

Strategic Housing Land Availability Assessment (SHLAA) 2016

The Local Plan 2015 - 2030











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1. Isles of Scilly SHLAA

- 1.1 The requirement on Local Planning Authorities to carry out a Strategic Housing Land Availability Assessment (SHLAA) was previously set out in Planning Policy Statement 3: Housing. The National Planning Policy Framework (NPPF), which effectively replaced PPS3 in 2012, states that Local Planning Authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in their housing market area, as far as is consistent with the policies set out in the NPPF (para 47), including identifying key sites which are critical to the delivery of the housing strategy over the plan period.
- 1.2 It also requires the Local Planning Authority (LPA) to identify and update annually a supply of specific deliverable sites sufficient to provide a five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. This is in addition to identifying a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible for years 11-15. For market and affordable housing, the LPA should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy.
- 1.3 Guidance on how to carry out SHLAA's has been issued by the Department for Communities and Local Government (DCLG)¹, and the Planning Advisory Service (PAS)².
- 1.4 Once completed, the SHLAA will form an important part of the Evidence Base used by the LPA to inform planning documents.
- 1.5 The primary purpose of the SHLAA is to identify a pool of potential sites from which the plan making process will select the best and most appropriate locations for development.
- 1.6 The production of a SHLAA is a technical exercise essentially asking 'Could this site be used for housing?' (Whether as a solely housing site or part of a mixed use development). The question of 'Should this site be allocated for housing' is considered in other documents in the Local Plan Process. These documents are subject to a full public consultation process.
- 1.7 It is intended that the Strategic Housing Land Availability Assessments will:
 - assess land availability by identifying buildings or areas of land (including previously –
 developed land and greenfield land) that have development potential for housing,
 including mixed use developments,
 - assess the potential level of housing that can be provided on identified land,

¹ DCLG Strategic Housing Land Availability Assessments: Practical Guidance 2007

² http://www.pas.gov.uk/local-planning/-/journal_content/56/332612/3757749/ARTICLE











- where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate,
- Identify constraints that might make a particular site unavailable &/or unviable for development.
- 1.8 Is should be stressed that the SHLAA does not make decisions about which sites should be developed for housing, but rather it provides evidence to support decision-making within the plan process.

Assumptions

1.9 There is no maximum or minimum size of site to be considered within the SHLAA. Any site can be considered providing it is located on anyone of the 5 inhabited islands. The site maps are not scalable within this document and any measurements for calculation purposes have been done through scalable maps on Geographical Information Systems (GIS). The housing figures are conservative minimum estimates based on the density of existing development. Any future development that comes forward should seek to maximise and make best use of any sites considered suitable for development, where there is no adverse harm identified as a result.

Status of the SHLAA

1.10 The SHLAA is a technical report which helps to identify and assess sites with the potential to deliver housing. It forms an important part of the evidence base for the emerging Isles of Scilly Local Plan, which will replace the policies set out in the adopted Isles of Scilly Local Plan 2005: a 2020 Vision.

1.11 The SHLAA Report does not:

- Form part of the Development Plan and does not allocate sites for development nor preclude those sites not identified from coming forward for planning permission in the future.
- Indicate that planning permission will be granted for housing development if a site is
 included in the SHLAA. It is not intended to pre-empt any plan making or other
 planning related decisions and does not indicate that planning permission should be
 granted or not granted for housing or any other use on any identified site.
- 1.12 The SHLAA may form a material consideration in the determination of planning applications. It is the outcome of work carried out during 2015-2016. It therefore forms a snapshot in time and the status of individual sites may change over time. The SHLAA is an ongoing process and will be monitored as part of the Local Plan annual monitoring process (Isles of Scilly Authority Monitoring Report). The evaluation of the monitoring reviews will indicate when the SHLAA Report should be updated.











2. Methodology

Identification of sites and broad locations

- 2.1 Given the small geographic nature of the Isles of Scilly and restriction of development to the 5 inhabited islands it is not considered necessary to identify specific site areas for housing development. Whilst it is necessary to comply with the 'duty to cooperate' particularly in relation to housing provision, the Isles of Scilly is not part of a wider housing market area and it is not possible to consider housing provision from other local authority areas. In order to identify potential housing sites, however, the Local Planning Authority carried out a limited 'call for sites' with the major local landowners of the Council of the Isles of Scilly, the Duchy of Cornwall and Tresco Estates. This exercise produced 26 potential housing sites that amounted to 9.45 hectares of land. The sites comprised a mixture of both greenfield and brownfield land.
- 2.2 Each site is fully assessed individually in terms of deliverability³, developability⁴ and viability to ensure a sufficient supply of land is available for the first five years of the plan period and sufficient sites are identified for the 6-10 year period as well as general broad locations for growth beyond the life of the plan.

Carrying out the survey

- 2.3 The following site characteristics will be recorded or checked on site:
 - Site size
 - Site boundaries
 - Current use(s)
 - Surrounding use(s)
 - Character of surrounding area
 - Physical constraints, e.g. access, steep slopes, potential for flooring, natural feature of significance and location of pylons
 - Where possible/appropriate an initial assessment of whether the site is suitable for housing or part of a mixed use scheme

^{3 .} To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

^{4.} To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.











Estimating the housing potential of each site

2.4 The DCLG guidance⁵ advises that estimates of housing potential should be guided by existing or emerging plan policy. As the current 2005 Local Plan does not provide a minimum housing density, it has been necessary to consider the relative housing densities on each island as well as by each distinct settlements and apply these as a minimum for each site. This does not prevent a higher density being achieved for each site, as this will depend on the full assessment of each site as a planning applications are submitted for development.

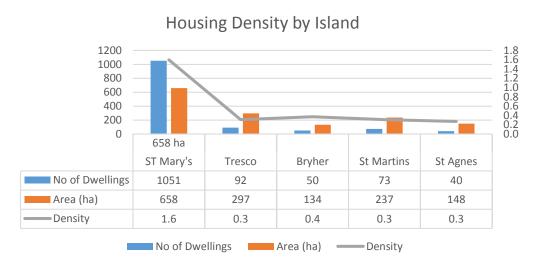


Figure 1 General Island Density

2.5 Rather than apply the wider 'island' density to each site, which is illustrated in Figure 1 above, is low (1.6 dwellings per hectare for St Mary's and 0.4 or less, dwellings per hectare for each of the other off-islands), it is necessary to consider relative settlement densities.

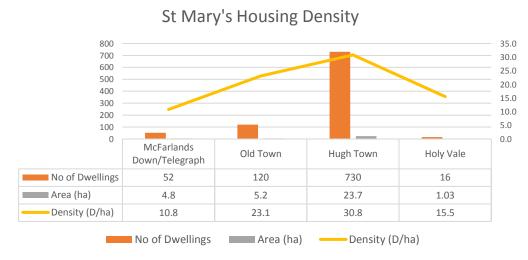


Figure 2 St Mary's Settlement Densities

8 | Strategic Housing Land Availability Assessment

⁵ Source: DCLG Strategic Housing Land Availability Assessments, Practical Guidance 2007











2.6 As illustrated in Figure 2 above the existing density of Hugh Town is around 30 dwellings per hectare with the Telegraph/McFarlands Down area having a density of 11 dwellings per hectare and Old Town having a density of around 23 dwellings per hectare. These relative densities should be used to ascertain a minimum housing figure within each site assessment.



Figure 3 Housing Density for Settlement Areas of Tresco

- 2.7 Whilst the housing density of Tresco island overall is low, as illustrated in Figure 1 above [0.3 dwellings per hectare] housing is concentrated in small settlement areas, which is built at a significantly higher density than the overall housing density of the island, as illustrated in Figure 3 above. It is therefore necessary to apply localised settlement density when considering any new housing on Tresco.
- 2.8 Historically new-build densities have tended to be low, due to the small-scale nature of housing proposed. A relatively recent example is the new dwelling on St Martins which equates to 3.7 dwellings per hectare. Generally it would appear that detached plots such as those at Telegraph (10 dph), illustrated above, have been built at relatively low densities resulting in properties sitting in large plots and taking up greater areas of Greenfield land. Other more recent examples include the self-build plots at Pilots Retreat (14 dph), where properties are again detached and whilst the plot sizes where mixed in terms of size, in all cases the houses constructed were large. In order to achieve the best use of any sites that come forward it is expected that higher densities should be achieved, with a mix of housing types to ensure the best use is made of the most appropriate sites.

Assessing when and whether sites are likely to be developed

2.9 Sites will undergo rigorous assessment by officers within the planning department to determine if the sites can realistically be developed within a given timeframe. Sites are put in categories depending on when they would be likely to be able to be developed. The categories are: 0-5 years; 6-10 years; and, where possible 11- 15 years. Where it is not possible to identify sufficient sites in the 11-15 year categories, local authorities are required to identify broad locations for development.











Assessing the sites for suitability

- 2.10 The guidance states that sites will be suitable for housing development if they offer a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- 2.11 In order to understand issues of accessibility the assessment will include a consideration of walking distances from key services: GP surgery, pharmacy, primary school, secondary school, post office and supermarket. This will not consider driving times due to the size of the islands being no more than a 5-10 minute drive to reach all of these services. Additionally the islands do not have public transport network that could provide a convenient bus service around the islands.
- 2.12 There is a statutory duty on local authorities to provide school transport duties, which requires the provision of free transport if children have to travel to school have to walk more than 2 miles (under 8 years) or 3 miles (8-16 years). None of the sites within the SHLAA are located in areas in excess of 2 miles of the school. It is considered necessary, however to consider the sustainability of the submitted sites to gauge how likely it is they would generate the increase in car use on the islands. Sites that are located at more than 2 miles from key services would be considered unsustainable locations. Scoring the sites in accordance with a sustainability score overall will provide a tangible measure to determine whether a site is reasonably sustainable in terms of accessibility.

Table 1 Scoring matrix for accessibility

<0.2 mile or less	0.4 mile	0.6 mile	0.8 mile	1 mile	1.2 mile	1.4 mile	1.6 mile	1.8 mile	2 miles	2+ miles or more
10	9	8	7	6	5	4	3	2	1	0

2.13 As a means to compare the sites it is necessary to score out of a potential 60 the distances of each proposed site relative the key services identified in paragraph 2.11 above. The closer it is to these the higher the score will be.

Determining if the sites are available for development

2.14 An important part of the SHLAA is to determine whether identified sites are actually available for development and free from legal, ownership disputes (e.g. multiple ownerships, ransom strips, tenancies or other operational requirements of landowners) or other constraints that could delay development. Only if the site is controlled by a developer who has expressed a desire to develop or the land owner has expressed an intention to sell/develop can a site be considered to be available.

Assessing achievability for housing

2.15 A site will be considered achievable (developable) if there is a reasonable prospect it will come forward at a particular point in time, based on assessment of economic viability of the











site and the capacity of the developer to complete and sell the housing over time. The following factors will therefore be important to consider:

- Market factors the state of the housing market
- Cost factors developing the site and overall financial viability (including Section 106 obligations)
- Delivery factors including the phasing of development over time
- 2.16 In order to consider further the issue of viability detailed site assessments will feed in to the policy strategy and the Housing Topic Paper to support the policy approaches taken in the local plan.

Overcoming constraints

2.17 Where constraints are identified the assessment will consider what action will be needed to remove them. For example a site that could affect a designated heritage asset could overcome any harm through the submission of a detailed heritage impact assessment that would in turn direct the form or density of development that could be appropriate. Where a site is at risk of flooding then the submission of a flood risk assessment could ensure that the development was designed to avoid any increase to flooding or is not in itself susceptible to the effects of flooding.

Reviewing the Assessment

2.18 Once the initial survey has been completed and the sites have been thoroughly assessed, the Council will show an indicative housing trajectory that sets out how much housing can be provided and at what point in the future. If sites are deemed to be unsuitable at this stage it may be necessary to undertake a further survey on additional sites.

3. Infrastructure Assessment

3.1 In order to understand the potential impact upon infrastructure that is in terms of connections for energy and water, the sites have been assessed by the Water Authority and by Western Power Distribution, as the only statutory undertaker for energy provision on the islands.

Table 2 Assessment of Energy, Sewage and Water Connections

Site	Size (HA)	Density (D/HA)	Potential No of Dwelling s	Energy Connection Possible	Est. Energy Cost (inc. VAT)	Sewerage Connection comments	Water Connection comments
A1	0.36	10	6	Yes, costs estimates on 6 x 15kw connections	£18,500	New sewerage system required to join existing pipe along road. Would need to be	Water connection: There is a 4 inch main close with easy connection to the site. No general site











						pumped or chamber needed.	constraints to connection.
A2	0.51	10	8	Yes, costs estimates on 8 x 15kw connections	£41,000	New sewerage system required to join existing pipe along road. Would need to be pumped or chamber needed.	There is a 4 inch main close with easy connection to the site. No general site constraints to connection. Estimated 3 Days work
A3	0.61	10	10	Yes, costs estimates on 10 x 15kw connections	£42,000	New sewerage system required to join existing pipe along road. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A4	0.62	10	10	Yes, costs estimates on 10 x 15kw connections	£42,000	New sewerage system required. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A5	0.65	10	10	Yes, costs estimates on 10 x 15kw connections	£20,000	New sewerage system required to join existing pipe along path. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A6	0.36	10	6	Yes, costs estimates on 6 x 15kw connections	£41,000	New sewerage system required to join existing pipe along path. Would need to be pumped or chamber needed.	4 inch water main within relatively close proximity. No contamination on site. Estimated 3 Days work to connect.
A7	0.3	66	33	Yes, costs estimates on 33 x 15kw connections	£121, 000	At capacity, although needs to counter-balance previous use as a school against new dwellings.	6 inch water main in road. Feed needs replacing (1 and ½ inch copper). Estimated 3 Days work.
A8	0.01	100	1	Yes, costs estimates on 1 x 15kw connections	£1,200	At capacity, although easy connection.	6 inch water main in road, no water rise on site.
А9	0.4	30	16	Yes, cost estimates on 16 x 15kw connections	£29,000	At capacity, although easy connection back to Hugh Town. Man-hole in field.	6 inch main in road, none in site.











A10	0.16	30	8	Yes, cost estimates on 8 x 15kw connections	£36,000	At capacity. Would need to be pumped or chamber needed.	6 inch water off road, however low pressure.
A11	0.4	30	16	Yes, cost estimates on 16 x 15kw connections	£15,000	At capacity. Nearest connection on the Industrial Estate.	6 Inch ring main running through the site, although shallow depth of 750mm.
A12	0.16	30	7	Yes, cost estimates on 7 x 15kw connections	£17,000	No connection to sewerage. Would need a separate system.	6 inch water from Shark's Pit Footpath
A13	0.53	23	15	Yes, cost estimates on 15 x 15kw connections	£28,000	Gravity-fed direct to Bio-bubble or pumped to the mains along the road.	6 inch water along the road.
A14	0.44	23	13	Yes, cost estimates on 13 x 15kw connections	£12,000	Gravity-fed direct to Bio-bubble or pumped to the mains along the road.	6 inch water along the road.
A15	0.42	23	13	Yes, cost estimates on 13 x 15kw connections	£12,000	Sewerage Issues due to ground levels therefore may not be feasible for gravity feed — need to check ground levels at site.	4 inch pipe but site is at risk of flooding
A16	0.10	20	3	Yes, cost estimates on 3 x 15kw connections	£2,200	Mains sewerage on site direct to Bio-bubble at capacity	4 inch pipe to Launceston Close
A17	0.37	24	12	Yes, cost estimates on 12 x 15kw connections	£12,000	Mains Sewerage at Ennor Close direct to Bio- bubble at capacity.	4 inch pipe to Launceston Close
A18	0.65	23	20	Yes, cost estimates on 20 x 15kw connections	£22,000	Mains Sewerage at Ennor Close direct to Biobubble at capacity.	4 inch pipe to Ennor Close
A19	0.57	25	12	Yes, cost estimates on 12 x 15kw connections	£21,000	Mains Sewerage at Ennor Close direct to Bio- bubble at capacity.	4 inch pipe to Ennor Close – Low Pressure
A20	0.59	26	12	Yes, cost estimates on	£21,000	Sewerage at Hanover Court pumped to Bio-	Extreme low pressure. Mains need renewing and







12 v 15kw



hubble at



infrastructure set will

				12 x 15kw connections		bubble at capacity.	infrastructure set will need replacing. Could affect the airport.
A21	0.32	30	10	Yes, estimates on 10 x 15kw connections	£8,000	Sewerage mains on site at capacity.	Buzza Reservoir 6 inch mains nearby.
A22	0.28	16	4	Yes, estimates 4 x 15kw connection	£15,144.93	No sewerage.	4 inch pipe at capacity.
A23	0.31	23	9	Yes, estimates 9 x 15 kw connections	£15,858.85	Sewerage Issues due to ground levels therefore may not be feasible for gravity feed. New sewerage system required to join existing pipe at Launceston Close. Would need to be pumped or chamber needed.	Water: 4 inch pipe to Launceston Close
T1	0.1	80	8	Yes, estimates on 8 x 15kw connections	£33,000	Private Sewerage	Unknown
T2	0.1	40	4	Yes, estimates on 4 x 15kw connections	£2,800	Private sewerage	Unknown
Т3	0.1	33	8	Yes, estimates on 8 x 15kw connections	£14,000	Private sewerage	Unknown
Т7	0.09	66	3	Yes, estimates on 3 x 15kw connections	£9,000	Private sewerage	Unknown

3.2 Table 2 above shows a basic analysis of water supply, sewerage capacity and energy connections which suggests that addressing infrastructure could potentially make some sites less viable. At Old Town, sewerage could be disposed of by connecting into the existing 'bio bubble' but as noted in the above table, this is currently at capacity and would require further investments to increase capacity. It is becoming increasingly apparent that the existing mains sewage and waste water systems in Hugh Town on St Mary's require significant modernisation to ensure it is fit for purpose and complies with the appropriate legislation in the interests of the environment and public health. Notwithstanding issues around compliance, the system requires an increasing amount of unplanned and onerous repairs. Additionally, third party assessments (from regulators and industry experts) have identified the requirement for significant investment to the existing infrastructure for mains sewerage disposal. It is concluded therefore that further housing development, seeking











mains sewerage connection, would be required to contribute to any upgrades required. Disposal of sewage could be a major constraint to housing investment.

3.3 Water connections do not appear to be a significant constraint but the length of the connection could result in additional costs in addition to potential upgrade requirements of existing water mains systems. Unless developments are 'off grid' and generate their own energy then a connection to the Western Power grid could be a significant cost constraint. The figures provided by WPD are based on the minimum density each site could deliver and as such higher density developments could result in higher costs.



