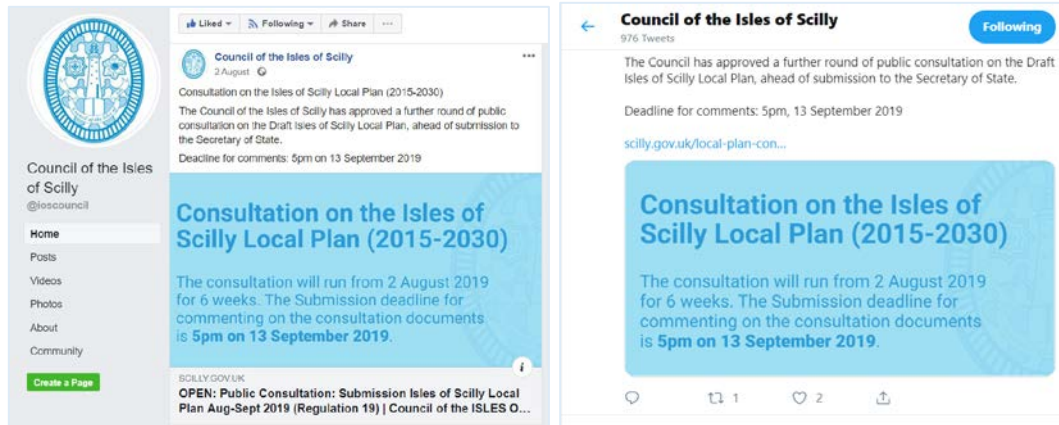
The consultation will run from 2 August 2019 for 6 weeks. The Submission deadline for commenting on the consultation documents is **5pm on 13 September 2019**.

#### Consultation on the Isles of Scilly Local Plan (2015-2030)

The consultation will run from 2 August 2019 for 6 weeks. The Submission deadline for commenting on the consultation documents is 5pm on 13 September 2019.

### Quick Links

- News
- Jobs
- Waste & recycling
- Planning Applications
- Register to Vote
- Council Tax
- Committee calendar
- Watch a Council meeting (YouTube)



66. The Council published the details of the consultation on the Local Plan Review Pages of The Council of the Isles of Scilly website: [www.scilly.gov.uk/local-plan-consultation-Aug2019](http://www.scilly.gov.uk/local-plan-consultation-Aug2019) and emailed a wide range of groups and individuals.

### A summary of the main issues raised by the representations

#### Headline Indicators

67. A total of 11 consultation responses were received during this second round of Regulation 19 public consultation. This is an 86% reduction from the first round of public consultation in 2015 to this final round of public consultation. Each consultation event has seen a decrease in written responses in total with an initial 47% decrease between 2015 and 2018, a further 45% decrease between 2018 and 2019 and a further 54% decrease in responses in 2019.
68. With each round of public consultation there has been a steady decrease in written responses received from the community and individuals who have interest in the islands. Initially in 2015 there were 65 written responses from the community, which included some responses from visitors to the islands. In 2018 and 2019 such responses fell away and there has been a sharp decrease of 92% in overall responses received from the community from 2015 to 2019.

Consultation Stage	Total number of responses from the Community/Individuals	Percentage Change
<b>2015 Reg. 18 (1)</b>	65	
<b>2018 Reg. 18 (2)</b>	25	-61%
<b>2019 Reg. 19 (1)</b>	10	-60%
<b>2019 Reg. 19 (2)</b>	5	-50%

69. Responses from Statutory Consultees, when considering the total list of 36 (set out in the table below) is also down on previous years. In the last round of public consultation we received 5 consultation responses including from Natural England, Cornwall Council, Sport England, Devon and Cornwall Constabulary



and the Woodland Trust. It has to be assumed that those statutory consultees who did not comment further at this final round of public consultation were satisfied that any outstanding issues have been sufficiently addressed.

All Statutory Consultees									
Regulation Stage	1	1	1	1	Regulation Stage	1	1	1	1
	8	8	9	9		8	8	9	9
Consultee					Consultee				
Cornwall Council	✓	✓	✓	✓	The Gardens Trust	x	x	x	x
Natural England	✓	✓	✓	✓	Ancient Monuments Society	x	x	x	x
Sport England	x	✓	✓	✓	Society for the Protection of Ancient Buildings	x	x	x	x
Environment Agency	✓	✓	✓	x	Drinking Water Inspectorate	x	x	x	x
Cornwall and Isles of Scilly Local Enterprise Partnership	x	x	x	x	Devon & Cornwall Constabulary	x	x	✓	✓
Western Power Distribution	x	x	x	x	National Farmers Union	✓	x	x	x
Historic England	✓	✓	✓	x	British Telecom	x	x	x	x
Victorian Society	x	x	x	x	Three	x	x	x	x
Council for British Archaeology	x	x	x	x	Vodafone and O2	x	x	x	x
Cornwall and Isles of Scilly Local Nature Partnership	x	x	x	x	EE	x	x	x	x
RSPB	✓	✓	✓	x	Kernow Clinical Commissioning Group	x	x	x	x
Marine Management Organisation	✓	x	x	✓	Network Rail	x	x	x	x
AONB Partnership	x	x	x	x	Twentieth Century Society	x	x	x	x
South West Water	x	x	x	x	Homes England	x	x	x	x
The Georgian Group	x	x	x	x	OFCOM	x	x	x	x
National Grid	x	x	x	x	Cornwall Fire and Rescue Service	x	x	x	x



<b>Cornwall Chamber of Commerce and Industry</b>	x	x	x	x	<b>St Mary's Airport</b>	x	x	x	x
<b>Woodland Trust</b>	x	✓	x	✓	<b>Civil Aviation Authority</b>	x	x	x	x

**End of Document**