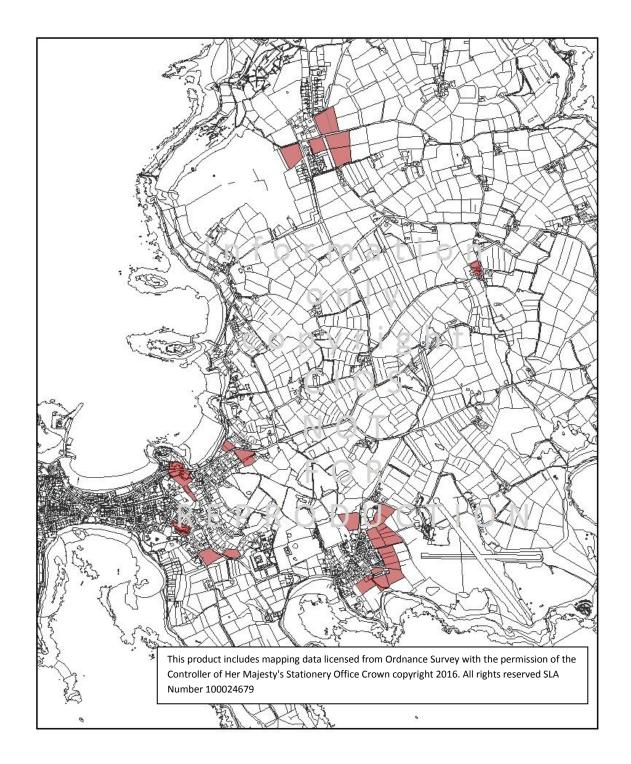








St Mary's













Council of the Is	les of Scilly – Site Assessment					
	Site Reverence	Telegraph (A1)				
	Island	St Marys				
	Site Address	Coastguard Bungalows, Telegraph				
	Owner	The Duchy of Cornwall Estate				
Site Details		napping data licensed from Ordnance Survey wit sty's Stationery Office Crown copyright 2016. All				
		Within Settlement		Well related to		
	Location	Well related to existing buildings	✓	existing dwellings at		
		Isolated		Telegraph		
	Grid Reference	91,286.566 12,105.732 metres				
	Site Area (ha)	0.36 hectares				
	Area which is Brownfield	0				
	Min. Housing Yield	4 (10 dph)				
	Current Use(s)	Agriculture		-		











	Previous Use(s)	Agricultural					
	Surrounding Land Use(s)	Residential					
	Existing Local Plan Policy	Allocated for housing. P	roposal A1 of the 2005 Local Plan:				
		-	g Coastguard Bungalows, Telegraph				
		·	ng a minimum of 15 houses and a social				
		facility, such as a shop or	•				
		II	each site must be approved before ranted and should include details of				
			sidential density, the range of dwelling				
			andscaping and sustainability measures.				
			sary to support the development,				
		including the provision of any social facilities, must be the subject of prior agreement with the Council before any form of development is started.					
	Planning History	None					
	Constraints:	None	Comments				
	(NB: all of IoS is covered	Site of Special Scientific	Comments				
	by a Conservation Area	Interest (SSSI)	No				
	and AONB)	Wildlife Site	No				
	una AOND)	Archaeological Constrain					
		Area	Telegraph Hill				
		Ancient Woodlands	No				
	There are no public rights	Nature Reserve	No				
	of way on the definitive	Scheduled Monument	No				
	footpaths map.	Listed Building	Close to Coastguards Lookout				
			Tower (GII) close to access.				
		TPOs	None				
		RAMSAR Site	No				
		Special Area of					
		Conservation (SAC)	No				
		Historic Landscape	Farmland: late post-medieval				
		Character	enclosures (C19)				
		Known Bat Roost	None				
		Historic Environment	MCO31547: Neolithic standing				
		Record (HER)	stone				
			MCO31544: Post Medieval Military				
			Tower MCO31543: Post medieval signal				
			station. Outside the site boundary.				
		Bore Hole	No				
Suitability of the	Site		Comments				
		Access	Access is available but an existing garage				
			block separates the site from the wider				
Other	Physical problems or		access/turning space				
Constraints	limitations		New sewerage system required to join				
			existing pipe along road. Would need to				
			be pumped or chamber needed. Water				
			connection: There is a 4 inch main close				











							-	nnection to the site. No constraints to connection.	
					Ground	conditions	Appear good		
								h tree belt to the east	
					Topograp	k/Coastal	45m (above		
					Erosion (•	45111 (above	SL)	
					above se				
					Hazardou	•	unknown		
						of Pylons	none		
						/contaminati	unknown		
					on	Contaminati	ulikilowii		
					Other Co	nstraints	Masts and re	epeater station to the south.	
					Other co	risti dirits		n area close to known	
							important ar	chaeological remains.	
	Potential	Impact	S		Landscap	e	Although the	north side of St Mary's is	
								igher land, the site is	
							-	. It is sufficiently away from	
								to ensure that impact upon	
								dscape is minimised, Some	
								site would be visible on the	
								m the south along	
								ad. The context of this site	
							· ·	connected to existing	
							settlement at Telegraph which would		
						reduce wider landscape harm. Unknown			
						and Quanty			
					Open Spa		NO loss of co	uncil maintained parkland	
					Recreation		C t	Danasta atatian masta	
					Neighbou	uring Uses	_	Repeater station, masts,	
	Service			Distan	ce from	Within 10		nd agricultural	
	Service				ite from	Walking Ti		Sustainability Score: (1 – low, 10 – High)	
	GP Surge	r) /			niles	No (35		1	
	Pharmacy				niles	No (35	, , , , , , , , , , , , , , , , , , ,	1	
	Primary S	•			niles	No (35	,	1	
	Secondar		\l		niles	No (35	,	1	
Accessibility	Post Office				miles	No (35	-	2.5	
	Supermai		n			•	,		
	venience			1.7	miles	No (35	mins)	2.5	
							Total	9/60	
		Tick	Rea	soned	Justificatio	on			
This Site is NOT S	uitable		Whi	lst the	site is con:	sidered suitabl	le in many resp	pects it is not well located	
This Site is NOT S	uitable	✓				sidered suitabl d services on S	-	pects it is not well located	
This Site is NOT S This Site MAY be							-	pects it is not well located	
	suitable						-	pects it is not well located	
This Site MAY be	suitable le						-	pects it is not well located	











	No. Of D	wellin	gs					
Planning	Dwelling	s Com	pleted					
Permission	Dwelling	s unde	er					
	Construction							
Dwellings Rema			aining					
			Tick	Comments				
		Single	Ownership		✓	Duchy of Cornwall Estate		
Legal/Ownership Mu		Multi	Multiple Ownership					
Constraints	Constraints R		m Strip					
Tenar		icies		✓				
If constraints identified can they b			e overcome?			Yes		
		Know	n Developer Int	erest				
Commercial Inter	Commercial Interest		or Sale					
		Propo	sed Use		✓	Allocated for residential		
Reasoned Justific	ation							
This Site is NOT a	vailable							
This Site MAY be	available	✓	The site has	The site has been allocated in the Local Plan as a suitable site for residentia				
			developmen	t				
This Site IS availal	ble							
Achievability of t	he Site							
Is there a reasona	ble prospe	ect	The site has	been sub	mitted to	the SHLAA due to its current allocation in the		
the site will be de	veloped a	t a	Local Plan. It is unlikely however the site would be developed at this time					
particular point in	n time?		due to the accessibility issues of services on St Mary's.					
Reasoned Justific	ation							
This site is NOT ac	chievable							
This site MAY be	achievable	√ و	There are no	significa	nt physica	al constraints, the site is a greenfield site but is		
			not in a sust	ainable o	r particula	arly accessible location.		
This site IS achiev	able							
Conclusions								
This site is deliver	able		The site is no	ot consid	ered to be	suitable at this time and whilst it could be		
This site is develo	pable					ot sustainable in terms of its location and		
subject to overco	ming		proximity to	amenitie	es on St M	ary's and likely to increase vehicular traffic.		
minor issues								
This site is not de		✓						
Timeframe for De		staina	bility Score) <u>B</u>	ACK				
Undeliverable (10	or less)		4					
0-5 years								
6-10 years								
11-15 years								
Site Visit: (23.03.2	2016)							























Council of the Isles	s of Scilly – Site	Assessment			
	Site Reveren	ce	Telegraph (A2)		
	Island		St Marys		
	Site Address		South east of McFarlands Down		
	Owner		The Duchy of Co	rnwall Estat	9
Site Details	Controlle	duct includes mapping dater of Her Majesty's Station 100024679			th the permission of the I rights reserved SLA
			55	Tick	Comments
		Within Settlemen		Tick	Comments Well related to existing
	Location	Within Settlemen Well related to ex		Tick	
	Location				Well related to existing
	Location Grid Referen	Well related to ex		√	Well related to existing dwellings at McFarlands Down and Telegraph
	Grid Referen	Well related to ex Isolated	isting buildings	√	Well related to existing dwellings at McFarlands Down and Telegraph
	Grid Referen Site Area (ha	Well related to ex Isolated ce	91,316.728 12,2 0.51 hectares	√	Well related to existing dwellings at McFarlands Down and Telegraph
	Grid Referen	Well related to ex Isolated ce Brownfield	91,316.728 12,2	√	Well related to existing dwellings at McFarlands Down and Telegraph











	Previous Use(s)		Agriculture			
	Surrounding Land U	se(s)	Residential/Agricultural			
	Existing Local Plan Policy		Allocated for housing. Proposal A2 of the 2005 Local Plan: 2. 0.36 hectares on the eastern side of McFarland's Down north of the junction with Pungies Lane capable of accommodating a minimum of 8 houses. A Development Brief for each site must be approved before planning permission is granted and should include details of access, design, layout, residential density, the range of dwelling sizes and types, design, landscaping and sustainability measures. The infrastructure necessary to support the development, including the provision of any social facilities, must be the subject of prior agreement with the Council before any form of development is started.			
	Planning History		None			
	Constraints:	- C-		Comments		
	(NB: all of IoS is covered by a	Site of Spe Interest (SS	cial Scientific SSI)	No		
	Conservation Area	Wildlife Sit	е	No		
	and AONB)	Archaeolog	-	Adjacent to but not within:		
		Constraint		Pendrathen/Long Rock Down		
		Ancient W		No		
	There are no	Nature Res		No		
	public rights of		Monument	No		
	way on the	Listed Build	ding	No		
	definitive	TPOs		No		
	footpaths map.	RAMSAR S		No		
		Special Are Conservati		No		
		Historic La	ndscape	Farmland: Late Post Medieval		
		Character		Enclosure (C19)		
		Known Bat	Roost	Adjacent to bat roost in the garage at Jedi		
		Historic En	vironment	HER Monument <150m to the west:		
		Record (HE	ER)	Pungies Neolithic Standing Stone (1.5m		
				high standing stone)		
		Bore Hole		No		
Suitability of the Si	te			Comments		
		Access		On the junction		
		Infrastruct	ure	Water: New sewerage system required		
	Dharainal a 11			to join existing pipe along road. Would		
Other Constraints	Physical problems			need to be pumped or chamber		
	or limitations			needed. Sewerage: There is a 4 inch		
				main close with easy connection to the		
				site. No general site constraints to connection.		
				connection.		











				Ground conditions		Unknown				
				Topograp	hy			Flat field		
				Flood Risl	k/Coa	astal		45m		
				Erosion (I	Metro	es abo	ove			
				Sea Level	Sea Level)					
				Hazardou	ıs Ris	sks		Unknown		
				Location	of Py	/lons		None		
				Pollution	/cont	tamin	ation	Unknown		
				Other Co	nstra	aints		Located in	an area close to known	
								important	archaeological remains.	
	Potent	tial	Impacts	Landscap	e			Elevated b	ut flat landscape. This site is	
								well related	d to existing development	
									nsidered development	
									e localised impact only with	
								-	ar wider views.	
				Agricultui				Unknown		
				Open Spa		nd		None		
				Recreatio						
				Neighbou					l/agricultural	
	Service	е		Distance	W	Vithin		s Walking	Sustainability Score:	
						Distance		(1 – low, 10 – High)		
	GP Surgery		2 miles			No (35 mins)		1		
	Pharmacy		2 miles			No (35 mins)		1		
Accessibility	Primar			2 miles			No (35 mins)		1	
·	Secondary School		2 miles			No (35 mins)		1		
	Post O			1.7 miles		N	lo (35 n	nins)	2.5	
			ket/Conv	1.7 miles		N	lo (35 n	nins)	2.5	
	enience Store							2/22		
	<u> </u>							Total	9/60	
Reasoned Justificat			344 1 4 4	., .	.,					
This Site is NOT Suit	abie	~		e site is considered suitable in many respects it is not well located ing shops and services on St Mary's						
This Cits MAN ha	itable		the existi	ng snops a	nu se	ervices	s on St	iviary s		
This Site MAY be su This Site IS suitable	itable									
	ito									
Availability of the S		atio	n Number			None				
	Outlin		n Number			None				
Dlanning		•	uii rellings							
Planning Permission				٠						
r et titil 551011	Dwellings Completed Dwellings under Constru Dwellings Remaining									
Dweilings Remaining				5	Tick	k .	Comme	ntc		
	Single (7141	archin		TICK			of Cornwall E	Estato	
Legal/Ownership			wnership				Ducity (or Corriwall E	-3tate	
Constraints	Ranson									
Constraints			ııh		✓	/				
	Tenancies									











If constraints identified can they be ov		ercome?	Yes				
Commercial Known Developer		Interest					
Interest	Site for Sale						
interest	Proposed	l Use		✓	Allocated for residential		
Reasoned Justificat	tion						
This Site is NOT ava	ilable						
This Site MAY be av	vailable	√	The site has	been allo	cated in the Local Plan as a suitable site for		
		•	residential d	evelopme	ent		
This Site IS available	e						
Achievability of the	Achievability of the Site						
Is there a reasonab	le prospec	t the	The site has	been subr	mitted to the SHLAA due to its current allocation		
site will be develop	ed at a par	ticular			unlikely however the site would be developed at		
point in time?			this time due to the accessibility issues of services on St Mary's.				
Reasoned Justification							
This site is NOT ach	ievable						
This site MAY be achievable		√	There are no	significar	nt physical constraints, the site is a greenfield site		
		, ,	but is not in a sustainable or particularly accessible location.				
This site IS achieval	ble						
Conclusions							
This site is delivera	ble		The site is no	t conside	red to be suitable at this time and whilst it could		
This site is develop	able		be available and achievable it is not sustainable in terms of its location				
subject to overcom	ing		and proximity to amenities on St Mary's and likely to increase vehicular				
minor issues			traffic.				
This site is not deve	elopable	✓					
Timeframe for Deli	ivery <u>BACK</u>						
Undeliverable			7				
0-5 years							
6-10 years							
11-15 years	11-15 years						
Site Visit: (23.03.2016)							























Council of the Isles	of Scilly – Site Assessment					
	Site Reverence	Telegraph (A3)				
	Island	St Marys				
	Site Address	South east of McFarlands Down				
	Owner	The Duchy of Cornwall Estate	The Duchy of Cornwall Estate			
		1				
Site Details	Controller of Her Majesty's Number 100024679	n formatio only Clos NOT FOR RODUCT	n t			
			Tick	Comments		
		Within Settlement		Well related to		
	Location	Related to existing buildings and	✓	existing dwellings at		
		site A1		McFarlands Down		
	Cuid Defense	Isolated				
	Grid Reference	91,316.728 12,203.761 metres				
	Site Area (ha)	0.61 hectares				
	Area which is Brownfield	None				
	Min. Housing Yield	7 (10 dph)				











	Current Use(s)		Agriculture				
	Previous Use(s)	Agriculture					
	Surrounding Land	Use(s)	Residential/Agricultural				
	Existing Local Plan	Policy 3 but otherwise unallocated					
	Planning History		None				
	Constraints:				Comments		
		Site of	Special Scientific		No		
		Intere	st (SSSI)		NO		
		Wildli	fe Site		No		
		Archa	eological Constraint		Adjacent to but not within:		
		Area			Pendrathen/Long Rock Down		
	(II 6. 5.	Ancier	nt Woodlands		No		
	(NB: all of IoS is		e Reserve		No		
	covered by a		uled Monument		No		
	Conservation Area	Listeu	Building		No		
	and AONB)	TPOs			No		
			AR Site		No		
		Specia (SAC)	I Area of Conservatio	n	No		
	There are no	Histor	ic Landscape		Farmland: Late Post Medieval		
	public rights of	Chara	cter		Enclosure (C19)		
	way on the definitive	Know	n Bat Roost		No		
	footpaths map.	Histor	ic Environment		HER Monument <150m to the west:		
	Tootpatiis iliap.	Record	d (HER)		Pungies Neolithic Standing Stone (1.5m		
					high standing stone)		
		Bore F	łole		No		
Suitability of the Sit	:e	_			omments		
	-	Access			new Access would be required		
		Infrastructure			Water: New sewerage system required to		
				_	join existing pipe along road. Would need to be pumped or chamber needed.		
					Sewerage: 4 inch water main within		
					relatively close proximity. No		
					contamination on site.		
	Physical	Ground	conditions		Appear good		
	problems or	Topogra	phy		Flat field		
Other Constraints	limitations		sk/Coastal Erosion	45	m		
		(Metres	above sea level)				
		Hazardo	ous Risks	Un	nknown		
		Location	n of Pylons	No	one		
		Pollutio	n/contamination	Un	nknown		
		Other C	onstraints	Lo	cated close to an area of known		
				im	portant archaeological remains.		
	Potential	Landsca	pe	Ele	evated but flat landscape. This site is		
	Impacts				ell related to existing development and it considered development would have		











								localised impa	act only with no particular	
								wider views.		
			Agricult	ural Qua	lity	Unknown				
					Open Sp	ace and		None		
		Recreati	ion							
					Neighbo	ouring U	ses	Residential/ag	gricultural	
		Ser	vice		Distan	W	ithin 10 mins		Sustainability Score:	
					ce		distance			
		P Surge			2 miles		No (35 mi		1	
		harmac	-		2 miles		No (35 m		1	
		rimary S			2 miles		No (35 m		1	
Accessibility	, S	econdar	y Sch	ool	2 miles		No (35 m	ins)	1	
	Р	ost Offi	ce		1.7		No (35 m	ins)	2.5	
	_				miles					
		uperma			1.7		No (35 m	ins)	2.5	
	V	enience	Store	9	miles				0.400	
								Total	9/60	
Reasoned Jus							1 1 1 11			
This Site is NC	T Suita	able	√						ects it is not well located the	
				exis	ting snops	and serv	vices on St M	ary's		
This Site MAY		table								
This Site IS su		-								
Availability of						l				
		ication I	Numb	er		None				
		ne/Full								
Planning		of Dwell								
Permission		lings Co								
		lings un			uction					
	Dwel	lings Re	main	ing			1			
	_					Tick	Comments			
Legal/Owne	-	e Owne				✓	Duchy of C	ornwall Estate		
rship		iple Ow		iip						
Constraints		om Stri)							
	Tena					✓				
If constraints						Yes	T			
Commercial		vn Deve	loper	Inter	est					
Interest		or Sale								
Proposed Use					Unallocate	d site				
Reasoned Jus										
This Site is NC	T avai	lable								
This Site MAY	be ava	ailable	✓						n but is in close proximity to	
					adjacent si	tes that	have been pr	reviously alloca	ted.	
This Site IS av										
Achievability	of the	Site								











Is there a reasonable prospect the
site will be developed at a particular
point in time?

The site has not been submitted to the SHLAA but has been included on the grounds of its proximity to other current allocations in the Local Plan. It is unlikely however the site would be developed at this time due to its proximity to essential services on St Mary's.

Reaso	ned Jເ	ustifica	ation
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This site is NOT achievable		
This site MAY be achievable	√	There are no significant physical constraints, the site is a greenfield site but is not in a sustainable or particularly accessible location.
This site IS achievable		

Conclusions

Conclusions		
This site is deliverable		The site is not considered to be suitable at this time and whilst it could be
This site is developable		available and achievable it is not sustainable in terms of its location and
subject to overcoming		proximity to amenities on St Mary's and likely to increase vehicular
minor issues		traffic.
This site is not developable	✓	

Timeframe for Delivery BACK

Undeliverable	7
0-5 years	
6-10 years	
11-15 years	

Site Visit: (23.03.2016)













Council of the Isla	es of Scilly – Site Assessmen	t					
	Site Reverence	Telegraph (A4)					
	Island	St Marys	St Marys				
	Site Address	South east of McFarlands	Down				
	Owner	The Duchy of Cornwall Est	ate				
Site Details	This product includes i	n f o r m a t i c o p y r i g i C I O S N O T F O	vey with the				
			Tick	Comments			
		Within Settlement		Well related to			
		Related to existing		existing dwellings a			
	Location	buildings	✓	McFarlands Down			
		Isolated		1			
	Grid Reference		leters				
		91,404.187 12,058.773 M	ieters				
	Site Area (ha)	0.62 hectares					
	Area which is Brownfiel	d None	None				
	Min. Housing Yield	7 (10 dph)					











	Current Use(s)	Agriculture						
	Previous Use(s)		Agriculture					
	Surrounding Land Use(s)		Residential/Agricultural					
		Existing Local Plan Policy			Allocated for housing			
	Planning History	None						
	Constraints:				Comments			
	(NB: all of loS is covered by a	Site of Special Scientific Interest (SSSI)		erest	No			
		Wildlife Site			No			
		Archaeological Constraint Area			Adjacent to but not within:			
	Conservation	(ACA)			Pendrathen/Long Rock Down			
	Area and AONB	Ancient Woo	odlands		No			
	and Special	Nature Rese	rve		No			
	Area of	Scheduled M	lonument		No			
	Conservation)	Listed Buildi	ng		No			
		TPOs			No			
		RAMSAR Site	9		No			
		Special Area	of Conservation	on (SAC)	No			
	There are no	Historic Land	dscape Charact	ter	Farmland: Late Post Medieval			
	public rights of				Enclosure (C19)			
	way on the definitive	Known Bat F	loost		No			
		Historic Envi	ronment Reco	rd (HER)	HER Monument <150m to the			
	footpaths map.				west: Pungies Neolithic Standing			
					Stone (1.5m high standing			
					stone)			
		Bore Hole			No			
Suitability of the S	ite	Commer						
		Access		A new Access would be required				
		\ S r			Water: New sewerage system required.			
				Would need to be pumped or chamber. Sewerage: 4 inch water main within				
				relatively close proximity. No contamination on site.				
	Physical problems or			Appear good				
		Topography	310113	Flat field				
		Flood Risk/C	oastal	45m				
Other Constraints	limitations	Erosion (Me		13				
	l	Sea Level)						
		Hazardous Risks		Unknown				
		Location of Pylons		None				
		Pollution/co		Unknow	n			
					ose to an area of known important			
			archaeological remains.		·			
	Potential	Landscape			Elevated but flat landscape. This site is			
	Impacts			well related to existing development and it				
			is conside		ered development would have			











								localised impact only with no particular			
							wider views.				
	C F			Agricultu	ral Qu	ality		Unknown			
				Open Spa	ace an	d		None			
					Recreation						
		Neighbou		ouring Uses			Residential/agricultural				
	Service	Service			nce		Within 10 minutes Walking Time (mins)		Sustainability Score		
	GP Sur	GP Surgery			es	No	No (35 mins)		1		
	Pharm	Pharmacy			es	No (35 mins)		5 mins)	1		
	Primar	Primary School			es	No (35 mins)		5 mins)	1		
Accessibility	Second School	Secondary		2 mile	es	No (3		5 mins)	1		
	Post O	Post Office			les	No (35 mins)		5 mins)	2.5		
	-	Supermarket/Co nvenience Store			les		No (35 mins)		2.5		
		vemence store						Total	9/60		
Reasoned Justifica	ation										
This Site is NOT Su	iitable	✓		lst the site is considered suitable in many respects it is not well located existing shops and services on St Mary's							
TI: C:: BABY!			the	existing sh	ops ar	nd service	es o	n St Mary's			
This Site MAY be s											
This Site IS suitable											
Availability of the	Site		1								
		Application Number			r	No	ne				
		Outline/Full									
Diametra Dametrata		No. Of Dwellings Dwellings Complete			-I						
Planning Permission	on			•	eu						
		Dwellings under									
		Construction			~						
			wellings Remaining			Com	ma	ntc			
Single Ownership				Tick			of Cornwall Estate				
Legal/Ownershi		Multiple Ownership				Duci	ily U	i CUITIWAII ESLA	ic		
p Constraints	•		21 21 11 P			-					
p Constraints	Tenancie	Ransom Strip			✓						
			ercome?	Yes							
If constraints identified can they be overcome? Known Developer Interest			163								
Commercial		Site for Sale				+					
Interest		Site for Sale Proposed Use				Hnal	lloca	ated site			
Proposed Use Unallocated site Reasoned Justification											
This Site is NOT available											
This Site MAY be available			e site is in close proximity to existing residential development and a evious housing allocation in the Local Plan.								
This Site IS availab	le										
Achievability of th	ne Site										











Is there a reasonable prospect the		The site has not been submitted to the SHLAA but has been included			
site will be developed at a particular		on the grounds of its proximity to other current allocations in the Local			
point in time?		Plan. It is unlikely however the site would be developed at this time.			
Reasoned Justification					
This site is NOT achievable					
This site MAY be achievable	√	There are no significant physical constraints, the site is a greenfield site			
		but is not in a sustainable or particularly accessible location.			
This site IS achievable					
Conclusions					
This site is deliverable		The site is not considered to be suitable at this time and whilst it could			
This site is developable subject		be available and achievable it is not sustainable in terms of its location			
to overcoming minor issues		and proximity to amenities on St Mary's and likely to increase vehicular			
This site is not developable	✓	traffic.			
Timeframe for Delivery BACK					
Undeliverable	7				
05 years					
6-10 years					
11 – 15 years					

Site Visit: (23.03.2016)













Council of the Isles of Scilly – Site Assessment							
Council of the isles	Site Reverence	Telegraph (A5)					
	Island	St Marys					
	Site Address	Telegraph Road					
	Owner	Duchy of Cornwall Estate					
Site Details	Controller of Her Majesty's Static Number 100024679	ata licensed from Ordnance Survey onery Office Crown copyright 2016.	All rights				
		Lugar Cont	Tick	Comments			
		Well related to existing					
	Location	Well related to existing buildings	✓				
		Isolated					
	Grid Reference	aters					
		91,192.434 12,053.779 Meters					
	Site Area (ha)	0.65					
	Area which is Brownfield	none					
	Min. Housing Yield	7 (10 dph)					











	Current Use(s)	Flower farming				
	Previous Use(s)		Agriculture			
	Surrounding Land	Use(s)	Residential/agriculture			
	Existing Local Plan	Policy	Policy Policy 3 but otherwise		unallocated.	
	Planning History	None				
	Constraints:		·		Comments	
			Site of Special Scientific Interest		No	
	(NID: all aftection	(SSSI)				
	(NB: all of loS is	Wildlife Site			No	
	covered by a Conservation	Archaeological Constraint Area			Telegraph Hill overlaps the	
	Area and AONB)	(ACA) Ancient Woodlands			bottom SE corner No	
	Area ana Aoivbj	Nature Reserve			No	
		Scheduled M			No	
	There are no	Listed Buildi	ng		Coastguards Lookout Tower (GII) to the north east	
	public rights of	TPOs			No	
	way on the	RAMSAR Site	2		No	
	definitive	Special Area	of Conservati	on (SAC)	No	
	footpaths map.	Historic Land	dscape Charac	ter	Farmland: late post-medieval	
				enclosures		
		Known Bat Roost			No	
		Historic Environment Record (HER)		ord (HER)	Carn Morval Down Ancient	
					Bronze Age Cist just to the	
					west of the site	
		Bore Hole			No	
Suitability of the Si	te			Commen	ts	
		Access		Good Acc		
		Infrastructur	re		ew sewerage system required to	
					ing pipe along path. Would need	
				_	mped or chamber needed.	
					e: 4 inch water main within	
				-	close proximity. No nation on site.	
	DI I	Ground cond	ditions			
	Physical			Appear good Flat, hedged on 3 sides, boarders the		
Other Constraints	problems or limitations	Topography			footpath	
Other Constraints	limitations	Flood Risk/C			Tootpatii	
		Erosion Met		45111		
		Sea Level	ies above			
		Hazardous R	isks	No		
		Location of F		no		
		Pollution/co		Unknown		
		Other Const		None		
	Potential	Landscape		Elevated but flat landscape. This site		
	Impacts	•			ghtly sown to the west so would	
				2.2 5 60 511	5 - ,	











							have some v	iews from the north west		
								side otherwise development would have		
							localised impact.			
			Agricultural Quality			Some loss of agricultural land but quality				
							is unknown			
				Open Space	and		No loss of re	creation space		
				Recreation						
				Neighbourin	g Uses		Mixture of re	esidential and agriculture		
	Service	е		Distance	Withir	10 mi	nutes	Sustainability Score		
					Walkii	ng Time	e (mins)			
	GP Sur	gery		2 miles		35 m	nins	1		
	Pharm	асу		2 miles		35 m	nins	1		
	Primar	y Sch	iool	2 miles		35 m	nins	1		
Accessibility	Second	dary		2 miles		35 m	nins	1		
	School									
	Post O	ffice		1.7 miles		35 m	nins	2.5		
	Superr	marke	et/Co	1.7 miles		35 m	nins	2.5		
	nvenie	nce S	Store							
							Total	9/60		
Reasoned Justificat	ion									
This Site is NOT Suit	able	✓	Whil	st the site is co	nsidere	d suitak	ole in many re	espects it is not well located		
			the e	existing shops a	ınd servi	ices on	St Mary's			
This Site MAY be su	itable									
This Site IS suitable										
Availability of the S	ite									
	Applic	ation	Numb	er	None					
	Outlin	e/Ful	ااد							
Planning	No. Of	Dwe	llings							
Permission	Dwelli	ngs C	omple	ted						
	Dwelli	ngs u	nder C	Construction						
	Dwelli	ngs R	emain	ing						
					Tick	Comr	ments			
	Single	Owr	nership)	✓	Duch	y of Cornwall	Estate		
Legal/Ownership	Multi	ple O	wners	hip						
Constraints	Ranso	om St	rip							
	Tenar	ncies			✓					
If constraints identif	fied can	they	be ove	ercome?	Yes					
Commercial				r Interest						
Interest	Site fo	or Sal	e							
Proposed Use			✓	Resid	lential					
Reasoned Justification										
This Site is NOT avai	ilable									
This Site MAY be av	ailable		✓					al Plan but is in close		
				proximity to the	ne existi	ng resid	dential prope	rties in this part of St Mary's.		
This Site IS available	!									
Achievability of the	Site									











Is there a reasonable prospect the		The site has been submitted to the SHLAA on the grounds of its				
site will be developed at a particular		proximity to a current allocation in the Local Plan. It is unlikely				
point in time?		however the site would be developed at this time.				
Reasoned Justification						
This site is NOT achievable						
This site MAY be achievable	√	There are no significant physical constraints, the site is a greenfield site				
	•	but is not in a sustainable or particularly accessible location.				
This site IS achievable						
Conclusions						
This site is deliverable		The site is not considered to be suitable at this time and whilst it could				
This site is developable		be available and achievable it is not sustainable in terms of its location				
subject to overcoming		and proximity to amenities on St Mary's and likely to increase vehicular				
minor issues		traffic.				
This site is not developable	✓					
Timeframe for Delivery BACK						
Undeliverable		7				
0-5 years						
6-10 years						
11 – 15 years						

Site Visit: (23.03.2016)













Council of the Isles	of Scilly – Site Assessment				
	Site Reverence	Telegraph (A6)			
	Island	St Marys			
	Site Address	South east of McFarlands Down			
	Owner	The Duchy of Cornwall Estate			
Site Details		g data licensed from Ordnance Survey value of the Crown copyright 2016. And the Crown copyright	all rights r		
		Within Settlement	Tick	Well related to	
		Related to existing buildings		existing dwellings at	
	Location	and site A2	✓	McFarlands Down	
		Isolated		arianas Down	
	Grid Reference				
		91,365.233 12,210.596 Meters			
	Site Area (ha)	0.36 hectares			
	Area which is Brownfield	None			
	Min. Housing Yield	4 (10 dph)			
	Current Use(s)	Agriculture			











	Previous Use(s)		Agriculture			
	Surrounding Land Use(s))	Residential/Agricultural			
	Existing Local Plan Policy	/	Policy 3 but otherwise unallocated.			
	Planning History		None			
	Constraints:				Comments	
		Site of S (SSSI)	pecial Scientific Inte	erest	No	
		Wildlife	Site		No	
	(NB: all of IoS is	Archaec	ological Constraint A	Area	Adjacent to but not within: Pendrathen/Long Rock Down	
	covered by a	Ancient	Woodlands		No No	
	Conservation Area and	Nature I	Reserve		No	
	AONB and Special Area	Schedul	ed Monument		No	
	of Conservation)	Listed B	uilding		No	
		TPOs			No	
		RAMSAI	R Site		No	
		Special	Area of Conservatio	n (SAC)	No	
	There are no public rights of way on the	Historic	Landscape Charact	er	Farmland: Late Post Medieval Enclosure (C19)	
	definitive footpaths	Known I	Bat Roost		No	
	map.	Historic	Environment Recor	d (HER)	HER Monument <150m to the west: Pungies Neolithic Standing	
					Stone (1.5m high standing stone)	
		Bore Ho	le		No	
Suitability of the Site				Comment	s	
		Access		A new Acc	cess would be required	
		Infrastructure		Water: New sewerage system required		
				to join existing pipe along path. Would		
				need to be pumped or chamber needed.		
				Sewerage: 4 inch water main within		
				relatively	y close proximity. No	
				contamir	nation on site.	
	Physical problems or	Ground	conditions	Appear go	ood	
	limitations	Topogra	iphy	Flat field		
		Flood Ri	sk/Coastal	45m No ri	sk of flooding	
		Erosion	(Metres above			
Other Constraints		Sea Leve	<u>′</u>			
			ous Risks	Unknown		
			n of Pylons	None		
			n/contamination	Unknown		
		Other Constraints			n area of known important	
	Potential Impacts	Landsca	no		gical remains. side of St Mary's is elevated but	
	Potential impacts	Lanusca	pe		flat. Site is sufficiently away from	
				-	cations to avoid wider visual harm.	
					he site would be seen within the	
					context of Telegraph/McFarland's	
					tlement area.	
		Agricult	ural Quality	Unknown		











		Open S			Open Sp	pace and None		None	
		Recre		Recreat	ion				
		Neighl		Neighbo	ouring Uses		Residential/a	gricultural	
	Service				Distance		ithin 10 minutes Walking Time (mins)		Sustainability Score
		GP Sur	gery	1	2 miles	N	o (35 m	nins)	1
		Pharm	асу		2 miles	N	o (35 m	nins)	1
Accessibility		Primar	y Sc	hool	2 miles	N	o (35 m	nins)	1
Accessionity	_	Second	dary	School	2 miles	N	o (35 m	nins)	1
		Post O			1.7 miles	N	o (35 m	nins)	2.5
		Superr enienc		cet/Conv ore	1.7 miles	N	o (35 m	nins)	2.5
								Total	9/60
Reasoned Justi	fication								
This Site is NOT	Suitab	le	✓	Whilst t	he site is cor	nsidered sui	table i	in many respe	cts it is not well located the
				existing	shops and s	ervices on S	t Mary	y's	
This Site MAY b	e suital	ble							
This Site IS suita	able								
Availability of t	he Site								
	Applic	cation N	luml	oer		None			
	Outlir	ne/Full							
Planning	No. O	f Dwelli	ngs						
Permission	Dwell	ings Cor	mple	eted					
				Construction	on				
	Dwell	ings Rer	mair	ing					
						Tick	Comr	ments	
			e Ownership		✓	Duch	y of Cornwall E	state	
Legal/Ownersh	ip		Multiple Ownership						
Constraints		Ranso							
		Tenar				✓			
If constraints id	entified					Yes	ı		
				eveloper Ir	iterest				
Commercial Int	erest	Site fo							
D d l d'	C' 4.'	Propo	sea	Use			Unall	ocated site	
Reasoned Justi									
This Site is NOT This Site MAY b			 	Thor	to has been	cubmitted	to the	CHIAA for con	sessment as a potential
THIS SILE IVIAT L	c availe	אטוכ	'	1110 31					•
									allocation in the 2005 Local
This City IC	l			Pian k	out this site i	15 Has HOT 01	merwi	se neen previ	ously considered for housing.
This Site IS avai									
Achievability o				T	the best to a	avalama ita a		CIII A A -l	the annual all a setting to all
Is there a reaso			the						its current allocation in the
				· ·			be developed at this time		
	particular point in time? due to the accessibility issues of services on St Mary's.							ary's.	
Reasoned Justi									
This site is NOT			1.			· (· , , ,			
This site MAY b	e achie	vapie	✓	Incre	_				site is a greenfield site but is
			_	not in	a sustainab	le or partic	ularly a	accessible loca	ation.
This site IS achi	evable								
Conclusions									











This site is deliverable		The site is not considered to be suitable at this time and whilst it could be
This site is developable		available and achievable it is not sustainable in terms of its location and
subject to overcoming minor		proximity to amenities on St Mary's and likely to increase vehicular traffic.
issues		
This site is not developable	✓	
Timeframe for Delivery BACK		
Undeliverable		4
0-5 years		
6-10 years		
11 – 15 years		

Site Visit (23.03.2016):













Council of the Isla	es of Scilly – Site Assessment								
	Site Reverence	Carn Thomas (A7)							
	Island	St Marys							
	Site Address	Carn Thomas, Telegraph Road							
	Owner	Duchy of Cornwall Estate							
Site Details		g data licensed from Ordnance Survey ationery Office Crown copyright 2016							
		Within Settlement		Well related to					
	Location	Well related to existing	√	built-up area of					
	Location	buildings		- Hugh Town					
		Isolated		Tiugii IOWII					
	Grid Reference	90,676.843 10,662.582 Met	ers	•					
	Site Area (ha)	0.6ha							
	Area which is Brownfield	All							
	wiiii. nousing field	20 (45 upii)	Min. Housing Yield 26 (43 dph)						











	Current Use(s)		Vac	ant School Site	2		
	Previous Use(s)		Edu	Educational			
	Surrounding Land	Use(s)	Mix	ed use/reside	ntial and retail		
	Existing Local Plan	Policy	Poli	cy 3 but other	wise unallocated.		
	Planning History		None				
	Constraints:				Comments		
		Site of Spe Interest (S		cientific	No		
	(NB: all of IoS is	Wildlife Sit	:e		No		
	covered by a Conservation	Archaeolog Area (ACA)		Constraint	Opposite 17: Porth Mellon ACA		
	Area and AONB)	Ancient W	oodla	nds	No		
		Nature Res	serve		No		
		Scheduled	Mon	ument	No		
	There are no public rights of way on the	Listed Build	ding		Church of St Marys (GII); Wall and Gateway to St Marys Church (GII); Godolphin House (GII)		
	definitive	TPOs			No		
	footpaths map.	RAMSAR S	ite		No		
		Special Area of Conservation (SAC)		Conservation	No		
		Historic La Character	Historic Landscape Character		Settlement		
		Known Bat	(nown Bat Roost		No		
		Historic Environment Record (HER)			CARN THOMAS - Post Medieval lifeboat station CARN THOMAS - Post Medieval cemetery CARN THOMAS - Modern pillbox CARN THOMAS - Post Medieval school CARN THOMAS - Modern pillbox		
		Bore Hole			No		
Suitability of the Sit	te			Comments	the the leaves as it. It is		
		Access		would be pro	s to the lower section, higher ground oblematic to reach without significant operations to provide vehicular access		
	Physical	Infrastruct	ure	balance prev	pacity, although needs to counter- vious use as a school against new ewerage: 6 inch water main in road.		
Other Constraints	problems or			Feed needs	replacing (1 and ½ inch copper).		
	limitations	Ground conditions		unknown			
		Topograph	У		the south. High ridge of granite (Isles usion – Granite)		
		Flood 10/15/20/2		10/15/20/25	· · · · · · · · · · · · · · · · · · ·		











				Erosion		This notes a longer ter	_	
				(Metres al Sea Level)		_	ea levels and address the is likely to be necessary.	
				Hazardous	5	unknown		
				Risks				
				Location o	of	None		
				Pylons				
				Pollution/		Unknown		
				amination Other		Unknown		
				Constraint		Unknown		
	Potent	·ial		Landscape		Wooded to the south,	coastal to the north	
	Impac			Lanuscape	-	•	impact. Following demolition	
	mpac						ildings the site is clear and	
							ive change for this area. Any	
						development would no	eed to ensure an	
						enhancement to the w	ider character of the CA and	
						AONB/Heritage Coast		
				Agricultura Quality	al	Not agricultural land		
				Open Space		Former recreation use associated with the School.		
				and		Now re-sited at Carn G	waval	
				Recreation				
				Neighbouring			y site also close proximity to	
	_			Uses		the Church and Rectory (both LBs)		
	Servic	е		Distance		hin 10 minutes	Sustainability Score	
	GP Sur	· aory		0.3 mile		Iking Time (mins) 5 mins	9.5	
	Pharm	<u> </u>		0.4 mile	5 mins 5 mins		9.5	
	Primai		ool	0.4 mile		5 mins	9	
Accessibility	Secon	-	001	0.4 mile	5 mins		9	
	Schoo					2		
	Post O			0.4 mile		2 mins	9	
	Superi	narke	et/Co	0.3 mile		2 mins	9.5	
	nvenie	nce S	itore					
						Total	55/60	
Reasoned Justificat			ı					
This Site is NOT Suit								
This Site MAY be su	itable							
✓ purpo					•	aced on the island and as a		
					=	y to be viable for another use. ructure of St Marys. The site		
				sting services and infrast d land (PDL)	ructure of 3t Marys. The site			
Availability of the S	ite		13 Pic	Trousiy deve	Jopet	(1 DL)		
Planning		ation	Numbe	er P/1	5/059	9/FUL		
Permission	Outlin			Full				











No. Of Dwel		welling	gs	N/a				
	Dwellings Comp			n/a				
	Dwelling			n/a				
	Construc			,				
	Dwelling		aining	This wa	as an application approved for the demolition of the			
		,			ary school building.			
				Tick	Comments			
	Single C	wners	hip					
	Multipl	e Owne	ership		Council of the Isles of Scilly (with Duchy of Cornwall			
Legal/Ownership				✓	Estate educational use covenants on)			
Constraints	_							
	Ranson							
	Tenanc							
If constraints identif				Yes				
	Known		per					
Commercial	Interest							
Interest	Site for							
	Propose	ed Use			Mixed use and housing.			
Reasoned Justificati			T					
This Site is NOT avail								
This Site MAY be ava	ailable							
This Site IS available		✓		The site is vacant and unused with no other interest to re-use the building.				
Achievability of the	Site							
Is there a reasonable		t the	Yes, as the	e site is	owned by the Council. The site has been demolished.			
site will be develope	-				·			
particular point in tir	me?							
Reasoned Justificati	on							
This site is NOT achie	evable							
This site MAY be ach	nievable							
This site IS achievable	le		The site is within the single ownership of the Council with no major					
		✓	constraint	ts other	development costs and is being demolished to reduce			
			any logist	ical build	ding risks and improve its viability.			
Conclusions								
This site is deliverab	le	✓	The Coun	cil has a	duty to make the best use of any land within its control			
This site is developa	ble		and a dut	y to kee	p the site safe and in keeping with the character of the			
subject to overcomi	ng		wider con	servatio	on area.			
minor issues								
This site is not devel	This site is not developable		Residentia	al develo	opment would ensure a supply of housing to meet local			
			needs wh	ilst maxi	imising the use of previously developed land.			
Timeframe for Deliv	ery <u>BACK</u>							
	Undeliverable							
0-5 years			26					
6-10 years								
11 – 15 years								











Site Visit: (March 2016)













A7-A

Council of the Isles	of Scilly – Site Assessment					
	Site Reverence	Carn Thomas A7-A				
	Island	St Marys				
	Site Address	Carn Thomas, Telegraph Road				
	Owner	Duchy of Cornwall Estate				
Site Details		g data licensed from Ordnance Survey ationery Office Crown copyright 2016.				
		Within Settlement		Mall males 11		
	Location	Well related to existing	√	Well related to		
	Location	buildings	•	built-up area of		
		Isolated		- Hugh Town		
	Grid Reference	90,676.843 10,662.582 Met	ers	•		
	Site Area (ha)	0.2ha				
	1	All				
	Area which is Brownfield	All				











	Current Use(s)		Vacant School Site				
	Previous Use(s)		Edu	cational			
	Surrounding Land	Use(s)	Mix	ed use/reside	ntial and retail		
	Existing Local Plan	Policy	Poli	cy 3 but other	wise unallocated.		
	Planning History		Non	None			
	Constraints:				Comments		
		Site of Spe Interest (S		cientific	No		
	(NB: all of IoS is	Wildlife Sit	:e		No		
	covered by a Conservation	Archaeolog Area (ACA)		Constraint	Opposite 17: Porth Mellon ACA		
	Area and AONB)	Ancient W	oodla	nds	No		
		Nature Res	serve		No		
		Scheduled	Mon	ument	No		
	There are no public rights of way on the	Listed Build	ding		Church of St Marys (GII); Wall and Gateway to St Marys Church (GII); Godolphin House (GII)		
	definitive	TPOs			No		
	footpaths map.	RAMSAR S	ite		No		
		Special Area of Conservation (SAC)		Conservation	No		
		Historic Landscape Character		pe	Settlement		
		Known Bat	Known Bat Roost		No		
		Historic Environment Record (HER)			CARN THOMAS - Post Medieval lifeboat station CARN THOMAS - Post Medieval cemetery CARN THOMAS - Modern pillbox CARN THOMAS - Post Medieval school CARN THOMAS - Modern pillbox		
		Bore Hole			No		
Suitability of the Sit	te	1 -		Comments			
		Access		runs to the s	s from the main Telegraph Road which south of this site.		
	Physical		balar dwel		rpacity, although needs to counter- vious use as a school against new ewerage: 6 inch water main in road. replacing (1 and ½ inch copper).		
Other Constraints	problems or	Ground unl		unknown			
	limitations	conditions					
		Topograph	У	Relatively flatherear.	at site with the carn of Carn Thomas to		
		Flood Risk/Coast Erosion	10/15/20/25m SMP2: Custom house		5m om house to Carn Thomas		











				(Metres a		This notes a longer term realignment to accommodate rising sea levels and address the			
				Sea Level)	_	increasing risk factors is likely to be necessary.		
				Hazardou	IS	unknown			
				Location	of	None			
				Pylons					
				Pollution,		Unknown			
				aminatio	n				
				Other		Unknown			
	Potent	tial		Constrain		The site is in a promine	ent location situated adjacent		
	Impac			Landscap	e		nain roads. The current		
	iiipac					buildings although not			
							orth. Significant positive		
						benefits could be achie	•		
						landscape with the ren	noval of later unsympathetic		
						buildings.			
				Agricultu	ral	Not agricultural land			
				Quality					
				Open Spa	ice	Former recreation use associated with the School.			
				Recreation		Now re-sited at Carn Gwaval			
				Neighbou	ırıng	Residential/Community site also close proximity to the Church and Rectory (both LBs)			
						y (DULII LDS)			
	Service	۵			\\/it	hin 10 minutes	· · ·		
	Service	е		Distance		hin 10 minutes king Time (mins)	Sustainability Score		
	Service GP Sur						· · ·		
		gery		Distance		king Time (mins)	Sustainability Score		
	GP Sur	rgery	ool	Distance 0.3 mile		king Time (mins) 5 mins	Sustainability Score 9.5		
Accessibility	GP Sur	gery acy ry Sch	ool	0.3 mile 0.4 mile		king Time (mins) 5 mins 5 mins	Sustainability Score 9.5 9		
Accessibility	GP Sur Pharm Primar Second School	rgery lacy ry Sch dary	ool	0.3 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins	9.5 9		
Accessibility	GP Sur Pharm Primar Second School Post O	rgery lacy ry Sch dary l		0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		s mins 5 mins 5 mins 5 mins 5 mins 2 mins	9.5 9 9 9		
Accessibility	GP Sur Pharm Primar Second School Post O	rgery acy ry Sch dary I office marke	t/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 5 mins 5 mins	9.5 9 9		
Accessibility	GP Sur Pharm Primar Second School Post O	rgery acy ry Sch dary I office marke	et/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 2 mins 2 mins	9.5 9 9 9 9 9 9 9.5		
	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	et/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		s mins 5 mins 5 mins 5 mins 5 mins 2 mins	9.5 9 9 9		
Reasoned Justificat	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	et/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 2 mins 2 mins	9.5 9 9 9 9 9 9 9.5		
	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	et/Co	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile		5 mins 5 mins 5 mins 5 mins 2 mins 2 mins	9.5 9 9 9 9 9 9 9.5		
Reasoned Justificat This Site is NOT Suit	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	et/Co tore	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	Wal	5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total	9.5 9 9 9 9 9 9 9.5		
Reasoned Justificat This Site is NOT Suit This Site MAY be su	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery racy ry Schodary l offfice marke ence S	et/Co tore	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	Wal	5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total	9.5 9 9 9 9 9 55/60		
Reasoned Justificat This Site is NOT Suit This Site MAY be su	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery acy ry Sch dary I office marke	tore The so	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	Wal	s mins 5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total ional use have been replailding this site is unlikely	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a		
Reasoned Justificat This Site is NOT Suit This Site MAY be su This Site IS suitable	GP Sur Pharm Primar Second School Post O Superr nvenie	rgery racy ry Schodary l offfice marke ence S	the so	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile	recreat hool but to exist	s mins 5 mins 5 mins 5 mins 5 mins 2 mins 2 mins Total ional use have been replailding this site is unlikely	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a to be viable for another use.		
Reasoned Justificat This Site is NOT Suit This Site MAY be su This Site IS suitable Availability of the S	GP Sur Pharm Primar Second School Post O Superr nvenie ion able itable	rgery racy ry Schodary l offfice markee	The so purpool It is we is pre	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile chool and rese built scled viously deviced and reserved and reserve	recreat hool but to exist	5 mins 5 mins 5 mins 5 mins 5 mins 7 mins 7 mins 7 mins 7 mins 1 mins 1 mins 1 mins 1 mins 2 mins 2 mins 2 mins 3 mins 4 mins 4 mins 5 mins 6 mins 7 mins 7 mins 6 mins 7 mins 7 mins 8 mins 8 mins 9 mins 1 mins 1 mins 1 mins 1 mins 1 mins 1 mins 2 mins 2 mins 3 mins 4 mins 6 mins 6 mins 7 mins 7 mins 8 mins 8 mins 9 mins 1	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a to be viable for another use.		
Reasoned Justificat This Site is NOT Suit This Site MAY be su This Site IS suitable	GP Sur Pharm Primar Second School Post O Superr nvenie ion able itable	rgery nacy ry Sch dary I office marke ence S	The so purpool it is we is pre	0.3 mile 0.4 mile 0.4 mile 0.4 mile 0.4 mile 0.3 mile chool and rese built scled viously deviced and reserved and reserve	recreat to exist veloped one	5 mins 5 mins 5 mins 5 mins 5 mins 7 mins 7 mins 7 mins 7 mins 1 mins 1 mins 1 mins 1 mins 2 mins 2 mins 2 mins 3 mins 4 mins 4 mins 5 mins 6 mins 7 mins 7 mins 6 mins 7 mins 7 mins 8 mins 8 mins 9 mins 1 mins 1 mins 1 mins 1 mins 1 mins 1 mins 2 mins 2 mins 3 mins 4 mins 6 mins 6 mins 7 mins 7 mins 8 mins 8 mins 9 mins 1	9.5 9 9 9 9 9 9.5 55/60 acced on the island and as a to be viable for another use.		











	No. Of D	welling	S	N/a			
	Dwellings Completed		n/a				
	Dwellings under			n/a			
	Construction						
	Dwelling	s Rema	ining	n/a			
				Tick	Comments		
	Single 0	Owners	hip	✓	Duchy of Cornwall Estate		
Legal/Ownership	Multipl	e Owne	ership				
Constraints	Ranson	n Strip					
	Tenanc	ies					
If constraints identif	ied can th	ey be o	vercome?	Yes			
	Known	Develo	per				
Commercial	Interes	t					
Interest	Site for	Sale					
	Propos	ed Use		✓	Mixed use and housing.		
Reasoned Justificati	on						
This Site is NOT avai	lable						
This Site MAY be ava	ailable						
This Site IS available		✓	The site h	nas been	submitted to the SHLAA for consideration for housing.		
Achievability of the	Site	<u>I</u>					
Is there a reasonable	e prospec	t the	The Duch	y has so	ught conservation advice and produced a heritage		
site will be develope	ed at a		statemen	t which	suggests the original school building should be retained		
particular point in ti	me?		and re-us	sed.			
Reasoned Justificati	on						
This site is NOT achie	evable						
This site MAY be ach	nievable						
This site IS achievab	le		The site is within the single ownership of the Duchy of Cornwall Estate.				
		√	The site is	The site is constrained by the existence of its current use and buildings			
		•	but a wor	rking relationship exists between the Council and the Duchy to			
			ensure a	solution	can be found to relocate the existing uses.		
Conclusions							
This site is deliverab	le	✓	The Coun	icil has a	duty to make the best use of any land within its control		
This site is developa	ble		and a dut	ty to kee	p the site safe and in keeping with the character of the		
subject to overcomi	ng		wider cor	rider conservation area. With the removal of some later unsympathetic			
minor issues			buildings	lings the site has significant potential to improve a highly visible site.			
This site is not devel	opable						
Timeframe for Deliv	ery BACK						
Undeliverable							
0-5 years			7				
6-10 years							
11 – 15 years							
Site Visit: (March 20	16)						













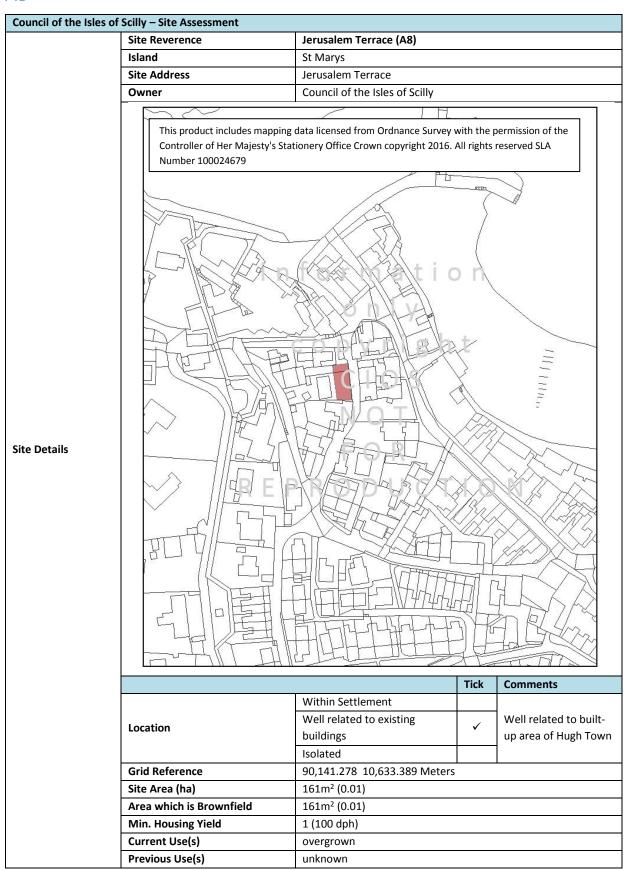






















	Surrounding Land	d Use(s)	Residential					
	Existing Local Pla	n Policy	Policy 3 but otherwise unallocated. Identified as Council					
			mai	maintained Parkland.				
	Planning History		P02	P0257/P3368/P3728/P3856/P3856A/P3998/P4235/P4271				
	Constraints:				Comm	nents		
		Site of Special S	cienti	ific Interest (SSSI)	No			
		Wildlife Site			No			
	(NB: all of IoS is	Archaeological (Const	raint Area (ACA)	Withir	n the Mount Hollis ACA.		
	covered by a	Ancient Woodla	nds		No			
	Conservation	Nature Reserve			No			
	Area and	Scheduled Mon	umen	nt	Close	to the Garrison Walls SM		
	AONB)	Listed Building			Close	to the Garrison Walls LB (GI)		
					and N	o 3 Garrison Hill (G11)		
		TPOs			No			
		RAMSAR Site			No			
	There are no	Special Area of 0	Conse	ervation (SAC)	No			
	public rights of	Historic Landsca	pe Ch	haracter	Settle	ment		
	way on the	Known Bat Roos	st		No			
	definitive	Historic Environ	ment	Record (HER)	To the	west side of High Steps:		
	footpaths map.				Roma	no-British Shrine.		
		Bore Hole			No			
Suitability of the Site					Comm	nents		
		Access		Good Access				
		Infrastructure		Water: 6 inch wat	Water: 6 inch water main in road, no water rise on site.			
				_	Sewerage: The Mermaid Run sewerage system is likely			
					to have limited or no capacity. Limited space for a			
				septic tank.	<u> </u>			
		Ground condition	ons		Unknown			
	Physical	Topography				he west. Some large granite		
	problems or			boulders present				
	limitations	Flood Risk/Coas		10-15m: No parti	cular ide	ntified risk in the SMP2		
		Erosion (Metres						
		above Sea Level	•					
		Hazardous Risks			Adjacent to sub-station			
Other Constraints		Location of Pylo		Unknown				
		Pollution/contai	minat	ti Unknown	Unknown			
		on Other Constrain						
	Detential		ıs		Unknown			
	Potential Impacts	Landscape			Limited wider impact, some local impact upon street scene. Careful consideration to the setting of adjacent			
	impacts					ive nature of street scene		
				_		Area. Enhancements could be		
				made.	i vation A	area. Elmaneements could be		
		Agricultural Qua	ality	n/a				
		Open Space and		1	tion snac	e but some loss of open space		
		Recreation				and), but not particularly		
				accessible or utili				
		Neighbouring U	ses	Residential, close				
	Service	Distance		Within 10 minutes W		Sustainability Score		
Accessibility				Time (mins)		,		
,	GP Surgery	0.5 mile		10-15 mins		8.5		
L		_ I				L		











1			, -					
	Pharm	-		.5 mile		10-15 mins 8.5		
	Primar	•	ool 0	.6 mile		15-20 mins	8	
	Second	dary	0	.6 mile		15-20 mins	8	
	School	<u> </u>						
	Post O	ffice	<	0.1 mile		2 min	10	
	Superr	narke	t/Co <	0.1 mile		2 min	10	
	nvenie	nce S	tore					
			•			Total	53/60	
Reasoned Justification	1							
This Site is NOT Suitab	le							
This Site MAY be suita	ble	✓	The site is	small ar	nd wo	uld represent a very high density of	of development compared to	
			the avera	ge for Hu	ıgh To	own. Potential constraint of the ac	djacent electricity sub-station	
			and adjac	ent dwel	lling.	Potential restriction of connecting	to sewerage system.	
This Site IS suitable								
Availability of the Site		<u> </u>						
·		ation	Number			None		
	Outline							
	No. Of							
Planning Permission			ompleted					
			nder Cons	truction				
			emaining					
				Tick		Comments		
	Single	Owr	ership	√		Council owned		
Legal/Ownership			wnership			edunen ewned		
Constraints	Ranso				/	Potentially, right of way exists to the south.		
Constraints	Tenar		ıρ			Totelliany, right of way exists to	ine south.	
If constraints identified				If sn	ecific	space standards (or easements) e	vist relative to the sub-station	
overcome?	a can tin	cy bc				e above constraints could not be overcome		
overcome.	Know	n Dev	/eloper	Circi				
	Intere		ciope.					
Commercial Interest	Site fo		 P					
	Propo					Vacant land		
Reasoned Justification		Joeu C	,,,,			Tucanic iana		
This Site is NOT availab		T	1					
This Site MAY be availa		1						
This Site IS available		1	The Co	uncil is c	urren	tly identified as being 'Council Ma	intained Parkland' hut is in a	
Site is available		✓				to offer any 'park' use.		
Achievability of the Si	te		1 .537	- 1-30		, p		
Is there a reasonable p		the	Unlikel	y. The co	nstra	ined nature and topography of thi	s small site may not be	
site will be developed						ment. Further investigations would		
particular point in time			-			nate make it unviable to progress.		
Reasoned Justification			1		, 5.01			
This site is NOT achiev		√	Constra	aints may	v not	be overcome.		
This site MAY be achie		+	2311361		,			
This site IS achievable		+						
Conclusions								
This site is deliverable			For the	ahove r	eason	is it is considered that this site is u	nlikely to come forward	
This site is developable	<u> </u>	-	_	the perio		is it is considered that this site is u	innery to come forward	
subject to overcoming			uuring	are perio	Ju.			
issues	,							
	ahla	✓	\dashv					
This site is not develop	Javie							











Timeframe for Delivery BACK					
Discounted	1				
0-5 years					
6-10 years					
11 – 15 years					

Site Visit: August 2015















Council of the Isles	of Scilly – Site Assessment			
Council of the fales	Site Reverence	Circus Field (A9)		
	Island	St Mary's		
	Site Address	Circus Field, Old Town Road/	/Hospit	al Lane
	Owner	Duchy of Cornwall Estate		
Site Details		data licensed from Ordnance Survey woonery Office Crown copyright 2016. A		
		Within Settlement	TICK	Commence
		Well related to existing		
	Location	buildings	✓	
		Isolated		
	Grid Reference	90,825.386 10,303.188 Met	ers	I
	Site Area (ha)	4176m² (0.4ha)		
	Area which is Brownfield	None		
	Min. Housing Yield	16 (30 dph)		
	wiiii. Housing Helu	10 (30 apii)		











	Current Use(s)	Agricultural use					
	Previous Use(s)			ultural use			
	Surrounding Lan	d Use(s)		ulture/Resi			
	Existing Local Pla			Policy 3 but otherwise unallocated.			
	Planning History			None			
	Constraints:			Comments			
		Site of Special	Scienti	fic	No		
		Interest (SSSI)			NO		
	(NB: all of IoS is	Wildlife Site			No		
	covered by a	Archaeologica	l Constr	raint	King Edward's Road, Hugh Town		
	Conservation	Area (ACA)			Time Edward 5 Hoddy Flagin Form		
	Area and	Ancient Wood	llands				
	AONB)	Nature Reserv					
		Scheduled Mo	numen	t	PLATFORM CAIRN ON NORTHERN		
					PENINNIS HEAD, 200M ESE OF BUZZA		
	There are no	18 11			TOWER		
	public rights of	Listed Building	3		No		
	way on the	TPOs RAMSAR Site			No No		
	definitive	Special Area o	f Conso	ryation	No		
	footpaths map.	(SAC)	Conse	ivation	No		
		Historic Lands	cane Ch	naracter	Settlement		
		Known Bat Ro			No		
		Historic Enviro	nment	Record			
		(HER)			Circus Field		
		Bore Hole			No		
Suitability of the Si	ite			Commen	its		
		Access		Good Ac	cess		
		Infrastructure		Water: 6 inch main in road, none in site.			
				_	e: At capacity, although easy connection		
					Hugh Town. Man-hole in field.		
		Ground condit	tions	Appears			
		Topography			indulating but relatively flat. Land is		
	Physical				above the pavement, enclosed to the a retaining stone wall.		
	problems or	Flood Risk/Coa	astal		ot identified as at risk in the SMP2		
Other Constraints	limitations	Erosion (Metro		231111 110	re racintinea as at risk in the Sivil 2		
		above Sea Lev					
		Hazardous Ris		Unknow	1		
		Location of Py	lons	Yes			
		Pollution/cont	tamin	Not knov	vn		
		ation					
		Other Constra	ints	None			
	Potential	Landscape			ry prominent in the street scene and its		
	Impacts				position would result in development		
				being visible from longer distances across St			











						Mary's. Some impac	t of development would be		
						minimised due to the proximity of the site to the			
						edge of Hugh Town	edge of Hugh Town		
			Agricultural (Quality	Not known	Not known			
			Open Space a	and	No impact				
				Recreation					
				Neighbouring	g Uses	Residential/Agricult	ural/Medical		
	Service			Distance	Wit	hin 10 minutes	Sustainability Score		
					Wa	lking Time (mins)			
	GP Surgery	,		0.1 mile		Yes 2 mins	10		
	Pharmacy			0.1 mile		Yes 2 mins	10		
Accessibility	Primary Sc	hool		0.1 mile		Yes 2 mins	10		
Accessibility	Secondary	Scho	ol	0.1 mile		Yes 2 mins	10		
	Post Office			0.5 mile		Yes 10 mins	8.5		
	Supermark	et/Co	onv	0.5 mile		Yes 10 mins	8.5		
	enience Sto	ore							
						Total	57/60		
Reasoned Justi	fication								
This Site is NOT	Suitable		The	site is within a	highly	sensitive historic envir	onment and contains a		
		✓	Sche	eduled Monun	nent. A	Additionally the site is p	rominent in the landscape		
			and	d streetscene.					
This Site MAY b	e suitable								
This Site IS suita	able								
Availability of t	he Site								
		App	licatio	on Number		None			
		Out	line/F	ull					
		No.	Of D	wellings					
Planning Permi	ssion	Dw	ellings	Completed					
		Dw	ellings	under					
		Con	struc	tion					
		Dw	ellings	Remaining					
					Tick	Comments			
		Sing	gle Ov	vnership	✓	Duchy of Cornwall Est	ate		
Legal/Ownersh	ip	Mu	ltiple	Ownership					
Constraints		Ran	som S	Strip					
			ancie	_	✓				
If constraints id	entified can	they	be ov	ercome?	Yes				
		Kno	wn D	eveloper					
Commorcial Int	orost	Inte	rest						
Commerciarini	Commercial Interest S		for S	ale					
		Pro	posed	l Use					
Reasoned Justi	fication								
This Site is NOT	available								
This Site MAY b	e available								
This Site IS avai	lable	✓	Th	e site has bee	n subn	nitted for consideration	for housing by the landowner		
Achievability of the Site									











Is there a reasonable prospect		The site is unlikely to become available given the historic designation.
the site will be developed at a	1	
particular point in time?		
Reasoned Justification		
This site is NOT achievable		
This site MAY be achievable		
This site IS achievable	√	The site is well-related to shops and services and is considered to be in a
	•	sustainable location.
Conclusions		
This site is deliverable		Due to the environmental sensitivity of the site it is unlikely to be
This site is developable		developed. The site is in a prominent location relative to St Mary's at
subject to overcoming		around 25 metres above sea level.
minor issues		
This site is not developable	✓	
Timeframe for Delivery BACK		
Undeliverable		16
0-5 years		
6-10 years		
11 – 15 years		

Site Visit: (18th November 2016)



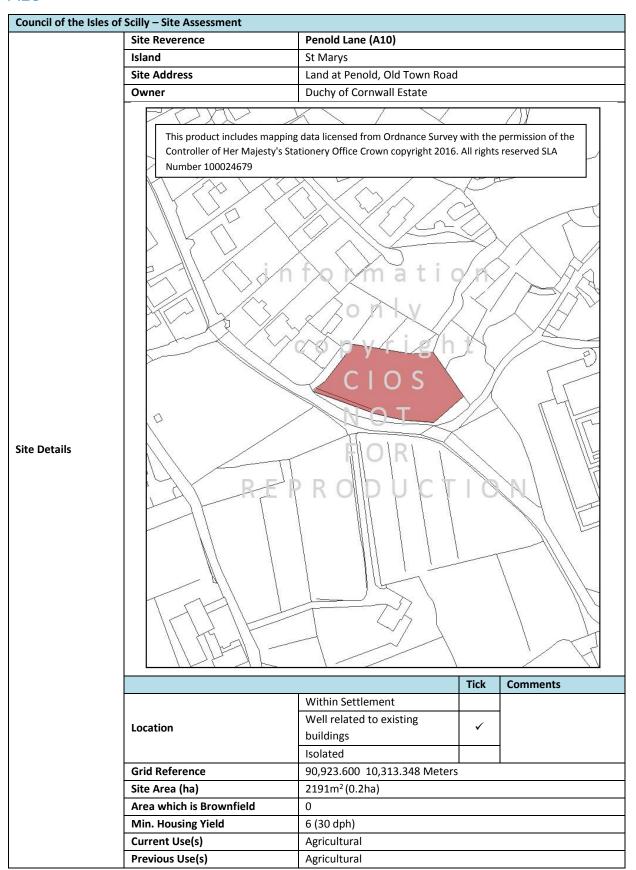






















	Surrounding Land Use	e(s)	Re	sidential, Agricultural	and clo	se to School		
	Existing Local Plan Po	Policy 3 but otherwise un			ınalloca	nallocated.		
	Planning History			ne				
	Constraints:				Comn	nents		
		Site of Special Scientific Interest (SSSI)			No			
	(NB: all of IoS is	Wildlife Si	te		No			
	covered by a Conservation Area	Archaeolo (ACA)	gica	l Constraint Area	No			
	and AONB)	Ancient W	/ood	llands	No			
		Nature Re	serv	e	No			
	There are no public	Scheduled	Мо	nument	No			
	rights of way on the	Listed Buil	lding	5	No			
	definitive footpaths	TPOs			No			
	map.	RAMSAR S	Site		No			
		Special Are	ea o	f Conservation	No			
		Historic La	ands	cape Character	Settle	ment		
		Known Ba	t Ro	ost	No			
			nviro	onment Record		djacent at Penold and on the		
		(HER)				o the School		
		Bore Hole			Unkno			
Suitability of the Site		T A			Comn			
		Access	ha.a			Access		
		Infrastruct	ture		Sewerage: At capacity. Would need to be pumped or chamber needed. Water: 6 inch water off road, however low pressure.			
		Ground co	ndit	tions	Good			
	Physical problems or	Topograpi	hy		Slopes up from the road			
	limitations	Flood Risk	/Coa	astal Erosion	25m N	Not identified as at risk in the		
		(Metres al	bove	e Sea Level)	SMP2			
		Hazardous			Unkno	own		
Other Constraints		Location o			No			
Other Constraints		-		amination	Unknown			
		Other Con		ints	None Known			
	Potential Impacts	Landscape	9		Site is prominent in the landscape so development will be visible from longer distances. The adjacent edge of			
					_	Town and existing residential		
						opment on Church Road would		
						le some mitigation.		
		Agricultur	al Qı	uality	Unkno			
				nd Recreation	None			
		Neighbou	ring	Uses	Reside	ential		
	Service	Score		Within 10 minutes Walking Time (mins	s)	Sustainability Score		
	GP Surgery	0.1 miles		Yes 2 mins		10		
	Pharmacy	0.1 mile		Yes 2 mins		10		
	Primary School	0.1 mile		Yes 2 mins		10		
	Secondary School	0.1 mile		Yes 2 mins		10		
	1					1		











	Post Offic	ce		0.5	mile		Yes 10 mins	8.5	
	Superma	permarket/Conv 0.5 mile			mile		Yes 10 mins	8.5	
Accessibility	enience Stor		е						
•							Total	57/60	
Reasoned Justificatio	Reasoned Justification								
This Site is NOT Suital	ole								
This Site MAY be suita	able		The si	te is o	therwis	e un	constrained but in a particular	ly prominent site/location but	
		✓					ve to amenities	,	
This Site IS suitable									
Availability of the Sit	e								
•	Applicati	on N	lumber			No	one		
	Outline/F								
	No. Of D		ings						
Planning Permission	Dwellings		_	1					
	Dwellings				ion				
	Dwellings								
	Dweimig	, IVE	manning		Tick	Co	omments		
	Cinala O	n 0 ==	hin		TICK ✓				
Land/Oursenskir	Single Ow				'	טנ	ichy of Cornwall Estate		
Legal/Ownership	Multiple C		ersnip						
Constraints	Ransom S				✓				
	Tenancies								
If constraints identifie				ie?	Yes	ı			
	Known De	evelo	per						
Commercial		Interest							
Interest	Site for Sa								
	Proposed	Use							
Reasoned Justificatio									
This Site is NOT availa	ble								
This Site MAY be avai	lable								
This Site IS available		\checkmark	The landowner has submitted the site for consideration for housing.						
Achievability of the S	ite								
Is there a reasonable		e					on the edge of the existing set		
site will be developed			betwe	en th	e schoo	l, Dr	's/Hospital/Hugh Town and Ol	d Town	
particular point in tim	ie?								
Reasoned Justificatio									
This site is NOT achieved	vable								
This site MAY be achi	evable	✓					can be addressed then the sit	e would be suitable for	
			additi	onal r	esidenti	al de	evelopment		
This site IS achievable	!								
Conclusions									
This site is deliverable	<u></u>		The si	te is a	greenfi	eld s	site but otherwise very well sit	uated relative to services and	
This site is developab	le subject		faciliti	es but	t is signi	ficar	ntly elevated site. Developme	nt could be adversely	
to overcoming minor	issues		promi	nent a	and as s	uch	likely to be unacceptable for d	evelopment	
This site is not develo	pable	✓]						
Timeframe for Delive	ry <u>BACK</u>								
Undeliverable			6						
0-5 years									
6-10 years									
11-15 years									
Site Visit: (18 th Noven	nber 2016)								
,	,								















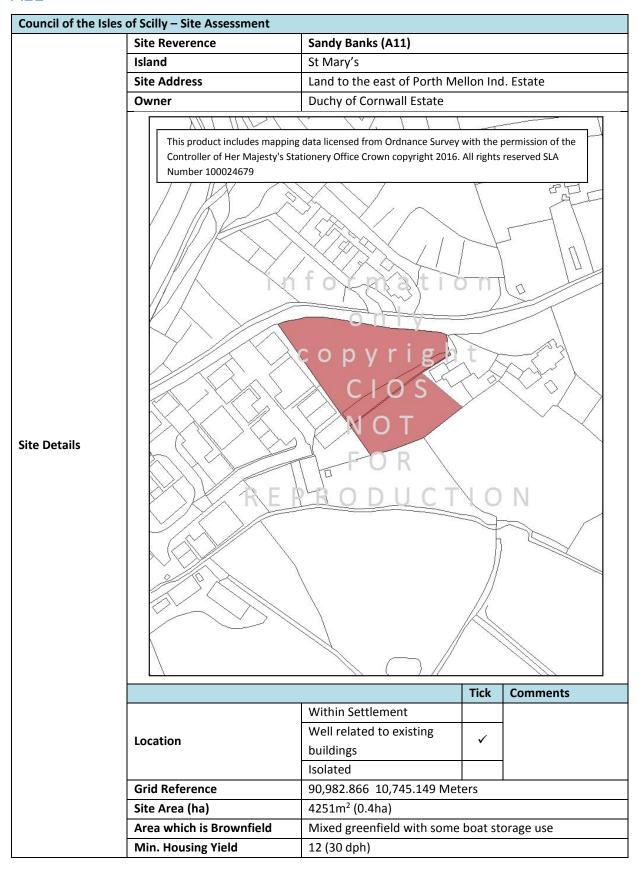






















	Current Use(s)	Agricultura	l but with	some minor ancillary boat storage			
	Previous Use(s)	Agricultura	Agricultural			
	Surrounding La	and Use(s)	Industrial/	Residential			
	Existing Local F	Plan Policy	Policy 3 but otherwise unallocated.				
	Planning Histo	None					
	Constraints:				Comments		
	(NB: all of IoS	Site of Special	Scientific Int	terest	Lower Moors is located 81m to		
	is covered by	(SSSI)			the South of this site		
	а	Wildlife Site			No		
	Conservation	Archaeologica	l Constraint	Area	88m to the NW is Porth Mellon		
	Area and AONB)	(ACA)			ACA, 55m to the N is Mount Flaggon ACA		
		Ancient Wood	llands		No		
		Nature Reserv	re		No		
		Scheduled Mo	nument		90m to the North is Harry's Walls		
	There are no				Scheduled Monument		
	public rights	Listed Building	S		NO		
	of way on the	TPOs			None		
	definitive	RAMSAR Site			NO		
	footpaths	Special Area o	f Conservation	on (SAC)	NO		
	map.	Historic Lands	cape Charac	ter	Farmland: Anciently Enclosed		
					Land, prehistoric to early Post-		
					Medieval		
		Known Bat Ro			Unknown		
		Historic Enviro	nment Reco	ord (HER)	Porth Mellon Modern Flying Boat		
					Station – 75m to the NW		
Code billion of the Ci		Bore Hole			Unknown		
Suitability of the Si	te 	A		Commer			
		Access Infrastructure		Good Acc	Inch ring main running through the		
		imastructure			ough shallow depth of 750mm.		
					e: At capacity. Nearest connection		
				_	dustrial Estate.		
		Ground condit	tions	Unknow			
		Topography		Relatively flat behind hedge, set lower than			
				road			
Oth an Camataniata	Physical	Flood Risk/Coa	astal	5m abov	e sea level. Identified in the SMP2 as		
Other Constraints	problems or limitations	Erosion (Metro	es above		alignment beyond epoch 1 needed		
	Illilitations	Sea Level)			ler management of the increasing		
					flood risk. The site is on the edge of the 100 year still		
					od risk zone with the south east		
					ost at risk of ground water and tidal		
				flooding.			
		Hazardous Ris		None Kn	own		
		Location of Py		None			
		Pollution/cont	amination	Potentia	given current use		











			Other Constra		ints Close to low ly		ng land				
	Potential		La	andscape		Limited due to I	Limited due to location, visible from north				
	Impacts		Ag	gricultural Qı	uality	Not recorded					
			Oı	pen Space ar	nd	No					
			Re	ecreation							
			Ne	eighbouring	Uses	Industrial/Resid	Industrial/Residential				
	Service			Distance	With	in 10 minutes	Score				
					Walki	ng Time (mins)					
	GP Surgery			0.5 mile		10 mins	8.5				
	Pharmacy			0.5 mile		10 mins	8.5				
	Primary School			0.6 mile		10 mins	8				
Accessibility	Secondary			0.6 mile		10 mins	8				
	School	•									
	Post Office			0.5 mile		10 mins	8.5				
	Superma	arket/0	Co	0.5 mile	10 mins		8.5				
	nvenien	-									
				<u> </u>		Total	50/60				
Reasoned Justificat	ion						,				
This Site is NOT Suit	table										
This Site MAY be su	itable		The	The site is well located to the east side of Hugh Town at Porth Mellon and							
		1		is considered to be in a sustainable location. It's not obviously previously							
				developed land but it does appear to be used for boat storage and is							
			location adjacent to the industrial estate. There are also potential issues								
				with the proximity of the site to the coast and low-lying nature of the land							
This Site IS suitable			VVICI	ir the proxim	ity or the .	site to the coast and	Tiow Tyling Hatare of the land.				
Availability of the Site											
Availability of the 3	Applicat	ion Nu	mho	or	None						
					None						
	Outline/Full No. Of Dwellings										
Planning											
Permission		Dwellings Completed									
	1	Dwellings under									
		Construction									
	Dwellings Remai										
					Tick	Comments					
		e Ownership			✓	Duchy of Cornwall	Estate				
-	Legal/Ownership Multiple Ow)							
Constraints		Ransom Strip									
	Tenancies				✓						
If constraints identified can they be overcome?				rcome?	Yes						
Commercial	Known Developer Interest										
Interest	Site for Sale										
interest	Proposed Use					Submitted to SHLA	AA as a potential housing site.				
Reasoned Justificat	ion										
This Site is NOT ava	ilable										
This Site MAY be available											
I		1	<u> </u>								











This Site IS available	✓	The site is an available site with no known barrier to progressing					
	•	development					
Achievability of the Site							
Is there a reasonable prospec	t the	The site has been submitted as a housing site.					
site will be developed at a							
particular point in time?							
Reasoned Justification							
This site is NOT achievable							
This site MAY be achievable		The site is well located on the east side of Hugh Town at Porth Mellon					
	✓	and on the east side of the existing Industrial Estate before Sandy Banks					
		Farm. The site is accessible from the Main Telegraph Road.					
This site IS achievable							
Conclusions							
This site is deliverable		A well-located site with some boat storage use to the west side, good					
This site is developable		access to the road network.					
subject to overcoming	✓	Although the area of the proposed housing sites at Porth Mellon is much smaller it is likely that a Heritage Statement would be required because					
minor issues		of its proximity to Harry's Walls SM (approx 100m) and because there					
This site is not developable		are known Paleo-environmental deposits at Lower Moors and on Porth					
		Mellon beach.					
		Flood Risk Management Strategy/Plan would need to be submitted as					
		part of any future development proposal to ensure mitigation measures					
Timeframe for Delivery DACK	,	can form part of any development scheme.					
Undeliverable							
		42					
0-5 years		12					
6-10 years							
11-15 years							

Site Visit: (23.03.2016)



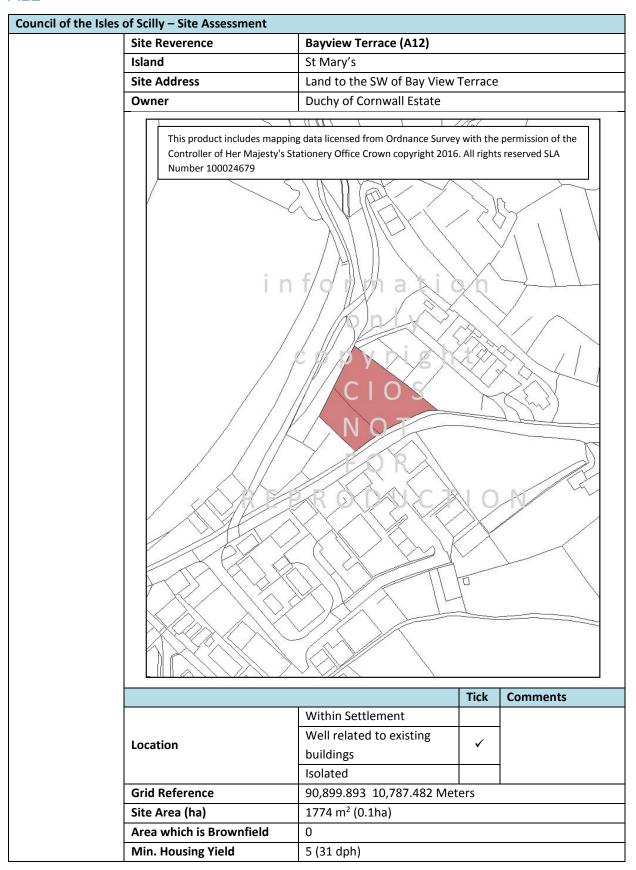






















	Current Use(s)	Agricultural						
	Previous Use(s)		Agricultural					
	Surrounding Lan	d Use(s)	Residential					
	Existing Local Pla		Policy 3 bu	Policy 3 but otherwise unallocated.				
	Planning History	None						
	Constraints:			Comments				
		Site of Speci	al Scientific I	nterest	Lower Moors is located 160m to			
		(SSSI)			the South of this site			
		Wildlife Site			No			
		Archaeological Constraint Area			25m to the NW is Porth Mellon			
		(ACA)			ACA, 50m to the N is Mount			
	(NID: all after in				Flaggon ACA			
	(NB: all of IoS is covered by a	Ancient Woo						
	Conservation	Nature Reserve						
	Area and	Scheduled N	lonument		91m to the North east is Harry's Walls Scheduled Monument			
	AONB)	Listed Buildi	ng					
	,	TPOs	iig		None.			
		RAMSAR Site	۵		None No			
		Special Area of Conservation			NO			
	There are no	(SAC)			No			
	public rights of	Historic Landscape Character			Farmland: Anciently Enclosed			
	way on the		•		Land, prehistoric to early Post-			
	definitive				Medieval			
	footpaths map.	Known Bat Roost			Unknown			
		Historic Environment Record			Porth Mellon Modern Flying Boat			
		(HER)			Station – 14m to the NW			
		Bore Hole			Unknown			
Suitability of the Sit	te	T		Comments				
		Access		Good Access				
		Infrastructui	re	Sewerage: No connection to sewerage.				
				Would need a separate system. Water: 6				
		Casuadasa	d:4:	Good	er from Shark's Pit Footpath			
		Ground conditions						
		Topography		Slopes up to the north 5m Identified in the SMP2: 42.5:				
	Physical	Flood Risk/Coastal		Realignment beyond epoch 1 needed to				
Other Constraints	problems or	Erosion (Metres above Sea Level)		consider management of the increasing				
	limitations			flood risk.				
					s No Active Intervention with			
				_	s coastal flood defences, this area be vulnerable to tidal flooding based			
				on the erosion risk maps within the SMP2.				
		Hazardous R	isks	None Known				
		Location of I	Pylons	None				
		Pollution/contaminatio		Unlikely				
		n						











	Other Cons			Other Consti	raints None					
	Potential Impacts			Landscape			Located along o	ne of the isla	ands' main road	
							so would be visible in the vicinity as well as			
	·						from the water. Wider impacts of the site			
							would be limited.			
				Agricultural Quality			Unknown			
				Open Space	and		None			
			Recreation							
			Neighbouring Uses			Residential/Agri				
	Service		Distance			n 10 minutes		Score		
					Wa	lkir	ng Time (mins)			
	GP Surgery			0.5 mile			10 mins		8.5	
	Pharmacy			0.5 mile			10 mins		8.5	
		Primary School		0.6 mile			10 mins		8	
Accessibility		Secondary School		0.6 mile			10 mins		8	
	Post O	ffice		0.5 mile			10 mins		8.5	
	Superr	narke	et/Co	0.5 mile		10 mins			8.5	
	nvenie	nvenience Store								
							Total		50/60	
Reasoned Justificat	ion									
This Site is NOT Suit	able									
This Site MAY be su	itable		The site well located close to amenities and services but is close to the						lose to the	
	and			coastal area of Porth Mellon beach and could be at risk of sea water ingre						
			and	eventual sea level rises. No other known constraints						
This Site IS suitable										
Availability of the Site										
	Applica			ber	None					
	Outline/Full									
Planning	No. Of									
Permission	Dwellings Completed									
Dwell Const		Dwellings under								
	Dwelli	ngs ĸ	emair	ning	Tial.	_				
	Cinala		orch:	n	Tick ✓		omments uchy of Cornwall	Ectato		
Logal/Ownarship	Single Ownership				*	ט	ucity of corriwall	Estate		
Legal/Ownership Constraints	Multiple Ownership Ransom Strip									
Constraints	Tenancies				✓					
If constraints identified can they be overcome?				ercome?	Yes					
ii constraints identi	Known Developer Interest				163					
Commercial	Site for Sale									
Interest	Proposed Use									
	Тторс	Joeu (J 3 C	Reasone	ed Justifica	atio	on			
This Site is NOT ava	ilable									
This Site MAY be av										
Line Site Mint Se dv										











This Site IS available	✓	No known constraints to developing the site				
Achievability of the Site						
Is there a reasonable prospect	the					
site will be developed at a						
particular point in time?						
Reasoned Justification						
This site is NOT achievable						
This site MAY be achievable	√	Close to sea level and coastal flooding, although behind dunes.				
This site IS achievable						
Conclusions						
This site is deliverable		Given the proximity of the site to Porthmellon beach it may be subject to				
This site is developable		water ingress and sea level rises. Any development would need to				
subject to overcoming minor	✓	address this.				
issues						
This site is not developable		Although the area of the proposed housing sites at Porth Mellon is small it is likely that a Heritage Statement would be required because of its proximity to Harry's Walls SM (approx. 100m) and because there are known Palaeo-environmental deposits at Lower Moors and on Porth Mellon beach. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.				
Timeframe for Delivery BACK						
Undeliverable						
0-5 years		5				
6-10 years						
11-15 years						
Site Visit: (23.03.2016)						























Council of the Isles	of Scilly – Site Assessment			
	Site Reverence	Old Town 2 (A13)		
	Island	St Marys		
	Site Address	North of Ennor Farm		
	Owner	Duchy of Cornwall Estate		
		, , , ,		
Site Details	Controller of Her Majesty's Sta Number 100024679	formational of the control of the co		
			Tick	Comments
		Within Settlement		
	Location	Well related to existing	✓	
		buildings		
		Isolated		
	Grid Reference	91,443.454 10,457.282 Met	ers	
	Site Area (ha)	5363m² (0.5ha)		
	Area which is Brownfield	0		
	Min. Housing Yield	15 (23 dph)		
	L	l		











	Current Use(s)		Agricultural				
	Previous Use(s)		Agricultural				
	Surrounding Land	Use(s)	Residential and	d agricultural			
	Existing Local Plan	Policy	Policy 3 but ot	herwise unallocated.			
	Planning History		None				
	Constraints:			Comments			
		Site of Spe	cial Scientific	Very close to (8m) but outside the			
		Interest (S	SSI)	Lower Moors SSSI			
		Wildlife Sit		No			
			gical Constraint	No			
	(NB: all of IoS is	Area (ACA)					
	covered by a	Ancient W		No			
	Conservation	Nature Res		Lower Moors			
	Area and AONB)		Monument	46m To the north of Ennor Castle SM			
		Listed Build	ding	No			
		TPOs		None			
	There are no	RAMSAR S		NO			
	public rights of	Special Are		NO			
	way on the	Conservati	* *				
	definitive	Historic La	ndscape	Settlement			
	footpaths map.	Character	D +	N-			
		Known Bat Roost Historic Environment		No			
		Record (HE		To the west of Old Town Chapel HER			
		Bore Hole	-11)	Unknown			
Suitability of the Sit	l te	Bore Hore		Comments			
		Access		Good Access			
		Infrastruct	ure	Sewerage: Gravity-fed direct to Bio-			
				bubble or pumped to the mains along the			
				road. Water: 6 inch water along the road.			
		Ground co	nditions	Good			
		Topograph	У	Slopes down to the north west corner			
	Dharian	Flood Risk	/Coastal	5m above SL. In relation to flooding then			
	Physical	Erosion (M	etres above	this site is considered to be vulnerable to			
	problems or limitations	Sea Level)		both ground water and tidal surges from			
Other Constraints	IIIIItations			the north side, due to the topography of			
				the landscape, which is just within the			
				estimated flood risk zone.			
		Hazardous	Risks	None known			
		Location o	f Pylons	Yes			
		Pollution/o	contamination	Unknown			
		Other Cons	straints	Unknown			
	Potential	Landscape		The site is highly visible from one of the			
	Impacts			islands' main roads so there would be an			
				immediate localised impact upon within			











					Old Town from the north and views from					
				Parting Carn.						
	Agricultura			Agricultura	al Qua	ality		Unknown		
				e and			None			
				Recreation	ı					
				Neighbour	ing U	ses		Agricultural/	Residential	
	Service	9		Distance	:	Wi	thin :	10 minutes		Score
						Wal	king	Time (mins)		
	GP Sur	gery		0.6 miles	5		13	mins		8
	Pharm	асу		0.6 miles	5		13	mins		8
	Primar	y Sch	iool	0.5 miles	5		10	mins		8.5
Accessibility	Secon	dary S	School	0.5 miles	5		10	mins		8.5
Accessibility	Post O	ffice		1 mile			20	mins		6
	Superr	narke	et/Conv	<0.1			1	min		10
	eniend	e Sto	re							
								Total		49/60
Reasoned Justificat	ion									
This Site is NOT Suit	able									
This Site MAY be su	itable	✓	There	are no phys	sical c	onstra	ints	and it is well lo	cated relat	ive to amenities,
			but the	e site is pro	mine	nt on t	the a	pproach to Old	d Town fron	n the north side
			of Old	Old Town. Development of this site could be particularly intrusive						
			aesthe	sthetically. Very close to the SSSI at Lower Moors and close to the						
			Schedu	neduled Monument at Ennor Castle						
This Site IS suitable										
Availability of the S	ite									
	Applic	ation	Number	r	Non	ne				
	Outlin	e/Ful	I							
Diameter	No. Of	Dwe	llings							
Planning	Dwelli	ngs C	ngs Completed							
Permission	Dwelli	ngs u	nder							
	Constr	uctio	n							
	Dwelli	ngs R	emainin	g						
					Tick		Com	ments		
	Single	Owr	nership		✓	/	Duch	y of Cornwall	Estate	
Legal/Ownership	Multi	ple O	wnershi	p						-
Constraints	Ranso	m St	rip							
	Tenar	ncies	-		✓	/				
If constraints identif	fied can	they	be overc	come?	Yes	ı				
			veloper I							
Commercial	Site fo									
Interest	Propo									
Reasoned Justificat										
This Site is NOT avai										
This Site MAY be av										
This Site IS available		١,	/ The	e site has be	een si	ubmitt	ted fo	or consideration	n as a hous	ing site.
Achievability of the										











Is there a reasonable prospect the		Yes, depending on mitigation impacts in relation to SSSI water run-off					
site will be developed at a		and heritage impact.					
particular point in time?							
Reasoned Justification							
This site is NOT achievable							
This site MAY be achievable		This site may be achievable but it is in a sensitive location with any					
		design for new buildings may result in significant harm to the area.					
	\checkmark						
		Appropriate flood mitigation would need to be considered and a flood					
		risk assessment to support an application for development.					
This site IS achievable							
Conclusions							
This site is deliverable		Whilst the site is otherwise in a sustainable location and could help					
This site is developable		support service improvements and facilities in Old Town given the					
subject to overcoming	\checkmark	proximity to designations and visibility on the northern entrance into					
minor issues		Hugh Town it is considered that this site is particularly sensitive to the					
This site is not developable		setting and character of Old Town.					
		The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.					
Timeframe for Delivery BACK							
Discounted							
0-5 years							
6-10 years		15					
11-15 years							
Site Visit: (2016)							













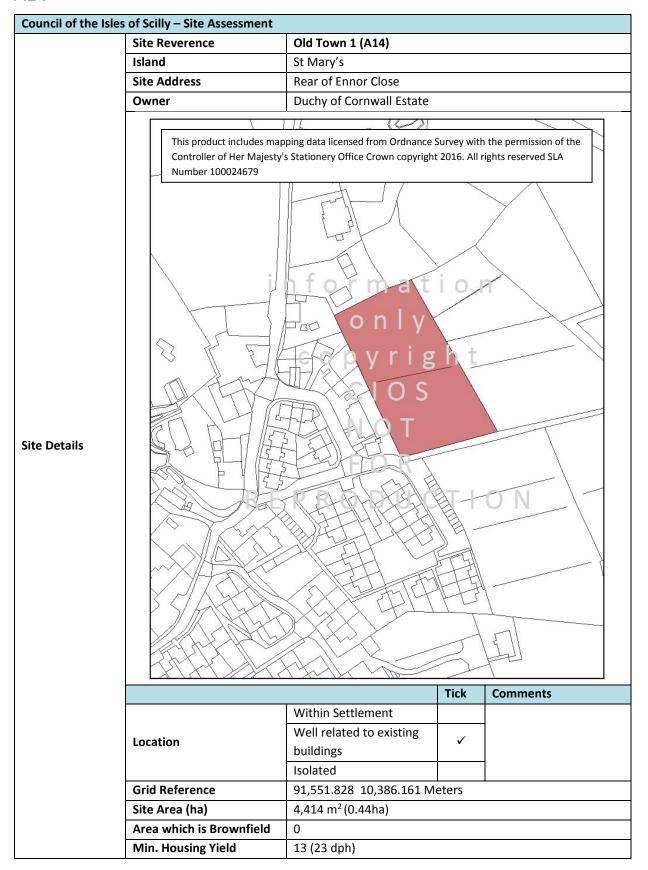






















	Current Use(s)		Agricultural (Flower/Bulb strip field)					
	Previous Use(s)		Agricultural					
	Surrounding Land	l Use(s)	Residential/Agri	cultural ar	nd Airport			
	Existing Local Plan	n Policy	Policy 3 but other	erwise una	llocated.			
	Planning History		None					
	Constraints:				Comments			
	(NB: all of IoS is	Site of Sp	ecial Scientific Int	terest	No			
	covered by a	(SSSI)			INO			
	Conservation	Wildlife S	Site		No			
	Area and AONB)	Archaeol	ogical Constraint	Area	No			
		(ACA)			NO			
	There are no	Ancient V	Voodlands		No			
	public rights of	Nature R	eserve		No			
	way on the	Schedule	d Monument		No			
	definitive	Listed Bu	ilding		No			
	footpaths map.	TPOs			No			
		RAMSAR	Site		No			
		Special A	rea of Conservation	on (SAC)	No			
		Historic L	andscape Charac	ter	Farmland: anciently enclosed			
					land (prehistoric to early post-			
					medieval)			
		Known B	at Roost		No			
			Environment Record (HE		No			
		Bore Hole	e		No			
Suitability of the S	ite		e	Commer	nts			
Suitability of the S	ite	Access		Good Ac	nts			
Suitability of the S	ite			Good Acc	cess e: Gravity-fed direct to Bio-bubble			
Suitability of the S	ite	Access		Good Acc Sewerage or pump	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road.			
Suitability of the S	ite	Access Infrastruc	cture	Good Acc Sewerage or pump Water: 6	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road.			
Suitability of the S	ite	Access Infrastruc	cture conditions	Good Acc Sewerage or pump Water: 6 Good, slo	nts cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east			
Suitability of the S		Access Infrastruc	cture conditions	Good Acc Sewerage or pump Water: 6 Good, sld Ploughed	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east			
Suitability of the S	Physical problems or	Access Infrastruct Ground of Topograp	cture conditions ohy	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundari	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies			
Suitability of the S	Physical	Access Infrastruct Ground of Topograp Flood Ris	cture conditions ohy k/Coastal	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundari 10-15m.	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east			
Suitability of the S	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion (cture conditions ohy k/Coastal Metres above	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundari	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies			
	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level	cture conditions ohy k/Coastal Metres above	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies			
Suitability of the S	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou	cture conditions ohy k/Coastal Metres above) us Risks	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundard 10-15m. SMP2	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies			
	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location	cture conditions chy k/Coastal Metres above) us Risks of Pylons	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundard 10-15m. SMP2	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerow ies. Not identified as at risk in the			
	Physical problems or	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination	Good Acc Sewerage or pumpe Water: 6 Good, sld Ploughed boundari 10-15m. SMP2	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerowies. Not identified as at risk in the			
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution Other Co	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination nstraints	Good Acc Sewerage or pump Water: 6 Good, sld Ploughed boundard 10-15m. SMP2 No No None knd	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies Not identified as at risk in the			
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination nstraints	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No No None kno Low impa	e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east difield with traditional hedgerowies. Not identified as at risk in the own own own own own act upon the wider landscape.			
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution Other Co	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination nstraints	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No No None kno Low impo	ecess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow ies Not identified as at risk in the own own act upon the wider landscape. ws will be from existing residential			
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution Other Co Landscap	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination nstraints	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundard 10-15m. SMP2 No No None kno Low impa Main vietand from	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow des Not identified as at risk in the own own act upon the wider landscape. ws will be from existing residential in the path down from the airport			
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution Other Co Landscap Agricultu	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination nstraints re ral Quality	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No None kno Low impo Main vie and from Not know	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow des Not identified as at risk in the own own act upon the wider landscape. ws will be from existing residential in the path down from the airport			
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution Other Co Landscap Agricultu Open Spa	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination nstraints ne ral Quality ace and	Good Acc Sewerage or pump Water: 6 Good, slo Ploughed boundard 10-15m. SMP2 No No None kno Low impa Main vietand from	cess e: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east d field with traditional hedgerow des Not identified as at risk in the own own act upon the wider landscape. ws will be from existing residential in the path down from the airport			
	Physical problems or limitations	Access Infrastruct Ground of Topograp Flood Ris Erosion (Sea Level Hazardou Location Pollution Other Co Landscap Agricultu Open Spa Recreation	cture conditions chy k/Coastal Metres above) us Risks of Pylons /contamination nstraints ne ral Quality ace and	Good Acc Sewerage or pumpe Water: 6 Good, slo Ploughed boundari 10-15m. SMP2 No No None kno Low impo Main vie and from Not know	eess ee: Gravity-fed direct to Bio-bubble ed to the mains along the road. inch water along the road. opes up to the east defield with traditional hedgerow ies Not identified as at risk in the own own act upon the wider landscape. ws will be from existing residential in the path down from the airport			











	Service Distance					ce Within 10 minutes Score						
				Wa	lking Time (mins)							
	GP Surg	gery	/	0.6 mile	е		13 mins	8				
	Pharma	су		0.6 mile	e		13 mins	8				
	Primary	/ Sc	hool	0.5 mile	е		10 mins	8.5				
	Second	ary	School	0.5 mile	е		10 mins	8.5				
Accessibility	Post Of	fice	<u> </u>	1 mile			20 mins	6				
Accessibility	Superm	ark	et/Con	<0.1 mi	ile		1 min	10				
	veniend	e S	tore									
					-		Total	49/60				
Reasoned Justification												
This Site is NOT Sui	table											
This Site MAY be su	uitable											
This Site IS suitable		√	There a	re no sig	nifica	ant v	isual impacts or co	nstraints				
Availability of the	Site											
	Applica	tio	n Numbe	r	Nor	ne						
	Outline	/Fu	II									
	No. Of	Dw	ellings									
Planning	Dwellin	gs	Complete	ed								
Permission	Dwellin											
	Constru	_										
			Remainin	ng								
		0-			Tick	ck Comments						
	Single C)wr	nership		✓	✓ Duchy of Cornwall Estate						
Legal/Ownership		ole Ownership					,					
Constraints	Ranson		•									
	Tenanc		<u>.</u>		✓	/						
If constraints identi			y be ove	rcome?	Yes							
			veloper li									
Commercial	Site for		•									
Interest	Propos											
Reasoned Justificat												
This Site is NOT ava												
This Site MAY be a												
This Site IS available		۰,	/ The	The site has been submitted to the SHLAA for housing consideration								
Achievability of the			1	3.00 1143	.,	240		20.000000000000000000000000000000000000				
Is there a reasonab		ct	Yes									
the site will be deve			1.23									
particular point in t	-	. •										
Reasoned Justificat												
This site is NOT ach		T										
This site MAY be ac		+										
This site IS achieval			✓		part	icula	ar constraints ident	ified to prevent this site coming				
			forv	ward								
Conclusions												
This site is delivera	ble		✓									











This site is developable subject to overcoming minor issues

This site is **not** developable

As per above the site would appear to be reasonably located relative to local amenities, there are no major constraints and no significant visual impacts. Otherwise the site is a sustainable location and could help support service improvements and facilities in Old Town.

The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess — a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby.

Timeframe for Delivery BACK

Discounted	
0-5 years	
6-10 years	13
11-15 years	

Site Visit: (March 2016)













Site Reverence Island St Mary's Site Address Land to the south of Launceston Close Owner Duchy of Cornwall Estate This product includes mapping data licensed from Ordnance Survey with the permission of the	
Site Address Land to the south of Launceston Close Owner Duchy of Cornwall Estate This product includes mapping data licensed from Ordnance Survey with the permission of the	
Owner Duchy of Cornwall Estate This product includes mapping data licensed from Ordnance Survey with the permission of the	
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	. 1
Controller of Her Majesty's Stationery Office Crown copyright 2016. All rights reserved SLA Number 100024679 C I O S Site Details	
Tick Comments	
Within Settlement	
Well related to existing	
Location buildings	
Isolated	
Isolated	
Isolated	











	Current Use(s)		Agricultural			
	Previous Use(s)		Agricultura			
	Surrounding Lan	d Use(s)	Residential	and Agricultural, close to the Airport		
	Existing Local Pla	n Policy	Policy 3 but	t otherwise unallocated.		
	Planning History	ı	None			
	Constraints:			Comments		
		Site of Speci	al Scientific	no		
		Interest (SSS	SI)	110		
	(NB: all of IoS is	Wildlife Site		no		
	covered by a	Archaeologic	cal	80m Old Town Harbour ACA and 40m		
	Conservation	Constraint A	rea (ACA)	Tolman Point/Porth Minick ACA		
	Area and	Ancient Woo	odlands	No		
	AONB)	Nature Rese	rve	No		
		Scheduled N	lonument	93m The Old Quay		
		Listed Buildi	ng	77m Former Fish Salting Trough (GII)		
		TPOs		No		
	There are no	RAMSAR Site	9	No		
	public rights of	Special Area	of	180m To the South at Porth Minick and		
	way on the	Conservation	n (SAC)	144m Old Town Bay		
	definitive	Historic Land	dscape	Farmland Modern Enclosures Post 1908		
	footpaths map.	Character		(excluding bulb strips)		
		Known Bat R	Roost	No		
		Historic Envi	ronment	35m Tolman Carn BA Cist		
		Record (HER	.)	3311 Tollian Carr BA Cist		
		Bore Hole		No		
Suitability of the Sit	te			Comments		
		Access		Via Launceston Close		
		Infrastructure		Sewerage Issues due to ground levels		
				therefore may not be feasible for gravity feed		
				– need to check ground levels at site. Water: 4		
				inch pipe but site is at risk of flooding.		
		Ground conditions		Open field: overtopping and breaching of the		
				defences at the back of Porth Minick. There is		
				additional groundwater flooding as well		
	Physical			resulting in long term ponding of salt water.		
Other Constraints	problems or	Topography		Relatively flat		
	limitations	Flood Risk/C		5-10 m above sea level, sloping gently down		
		Erosion (Me	tres above	to the west side. Identified as 42.15 in the		
		Sea Level)		SMP2: It is recommended to hold the line in		
				the short term and consider the controlled roll		
				back of the defences over longer term. As		
				noted in the ground conditions – recent		
				history of over-topping flood defences at		
				Porth Minick. Defence repairs carried out in		
				2014 but could be high risk.		











							Possibly vulnera	ble to tidal and ground water	
						flooding, within the estimated flood risk zone.			
				Hazardous R	isks		None known		
			Location of Pylons		None				
			n/contaminatio		None Known				
				n					
				Other Consti	raints		None known		
				Landscape			I	n the wider landscape. Site	
							would be visible	if developed to a limited	
								th Minick but as it's located	
								Launceston Close and Ennor	
		tent	-					impact would be minimised.	
	lm	pac	cts	Agricultural	Quality		· ·	bly low due to salinity of	
							ponding of salt v	water.	
				Open Space	and		None		
				Recreation	- 11		Davidantial and		
				Neighbourin		!!# l= !	Residential and	agricultural	
	S	erv	ice	Distance			10 minutes Time (mins)	Score	
	CD Sur		24			0 mins	9		
	GP Surgery			0.4 mile				9	
	Pharmacy		0.4 mile	10 mins		0 mins	8.5		
Accessibility		Primary School Secondary School					0 mins	8.5	
	Post Office			1 mile	19 mins				
				0.1 mile	19 min			6	
	-		ket/Co Store	0.1 111116	1111111		1 111111	0	
	HVEIH	-1100	31016				Total	51/60	
Reasoned Justificati	on						10ta1	31/00	
This Site is NOT Suit									
This Site MAY be sui									
This Site IS suitable			There	are no significant constraints to developing this site and it is well local				this site and it is well located	
		√		ve to amenities and would have limited visual impact					
Availability of the S	ite							r	
,		atic	n Numb	er	None				
	Outlin								
		-	/ellings						
Planning			Comple	ted					
Permission			under						
	Constr	_							
	Dwelli	ngs	Remain	ing					
					Tick	Cor	nments		
	Single	e 0v	wnership)	✓	Duc	chy of Cornwall Es	tate	
Legal/Ownership	Multi	ple	Owners	hip					
Constraints	Ranso	om :	Strip						
	Tenar	ncie	:S		✓				
If constraints identif	ied Can	the	y be ove	ercome?	Yes				











Commorcial	Known D	evelo	per Interest				
Commercial	Site for S	Sale					
Interest	Propose	d Use					
Reasoned Justification	on						
This Site is NOT availa	able						
This Site MAY be ava	ilable						
This Site IS available		<u> </u>	The landowner	has su	omitted the site to the SHLAA for consideration for		
		✓	housing				
Achievability of the S							
Is there a reasonable	prospect	the	Yes				
site will be developed							
particular point in tin	ne?						
Reasoned Justification	on						
This site is NOT achie	vable						
This site MAY be ach	ievable	√	Appropriate flo	ood miti	gation would need to be considered and a flood risk		
		٧	assessment to	support	an application for development.		
This site IS achievable	e						
Conclusions							
This site is deliverable	e	√	There are no co	onstrair	its to development, no significant landscape impact,		
This site is developab					of agricultural use currently. Otherwise the site is a		
subject to overcoming		sustainable location and could help support service improvements and					
minor issues	'6		facilities in Old Town.				
This site is not develo	anahlo		racinties in Ola	10 111.			
			are no heritage Heritage States application. Th of eight Schedu (Old Town Chu proposed deve sites. There is a buried archaec assess – a Bron houses were bi nearby. Flood Risk Mar of any future d	e design ment (His is become the control of the con	sites at Old Town cover a large area. Although there ations within the site boundaries we advise that a S) would be required in support of any planning cause the proposed development area is within 200m onuments and less than 500m from a Listed Building e HS would need to consider the impact of the at on the setting/significance of these designated derate to high potential for currently unidentified remains within the area which the HS will need to cist burial was found when the Launceston Close 264 and the GHER records two other possible cists and Strategy/Plan would need to be submitted as part ment proposal to ensure mitigation measures can opment scheme.		
Timeframe for Delive	ery <u>BACK</u>						
Discounted							
0-5 years			12				
6-10 years							
11-15 years							
Site Visit: (24.03.201)	6)						

























Council of the Isles	of Scilly – Site Assessment					
	Site Reverence	Old Town (A16)				
	Island	St Mary's				
	Site Address	Land to the South of Ennor Close, Old Town				
	Owner	Duchy of Cornwall Estate				
Site Details	This product includes mapping	g data licensed from Ordnance Survey ationery Office Crown copyright 2016.				
		Within Settlement	TICK	Commence		
		Well related to existing				
	Location	buildings	✓			
		Isolated				
	Grid Reference	91,546.748 10,240.535 Met	orc o			
			E13			
	Site Area (ha)	1033m² (0.10ha)				
	Area which is Brownfield	0				
	Min. Housing Yield	3 (20 dph)				











	Current Use(s)		Vacant	Vacant agricultural land			
	Previous Use(s)		Agriculture				
	Surrounding Lan	d Use(s)	Resider	ntial/Agricultural			
	Existing Local Pla	an Policy	Policy 3 but otherwise unallocated.				
	Planning History		None				
	Constraints:				Comments		
		Site of Speci	al Scienti	fic Interest (SSSI)	No		
		Wildlife Site			No		
		Archaeologi	cal Const	raint Area (ACA)	No		
		Ancient Woo	odlands		No		
	(NB: all of IoS is	Nature Rese	rve		No		
	covered by a	Scheduled M	1onumen	t	No		
	Conservation	Listed Buildi	ng		No		
	Area and	TPOs			No		
	AONB)	RAMSAR Site	e		No		
				ervation (SAC)	No		
		Historic Land	dscape Cl	naracter	Farmland: anciently		
	There are no				enclosed land (pre-historic		
	public rights of				to early post-medieval)		
	way on the	Known Bat F	Roost		Yes - Builders Barn, Old		
	definitive				Town, garage attached to		
	footpaths map.				main storage building.		
			ronment	Record (HER)	No		
Cuitability of the Cit		Bore Hole		Commonto	No		
Suitability of the Sit	ie T	Access		Comments Good access from	Launcastan Clasa		
		Infrastructui	7A		e to Launceston Close.		
		iiiiastiuctui	C	· ·	sewerage on site direct to Bio-		
				bubble at capacity			
		Ground cond	ditions	Good some water retention issues in the sou			
		Or our a corn	410113	west corner	retention issues in the south-		
		Topography		Relatively flat with	with mature hedgerow		
				boundaries			
		Flood Risk/C	oastal	Land lies between	n 5 and 10 metres above sea		
Oth on Comptusints	Physical	Erosion (Me	tres	level. Slopes up fr	rom south west to north east.		
Other Constraints	problems or limitations	above Sea Le	evel)	Identified in the SI	MP2 as close to 42.15 (Old		
	IIIIItations			Town Slip to Old T	own Church): It is		
				recommended to	hold the line in the short term		
				and consider the o	controlled roll back of the		
				defences over long	ger term.		
		Hazardous R		None known			
		Location of I		None			
		Pollution/co	ntamin	Unknown			
		ation					
		Other Const	raints	Unknown			











	Potent	ial		Landscap	e		Site is situated behind Middle Carn and		
	Impac	ts					screened behind dunes at Porth Minick. SMP		
							Policy is current Hol	d the Line	
				Agricultural (uality Not known			
				Open Spa	ice and		None		
				Recreation	n				
				Neighbou	ring Use	es	Residential and Agri	cultural	
				D:		1	Within 10 minutes	C	
		serv	vice	DIST	ance	W	/alking Time (mins)	Score	
	GP Sur	ger	у	0.5 m	ile		12 mins	8.5	
	Pharm	асу		0.5 m	ile		12 mins	8.5	
A 11.111	Primar	y So	chool	0.5 m	ile		10 mins	8.5	
Accessibility	Second	dary	/ School	0.4 m	ile		10 mins	9	
	Post O	ffic	e	1 mile	!		20 mins	6	
	Superr	mar	ket/Con	v <0.1 r	nile		3 mins	10	
	enienc								
				1		<u> </u>	Total	50.5/60	
Reasoned Justificati	on							·	
This Site is NOT Suita	able	1							
This Site MAY be sui	table								
This Site IS suitable			There	are no cor	straints	to o	development of this si	ite and no significant	
		✓		ts upon th					
Availability of the Si	ite	<u> </u>	'	<u>'</u>		•			
,		atio	n Numb	er	Nor	ne			
	Outlin								
		-	ellings						
Planning			Comple						
Permission	Dwelli								
	Constr	_							
			Remain	ing					
	2 11 0 111	85		6	Tick	7	Comments		
	Single	· Ov	vnership)	,				
Legal/Ownership			Owners						
Constraints	Ranso								
C 0110t1 u111t0	Tenar					/			
If constraints identif				ercome?	Yes		1		
constraints identifi			-	r Interest	103				
Commercial	Site fo								
Interest	Propo								
Reasoned Justificati		,,,,,	. 030						
This Site is NOT avai									
This Site MAY be ava									
This Site IS available			ТІ	ne site had	heen si	ıhm	itted to the SHI AA for	r assessment for housing	
This site is available			✓	he site has been submitted to the SHLAA for assessment for housing. here is no obvious constraint to the sites availability.				=	
Achievability of the	Sito			13 110	55410U3	2011	straint to the sites av	unavincy.	
Achievability of the	Jite								











Is there a reasonable prospect the		There is a reasonable prospect that the site could come forward during				
site will be developed at a		the life of the local plan				
particular point in time?						
Reasoned Justification						
This site is NOT achievable						
This site MAY be achievable						
This site IS achievable	✓	The site is both available and achievable for potential housing development				
Conclusions						
This site is deliverable	√	No significant adverse impacts have been identified and the site is well				
This site is developable		screened. Otherwise the site is a sustainable location and could help				
subject to overcoming minor		support service improvements and facilities in Old Town.				
issues						
This site is not developable		The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby.				
Timeframe for Delivery BACK						
Discounted						
0-5 years		3				
6-10 years						
11-15 years						
Site Visit: (March 2016)						















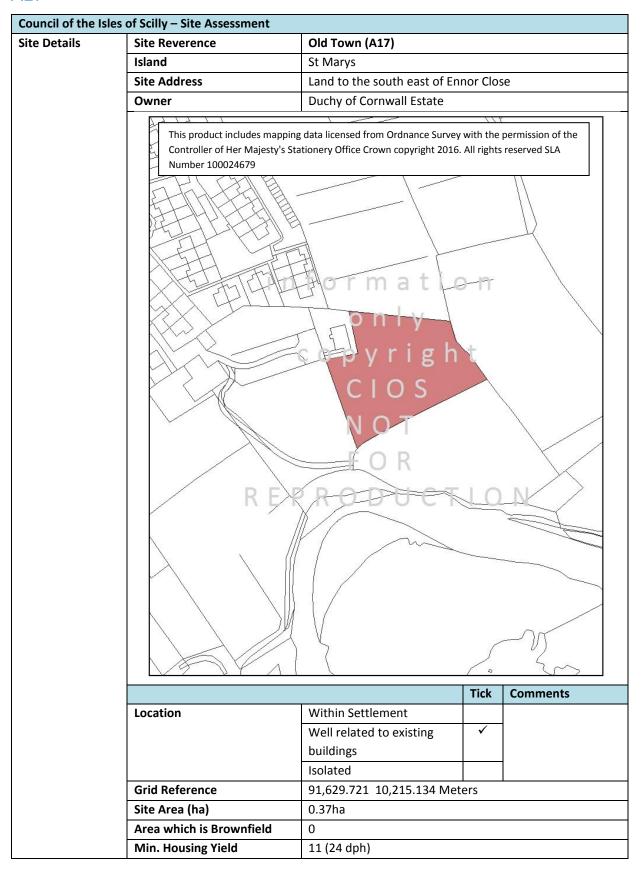






















	Current Use(s)		Agricultural				
	Previous Use(s)		Agricultural				
	Surrounding Lan	d Use(s)	Residenti	al/Agricultural			
	Existing Local Pla	n Policy	Policy 3 b	out otherwise unallo	ocated.		
	Planning History	P/09/005/FUL (Constru		/FUL (Construction	on of Vets)		
	Constraints:				Comments		
		Site of Specia	al Scientific	Interest (SSSI)	No		
		Wildlife Site			No		
	(NB: all of IoS is			int Area (ACA)	No		
	covered by a	Ancient Woo	odlands		No		
	Conservation	Nature Rese	rve		No		
	Area and	Scheduled M	lonument		No		
	AONB)	Listed Buildi	ng		No		
		TPOs			No		
		RAMSAR Site	9		No		
	Thoro are no	Special Area	of Conserv	ration (SAC)	No		
	There are no public rights of	Historic Land	dscape Cha	racter	Farmland: anciently		
	way on the				enclosed land (prehistoric		
	definitive				to early post-medieval)		
	footpaths map.	Known Bat Roost			60m to the west		
	Tootputiis map.	Historic Envi	ronment R	ecord (HER)	None		
		Bore Hole			None known		
Suitability of the Sit				Comments			
Other Constraints	Physical	Access		Good access from			
	problems or	Infrastructur	e	Mains Sewerage at Ennor Close direct to Biobubble at capacity. Water: 4 inch pipe to			
	limitations						
		0 1	1	Launceston Close			
		Ground cond	ditions	•	Good. Open field: overtopping and breaching		
					of the defences at the back of Porth Minick, to		
				a lesser extent than adjacent field. There is additional groundwater flooding as well			
					erm ponding of salt water.		
		Topography		Slopes up to the e			
		Flood Risk/C	oastal		ound 7m to 10 across the		
		Erosion (Met			est to north east. The SMP		
		above Sea Le			cy approach for this site as		
		above sea Le	everi	Do Nothing.	cy approach for this site as		
				Do Nothing.			
				Possibly vulnerabl	e to tidal and ground water		
					ne estimated flood risk zone.		
		Hazardous R	isks	None known			
		Location of F		None			
		Pollution/co		None Known			
	Í.						
		ion					
		ion Other Consti	raints	None known			











	Potent	ial		Landscape			The site is relative	ly well screened lower down
	Impacts					but would be more visible on the east side as		
							the land rises up.	Visible from Porth Minick
							and development	on the higher parts of the
							site would result in	n visible distant views but as
							part of the contex	t of Old Town. No significant
							_ ·	scenic beauty of the AONB
				Agricultural (Qualit	ty	Not known	·
				Open Space	and	•	None	
				Recreation				
				Neighbourin	g Use	S	Residential/Agricu	ltural
							thin 10 minutes	
	S	ervi	ce	Distance	1	Wal	king Time (mins)	Score
	GP Sur	ger	У	0.5 mile			12m	8.5
	Pharm	асу		0.5 mile			12m	8.5
	Primar	y So	chool	0.5 mile			10m	8.5
Accessibility	Second	dary	/	0.5 mile			10m	8.5
	School							
	Post O	ffice	e	1 mile			20m	6
	Superr	nar	ket/Co	0.1 mile			2m	10
	nvenie	nce	Store					
					ı		Total	50/60
Reasoned Justificat	ion							
This Site is NOT Suit	able							
This Site MAY be su	itable							
This Site IS suitable		✓	The sit	e is suitable v	with n	no kno	own constraints to c	levelopment and no adverse
			impact	ts identified.				
Availability of the S	ite							
Planning	Applica	atio	n Numb	er	Non	e		
Permission	Outline	e/Fı	الد					
	No. Of	Dw	ellings					
	Dwelli	ngs	Complet	ted				
	Dwelli	ngs	under					
	Constr	ucti	ion					
	Dwelli	ngs	Remaini	ing				
					Tick		Comments	
	Single	e Ov	vnership		\		Duchy of Cornwall	Estate
Legal/Ownership	Multi	ple	Ownersl	nip				
Constraints	Ransc	m S	Strip					
	Tenar	ncie	S		✓			
If constraints identif	ied can	the	y be ove	rcome?	Yes			
Commercial	Know	n D	evelope	r Interest				
Interest	Site fo	or S	ale					
	Propo	sec	l Use					
Reasoned Justificat	ion							
This Site is NOT avai	lable				· <u> </u>			











This Site MAY be available		
This Site IS available	✓	Submitted as a potential housing site by the landowner.
Achievability of the Site	1	, ,
Is there a reasonable prospect	the	With no adverse impacts identified and the land owner submitting the
site will be developed at a		site then it is considered that there is a reasonable prospect of the site
particular point in time?		coming forward for development over the plan period.
Reasoned Justification		
This site is NOT achievable		
This site MAY be achievable	✓	Appropriate flood mitigation would need to be considered and a flood
	'	risk assessment to support an application for development.
This site IS achievable		
Conclusions	1	
This site is deliverable	✓	The site is considered both available and achievable and as such its
This site is developable		allocation for housing is recommended. Otherwise the site is a
subject to overcoming		sustainable location and could help support service improvements and
minor issues		facilities in Old Town.
This site is not developable		The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.
Timeframe for Delivery BACK		
Discounted		11
0-5 years		11
6-10 years		
11-15 years		
Site Visit: (March 2016)		























Council of the Isles of Scilly – Site Assessment							
	Site Reverence	Old Town (A18)					
	Island	St Marys					
	Site Address	Land to the east of Ennor C	lose, Old	Town			
	Owner	Duchy of Cornwall Estate					
Site Details		data licensed from Ordnance Survetionery Office Crown copyright 201	6. All right:	s reserved SLA			
		Within Settlement	Tick	Comments			
		Well related to existing		-			
	Location	buildings	✓				
		Isolated		-			
	Grid Reference	91,614.481 10,296.415 Me	eters	1			
	Site Area (ha)	0.65ha					
	Area which is Brownfield	0.03118					
	Min. Housing Yield	20 (Dph)					
	wiiii. Housiiig field	20 (υριι)					











	Current Use(s)		Agriculture			
	Previous Use(s)		Agriculture			
	Surrounding Land	Use(s)	Residentia	Residential/ Agriculture		
	Existing Local Plan	Policy	Policy 3 bu	ut otherwise unallocated.		
	Planning History		None			
	Constraints:				Comments	
		Site of Spe (SSSI)	cial Scientifi	Interest	No	
		Wildlife Sit	:e		No	
		Archaeolo	gical Constra	int Area (ACA)	No	
	(NB: all of IoS is	Ancient W	oodlands		No	
	covered by a	Nature Res	serve		No	
	Conservation	Scheduled	Monument		No	
	Area and AONB)	Listed Build	ding		No	
		TPOs			No	
		RAMSAR S	ite		No	
	There are no	Special Are	ea of Conserv	vation (SAC)	No	
	There are no	Historic La	ndscape Cha	racter	Farmland: anciently enclosed	
	public rights of way on the				land (prehistoric to early	
	definitive				post-medieval)	
	footpaths map.	Known Bat Roost			No	
	Tootpatris map.		vironment R	ecord (HER)	None	
		Bore Hole			None	
		50.0		1	None	
Suitability of the Si	te			Comments		
Suitability of the Si	te	Access		Limited farm a	access to the north boundary, by other SHLAA sites such as	
Suitability of the Si	te		ure	Limited farm a unless linked b A17 Mains Sewera bubble at capa	access to the north boundary,	
Suitability of the Si	te	Access Infrastruct		Limited farm a unless linked b A17 Mains Sewera bubble at capa Ennor Close	occess to the north boundary, by other SHLAA sites such as ge at Ennor Close direct to Bio-	
Suitability of the Si	te	Access		Limited farm a unless linked b A17 Mains Sewera bubble at capa Ennor Close Good	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to	
Suitability of the Si	Physical	Access Infrastruct	nditions	Limited farm a unless linked b A17 Mains Sewera bubble at capa Ennor Close Good Slopes up gen	occess to the north boundary, by other SHLAA sites such as ge at Ennor Close direct to Bio-	
Suitability of the Si	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk,	nditions y /Coastal	Limited farm a unless linked b A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massing site the series of the serie	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above	
	Physical	Access Infrastruct Ground co Topograph Flood Risk, Erosion (M	nditions y /Coastal letres	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished masses level. Sufficients	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal	
Suitability of the Si	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk,	nditions y /Coastal letres	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished masses level. Sufficients	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk, Erosion (M	nditions y /Coastal letres Level)	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished mass Sloping site the sea level. Suffareas subject to	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk, Erosion (M above Sea	nditions Y /Coastal letres Level)	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished my Sloping site the sea level. Suffareas subject to the SMP2 revi	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk, Erosion (M above Sea Hazardous Location o	nditions Y /Coastal letres Level)	Limited farm a unless linked k A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massablished massablished massablevel. Suffareas subject to the SMP2 revious None known	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk, Erosion (M above Sea Hazardous Location o Pollution/o	nditions /Coastal letres Level) Risks f Pylons contaminat	Limited farm a unless linked k A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished mass Sloping site the Sea level. Suffareas subject the SMP2 revious None known none	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or	Access Infrastruct Ground co Topograph Flood Risk, Erosion (M above Sea Hazardous Location o Pollution/dion	nditions Py /Coastal letres Level) Risks f Pylons contaminat	Limited farm a unless linked k A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished m Sloping site th sea level. Suffareas subject the SMP2 revi None known none None known	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in	
	Physical problems or limitations	Access Infrastruct Ground co Topograph Flood Risk, Erosion (Mabove Sea Hazardous Location o Pollution/dion Other Cons	nditions Py /Coastal letres Level) Risks f Pylons contaminat	Limited farm a unless linked by A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massablished massables at the SMP2 revious None known none None known Limited visual	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in ew.	
	Physical problems or limitations	Access Infrastruct Ground co Topograph Flood Risk, Erosion (Mabove Sea Hazardous Location o Pollution/dion Other Cons	nditions Py /Coastal letres Level) Risks f Pylons contaminat	Limited farm a unless linked k A17 Mains Sewera bubble at capa Ennor Close Good Slopes up genestablished massablished massablished massablect the SMP2 revious None known none None known None known Limited visual landscape due	ge at Ennor Close direct to Bio- acity. Water: 4 inch pipe to tly to the north east with ature hedgerow boundaries. at is on average 10m above ficiently distant from coastal to management as defined in ew.	











			Open Space and		No				
			Recreation	Neighbouring Uses		Deside - ti-1/4			
	Neignbour			ing			ricultural and Airport		
	Service			Distance			hin 10 minutes ing Time (mins)	Score	
	GP Sur	ger	У	0.6 miles			13 mins	8	
	Pharm	асу	1	0.6 miles			13 mins	8	
Accessibility	Primar	y S	chool	0.5 miles			11 mins	8.5	
Accessibility	Secon	dary	/ School	0.5 miles			11 mins	8.5	
	Post O	ffic	e	1 mile			20 mins	6	
	Superr	mar	ket/Co	<0.1 mile			2 mins	10	
	nvenie	nce	Store						
							Total	49/60	
Reasoned Justificat	ion								
This Site is NOT Suit	able								
This Site MAY be su	itable								
This Site IS suitable		✓	There	are no identi	fied	constr	aints to developm	ent	
Availability of the S	ite								
	Applic	atio	n Numb	er	No	one			
	Outlin	e/F	ull						
Diameter	No. Of	Dw	ellings/						
Planning	Dwelli	ngs	Comple	ted					
Permission	Dwelli	ngs	under	ınder					
	Construction		ion						
	Dwelli	ngs	Remain	ing					
					Tic	ck	Comments		
	Single	Ov	vnership)		✓	Duchy of Cornwa	ll Estate	
Legal/Ownership	Multi	ple	Owners	hip					
Constraints	Ranso	m :	Strip						
	Tenar	ncie	S			✓			
If constraints identif	ied can	the	y be ove	rcome?	Ye	!S			
	Know	n D	evelope	r Interest					
Commercial	Site fo	or S	ale						
Interest	Propo	sec	Use						
Reasoned Justificati						l l			
This Site is NOT avai	lable								
This Site MAY be av	ailable								
This Site IS available	!		✓	ne site has be ousing site.	ens	submitt	ted by the Duchy o	of Cornwall as a potential	
Achievability of the	Site								
Is there a reasonable	e prospe	ect	the A	n unconstrair	ned	site in s	single ownership h	as a good prospect of being	
site will be develope	ed at a		d	eveloped dur	ing	the life	of the plan period	l.	
particular point in ti	me?								
Reasoned Justificat	ion								
This site is NOT achi	evable								
This site MAY be acl	nievable								











This site IS achievable	✓	
Conclusions		
This site is deliverable	✓	The site is both unconstrained and no significant visual impacts have
This site is developable		been identified, the site is considered both available and achievable and
subject to overcoming		as such is likely to be deliverable as a housing site. Otherwise the site is a
minor issues		sustainable location and could help support service improvements and
This site is not developable		facilities in Old Town.
		The proposed housing sites at Old Town cover a large area. Although there are no heritage designations within the site boundaries we advise that a Heritage Statement (HS) would be required in support of any planning application. This is because the proposed development area is within 200m of eight Scheduled Monuments and less than 500m from a Listed Building (Old Town Church). The HS would need to consider the impact of the proposed development on the setting/significance of these designated sites. There is also moderate to high potential for currently unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two
		other possible cists nearby.
Timeframe for Delivery BACK		
Discounted		
0-5 years		
6-10 years		20
11-15 years		
Site Visit: (March 2016)		























Council of the Isles	of Scilly – Site Assessment			
	Site Reverence	Old Town 7 (A19)		
	Island	St Mary's		
	Site Address	Between Ennor Close and the	e Airpo	rt
	Owner	Duchy of Cornwall Estate		
Site Details		data licensed from Ordnance Survey stionery Office Crown copyright 2016.		
		Within Settlement		
	Location	Well related to existing		
	Location	buildings	✓	
		Isolated		
	Grid Reference	91,609.401 10,394.628 Mete	ers	l
	Site Area (ha)	5800m² (0.58ha)		
	Area which is Brownfield	0		
	Min. Housing Yield	16 (28.1 dph)		











	Current Use(s)		Agricultural			
	Previous Use(s)		Agricultural			
	Surrounding Lan	d Use(s)	Agricultural/Resid	ential		
	Existing Local Pla	n Policy	Policy 3			
	Planning History		None			
	Constraints:		Comments			
		Site of Specia	al Scientific Interest	(SSSI)	NO	
		Wildlife Site			No	
	(NB: all of IoS is	Archaeologic	cal Constraint Area	(ACA)	No	
	covered by a	Ancient Woo	odlands		No	
	Conservation	Nature Rese	rve		No	
	Area and	Scheduled M	lonument		No	
	AONB)	Listed Buildin	ng		No	
		TPOs			No	
		RAMSAR Site	2		No	
	Th	Special Area	of Conservation (SA	AC)	No	
	There are no	Historic Land	scape Character		Farmland: anciently	
	public rights of				enclosed land (prehistoric	
	way on the definitive				to early post-medieval)	
	footpaths map.	Known Bat Roost			No	
	Tootpaths map.	Historic Envi	ronment Record (H	ER)	None	
		Bore Hole			None	
Suitability of the Sit	e	<u> </u>		Comments		
		Access		Farm track access and permissive		
				footpath to the airport along the		
				south and west boundary. Access		
		1-6		directly off Ennor Close		
		Infrastructur	e	Sewerage: Mains Sewerage at Ennor		
				Close direct to Bio-bubble at capacity.		
	Physical			Water: 4 inch pipe to Ennor Close – Low Pressure		
	problems or	Ground cond	Vitions	Good		
	limitations	Topography	ittions			
			oastal Erosion	Slopes steeply up to the north east Around 10 m above sea level.		
Other Constraints			ve Sea Level)	Alouna	to ili above sea ievei.	
		Hazardous R		None kno	nwn	
		Location of F		None	SWII	
		Pollution/co	-	Not knov	vn	
		Other Constr		Not knov		
	Potential	Landscape			l by a thin belt of mature Elm	
	Impacts	Lanascape			ng the back of Ennor Close.	
					vider views of the site.	
		Agricultural	Quality	Not knov		
			and Recreation	None		
		Neighbourin		Residenti	ial	











	Service			Distance	With	in 10 minutes Walking	Saara		
				Distance		Time (mins)	Score		
	GP Surgery			0.6 mile		12 mins	8		
	Pharmacy			0.6 mile	12 mins		8		
	Primary School			0.5 mile	11 mins		8.5		
Accessibility	Secondary			0.5 mile		11 mins	8.5		
	School								
	Post Office			1 mile	20 mins		6		
	Superma		ket/Co	<0.1 mile	2 mins		10		
	nveni	ienc	e Store						
						Total	49/60		
Reasoned Justificat	ion								
This Site is NOT Suit	able								
This Site MAY be		✓	No ob	No obvious constraints to development and no significant landscape/visual					
suitable	suitable			harm identified. However the site is more elevated relative to houses in Old					
				Town and this site is closer to the airport.					
This Site IS suitable									
Availability of the S	ite								
	Appli	catio	on Numl	ber	None				
	Outline/Full								
Planning	No. Of Dwellings								
Permission	Dwellings Completed								
1 (1111331011	Dwellings under								
	Construction								
	Dwellings			Remaining					
					Tick	Comments			
	Single Ownership				✓	Duchy of Cornwall			
Legal/Ownership	Multip	ole C	wnersh	ip					
Constraints	Ranso	m St	rip						
	Tenancies				✓				
If constraints identi	fied Car	ied Can they be overcome?							
Commercial	Knowi	n De	veloper	Interest					
Interest	Site fo	r Sa	le						
micrest	Propo	roposed Use							
Reasoned Justificat	ion								
This Site is NOT ava	This Site is NOT available								
This Site MAY be av	ailable								
This Site IS available	•		√ T	The site has been submitted for consideration for housing					
Achievability of the	Site								
Is there a reasonable		ect	the T	There is a good prospect that the site would come forward during the					
site will be developed at a			þ	plan period.					
particular point in time?									
Reasoned Justificat									
This site is NOT ach	ievable								











This site MAY be achievable	✓	The site is more prominent than other sites identified and as such this
		site should not be prioritised for development at this time. There are
		however, no major obstacle identified in achieving development.
This site IS achievable		
Conclusions		
This site is deliverable		On the basis of being unconstrained, well situated to facilities and
This site is developable	✓	services as well as being both available and achievable it is considered
subject to overcoming minor		that the site is deliverable. Otherwise the site is a sustainable location
issues		and could help support service improvements and facilities in Old Town.
This site is not developable		
		Overall however the site due to its elevation may be more prominent in
		the landscape which together with its proximity to the airport suggests it
		would not be the best site at present to develop for housing.
		The proposed housing sites at Old Town cover a large area. Although
		there are no heritage designations within the site boundaries we advise
		that a Heritage Statement (HS) would be required in support of any
		planning application. This is because the proposed development area is
		within 200m of eight Scheduled Monuments and less than 500m from a
		Listed Building (Old Town Church). The HS would need to consider the
		impact of the proposed development on the setting/significance of these
		designated sites. There is also moderate to high potential for currently
		unidentified buried archaeological remains within the area which the HS
		will need to assess – a Bronze Age cist burial was found when the
		Launceston Close houses were built in 1964 and the GHER records two
		other possible cists nearby.
Timeframe for Delivery BACK		
Discounted		16
0-5 years		
6-10 years		
11-15 years		

Site Visit: (March 2016)



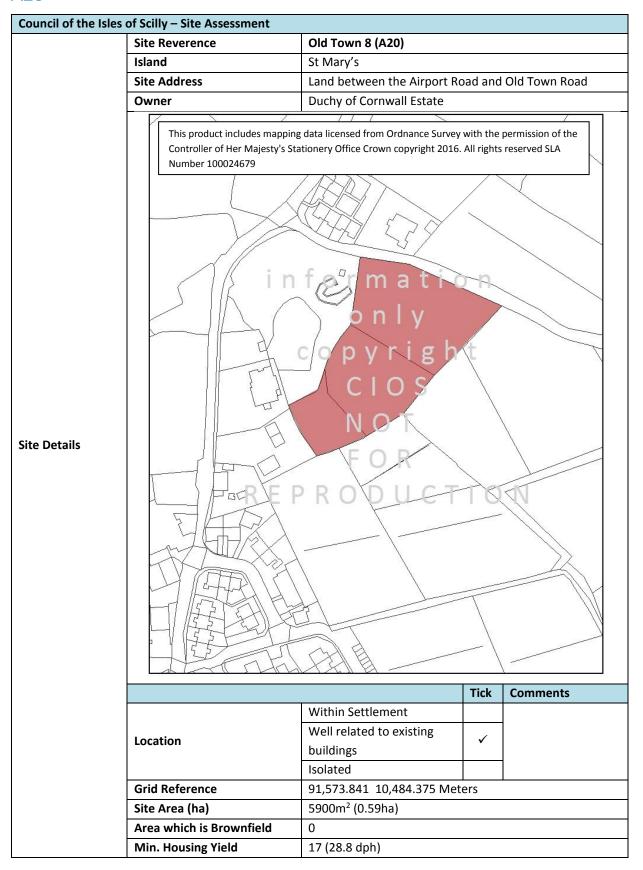






















	Current Use(s)		Unused			
	Previous Use(s)		Unknown			
	Surrounding Land	d Use(s)	Agricultural/Residential/Airport			
	Existing Local Pla	n Policy	Policy 3 but otherwise unallocated.			
	Planning History	None				
	Constraints:	·			Comments	
		Site of Special Scientific Inter		rest (SSSI)	No	
		Wildlife Site			No	
	(NB: all of IoS is	Archaeological Constraint Area (ACA)			No	
	covered by a	Ancient Woodlands			No	
	Conservation	Nature Reserve			No	
	Area and	Scheduled M	lonument	No		
	AONB)	Listed Building			No	
		TPOs		No		
	There are no	RAMSAR Site	<u>.</u>	No		
	public rights of	Special Area	of Conservation	No		
	way on the definitive	Historic Land	lscape Characte	r	Farmland: anciently enclosed	
				land (prehistoric to early		
	footpaths map.				post-medieval)	
		Known Bat Roost			None	
			ronment Record	None		
		Bore Hole		None		
Suitability of the Sit	te	T		T .	Comments	
		Access		Limited access but adjoins the airport		
		Access		_	less but aujoins the airport	
				road		
		Infrastructur	e	road Sewerage:	located at Hanover Court	
			e	road Sewerage: pumped to	located at Hanover Court Bio-bubble at capacity.	
			e	road Sewerage: pumped to Water: Ext	located at Hanover Court Bio-bubble at capacity. reme low pressure. Mains	
			e	road Sewerage: pumped to Water: Ext need renev	located at Hanover Court Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will	
	Physical	Infrastructur		road Sewerage: pumped to Water: Ext need renev need repla	located at Hanover Court Bio-bubble at capacity. reme low pressure. Mains	
	problems or	Infrastructur Ground cond		road Sewerage: pumped to Water: Ext need renev need repla Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport.	
	· ·	Infrastructur Ground cond Topography	ditions	road Sewerage: pumped to Water: Ext need renew need repla Unknown Slopes up s	located at Hanover Court Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport.	
	problems or	Infrastructur Ground cond Topography Flood Risk/C	ditions oastal Erosion	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport.	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo	ditions oastal Erosion ve Sea Level)	road Sewerage: pumped to Water: Ext need renew need repla Unknown Slopes up s Between 1 level.	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo Hazardous R	ditions oastal Erosion ve Sea Level) isks	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F	ditions oastal Erosion ve Sea Level) isks Pylons	road Sewerage: pumped to Water: Ext need rener need repla Unknown Slopes up s Between 1 level. None know	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F Pollution/co	ditions oastal Erosion ve Sea Level) isks Pylons ntamination	road Sewerage: pumped to Water: Ext need renew need repla Unknown Slopes up s Between 1 level. None know None Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Consti	ditions oastal Erosion ve Sea Level) isks Pylons ntamination	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F Pollution/co	ditions oastal Erosion ve Sea Level) isks Pylons ntamination	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Consti	ditions oastal Erosion ve Sea Level) isks Pylons ntamination	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impassloping up	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Consti	ditions oastal Erosion ve Sea Level) isks Pylons ntamination raints	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Constitution	ditions oastal Erosion ve Sea Level) isks Pylons ntamination raints	road Sewerage: pumped to Water: Ext need renew need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impasloping up landscape.	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres abo Hazardous R Location of F Pollution/co Other Consti Landscape	ditions oastal Erosion ve Sea Level) isks Pylons ntamination raints	road Sewerage: pumped to Water: Ext need renev need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa sloping up landscape. Unknown	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	
Other Constraints	problems or limitations	Ground cond Topography Flood Risk/C (Metres above Hazardous R Location of F Pollution/co Other Construction Landscape	ditions oastal Erosion ve Sea Level) isks Pylons ntamination raints Quality and	road Sewerage: pumped to Water: Ext need rener need repla Unknown Slopes up s Between 1 level. None know None Unknown Unknown Some impa sloping up landscape. Unknown None	located at Hanover Court b Bio-bubble at capacity. reme low pressure. Mains wing and infrastructure set will cing. Could affect the airport. steeply to the north east 0 and 20 metres above sea wn act if developed given the land to higher levels of the	











		Ser	vice		Distance		Within 10 minutes Walking Time (mins)	Score
	GP Su	rger	ry 0.7 mile				15 mins	7.5
	Pharm			0.7 miles		15 mins	7.5	
	Prima				0.6 miles		13 mins	8
Accessibility	Secon	•		ol	0.6 miles		13 mins	8
	Post C		-	<u> </u>	1.1 miles		23 mins	5.5
	Super			onv	<0.1 mile		2 mins	10
	enien		-		1012111110			
							Total	46.5/60
Reasoned Justificat	ion							
This Site is NOT Suit	table							
This Site MAY be su	itable	✓	inve	stigat and t	ted the sui he fact tha	tabilit at is it	nknown conditions at this site by of the site is unclear. The control of cultivated as the adjacen constraints.	vergrown nature of this
This Site IS suitable								
Availability of the S	ite							
	Applic	atic	n Nun	nber		Non	e	
	Outlin	e/F	ull					
Planning	No. O	f Dw	velling	S				
Permission	Dwelli	ngs	Comp	letec	k			
Permission	Dwelli	ngs	under	r				
	Consti	ruct	ion					
	Dwelli	ngs	Rema	ining				
						Tick	Comments	
	Single	Owr	nership	р		✓	Duchy of Cornwall Estate	
Legal/Ownership	Multip	le O	wners	hip				
Constraints	Ransor	n St	rip					
	Tenano	cies				✓		
If constraints identi	fied Can	the	y be c	verc	ome?	Yes		
Commorcial	Known	De	velope	er Inte	erest			
Commercial Interest	Site for	Sal	е					
interest	Propos	ed I	Use					
Reasoned Justificat	ion							
This Site is NOT ava	ilable		✓	The	site has be	en su	bmitted for housing consider	ation.
This Site MAY be av	ailable							
This Site IS available	9							
Achievability of the	Site							
Is there a reasonable		ect	the			_	is required to understand th	e precise suitability of
site will be develope				aeve	elopment i	s this	site.	
particular point in t								
This site is NOT ach								
This site is NOT ach			✓	Tha	holow are	und s	anditions are unknown	
		<u> </u>		ine	neiow groi	una co	onditions are unknown.	
This site IS achievab	ne							











Conclusions					
This site is deliverable		There are no known development constraints at this time suggesting the			
This site is developable	✓	site is developable. The site appears to have been devoid of use.			
subject to overcoming minor		Otherwise the site is a sustainable location and could help support			
issues		service improvements and facilities in Old Town.			
This site is not developable					
		Overall however the site due to its elevation may be more prominent in			
		the landscape which together with its proximity to the airport suggests it			
		would not be the best site at present to develop for housing.			
		The proposed housing sites at Old Town cover a large area. Although			
		there are no heritage designations within the site boundaries we advise			
		that a Heritage Statement (HS) would be required in support of any			
		planning application. This is because the proposed development area i			
		within 200m of eight Scheduled Monuments and less than 500m from a			
		Listed Building (Old Town Church). The HS would need to consider the			
		impact of the proposed development on the setting/significance of these			
		designated sites. There is also moderate to high potential for currently			
		unidentified buried archaeological remains within the area which the HS			
		will need to assess – a Bronze Age cist burial was found when the			
		Launceston Close houses were built in 1964 and the GHER records two			
		other possible cists nearby.			
Timeframe for Delivery BACK					
Discounted		17			
0-5 years					
6-10 years					
11-15 years					
Site Visit: (March 2016)					























A21

Council of the Isles	of Scilly – Site Assessment							
	Site Reverence	Hugh Town (A21)						
	Island	St Mary's						
	Site Address	St Mary's Power Station						
	Owner	Western Power Distribution						
Site Details	This product includes mapping	g data licensed from Ordnance Survey ationery Office Crown copyright 2016						
			Tick	Comments				
		Within Settlement	✓					
	Location	Well related to existing						
		buildings						
		Isolated						
	Grid Reference	90,700.215 10,426.093 Met	ers					
	Site Area (ha)	0.32ha (3,258m²)						
	Area which is Brownfield	0.32ha						
	Min. Housing Yield	10 (31.3 dph)						











	Current Use(s)		Power Station			
	Previous Use(s)	Unknown	1			
	Surrounding Lan	d Use(s)	Residenti	al		
	Existing Local Pla	n Policy	Policy 3 but otherwise unallocated.			
	Planning History		None			
	Constraints:				Comments	
	(NB: all of IoS is	Site of Specia	al Scientific	2	No	
	covered by a	Interest (SSS	I)		NO	
	Conservation	Wildlife Site			No	
	Area and	Archaeologic	cal Constra	int	Adjacent to Buzza Hill ACA	
	AONB)	Area (ACA)			Adjacent to Buzza mili ACA	
		Ancient Woo	odlands		No	
		Nature Rese	rve		No	
		Scheduled M	lonument		77m to the north east of ROUND	
	There are no				CAIRN WITH FUNERARY CHAMBER	
	public rights of				ON BUZZA HILL, 45M WEST OF THE	
	way on the definitive				BUZZA TOWER, ST MARY'S	
		Listed Buildin	ng		No	
	footpaths map.	TPOs			45m to the north east of Buzza	
					Towner, GII LB	
			RAMSAR Site		No	
			Special Area of Conservation		No	
			(SAC) Historic Landscape Character Known Bat Roost		5	
					Settlement	
					No	
		Historic Envi	ronment k	ecora	BUZZA HILL - Bronze Age entrance	
		(nek)	(HER)		grave, prehistoric find spot, BUZZA HILL - Romano British find spot	
		Bore Hole			no	
Suitability of the Site	Δ	bore riole		Comme	_	
Suitability of the Site	С	Access			width access and parking	
		Infrastructur	.e		ge mains on site at capacity. Water:	
		iiiiiastiactai	C		Reservoir 6 inch mains nearby.	
		Ground cond	Hitions	Unknov		
		Topography	31010113		ucted in a former quarry site	
	Physical	Flood Risk/C	oastal		20m above sea level. Not at risk of	
	problems or	Erosion (Met		flooding		
Other Constraints	limitations	above Sea Le			0	
		Hazardous R	-	Site is c	currently a power stations	
		Location of Pylons yes			, .	
		Pollution/co		Unknov	wn	
		ion				
		Other Constr	raints	Power	Station	
		Other Constraints Power S				
	Potential	Landscape		Limited	landscape impact given context	











			Open Space	e and	None	
			Recreation		<u> </u>	
	Neighbourir				Residential	
	Se	rvice	Score	_	nin 10 minutes	Score
				Wal	king Time (mins)	
	GP Surg		0.2 miles		3 mins	10
	Pharma		0.2 miles		3 mins	10
	Primary		0.3 miles		5 mins	9.5
Accessibility	Second	ary	0.3 miles		5 mins	9.5
	School					
	Post Of		0.4 miles		8 mins	9
	1	arket/Co			8 mins	9
	nvenier	ce Store	2			
					Total	57/60
			Reason	ed Justific	ation	
This Site is NOT Suit	able					
This Site MAY be	~		-		e clearance required b	efore redevelopment can
suitable		take	place at this si	te		
This Site IS suitable						
Availability of the S						
		tion Nur	nber	none		
	Outline					
Planning		Owelling				
Permission	Permission					
		gs under	•			
	Constru					
	Dwellin	gs Rema	ining			
				Tick	Comments	
	Single O			✓	Western Power Dist	ribution
Legal/Ownership	Multiple	Owners	hip			
Constraints	Ransom	Strip				
	Tenancie					
If constraints identif	fied can t	ney be o	vercome?		ar whether WPD wou	ld be happy with the
	Known F)evelone	er Interest	reueveio	oment of this site.	
Commercial	Site for S		. microst			
Interest	Propose					
Reasoned Justificat		. 030				
This Site is NOT ava			The site has n	ot been si	Ibmitted by the landov	wner hut it has heen
THIS SILE IS NOT AVAILABLE						to SMART Energy and
					=	other site. If the Smart
		✓				ces to a new site to deal
			with combined waste and power on the island then this site may becavailable in the future.			
This Site MAY be av	ailable					
This Site IS available						











Achievability of the S	Site					
Is there a reasonable	prospect	the	There is a chance that during the life of the new plan this site may			
site will be developed	d at a		become available but at the current time it is unlikely to be available			
particular point in tin	ne?					
Reasoned Justification	on					
This site is NOT achie	vable	✓	The site is currently in use as the site of the Islands diesel power station.			
This site MAY be ach	ievable					
This site IS achievable						
Conclusions						
This site is deliverable	е		Whilst ideally situated and utilising previously developed land,			
This site is developab	ole		development of this site for housing would make significant			
subject to overcomir	ng minor		improvements locally. This hinges on the Smart Island projects being			
issues			successful and moving forward as planned. At the current time it is not a			
This site is not develo	pable	✓	developable site.			
Timeframe for Delive	ery <u>BACK</u>					
Discounted	10					
0-5 years						
6-10 years						
11-15 years						

Site Visit: (22nd October 2016)













A22

Council of the Isles	il of the Isles of Scilly – Site Assessment							
	Site Reverence	Holy Vale (A22)						
	Island	St Mary's						
	Site Address	St Mary's Power Station						
	Owner	Holy Vale Partnership						
Site Details	This product includes mapping	g data licensed from Ordnance Survey ationery Office Crown copyright 2016	. All right	s reserved SLA				
		Within Cattless set	Tick	Comments				
		Within Settlement						
	Location	Well related to existing	✓					
		buildings						
	0110.6	Isolated						
	Grid Reference	91,991.212 11,565.766 Met	ers					
	Site Area (ha)	0.23ha (2,322m²)						
	Area which is Brownfield	0.23ha						
	Min. Housing Yield	4 (17.4 dph)						











	Current Use(s)	Former Agricultural Buildings			
	Previous Use(s)		Agricultura	ıl	
	Surrounding Land	Use(s)	Residential	/Agricult	ural
	Existing Local Plan	Policy	Policy 3 bu	t otherw	ise unallocated
	Planning History		P/16/060/F	FUL Conv	version of outbuildings to 4 dwellings
		(open marl Appeal	ket) – Re	fused, Early 2017 is the subject of an	
	Constraints:			Comments	
		Site of Spe	cial Scientific	C	150m to the South is Higher Moor
		Interest (S	SSI)		and Porth Hellick Pool SSSI
	(NB: all of IoS is	Wildlife Sit	e		No
	covered by a Conservation	Archaeolog	gical Constra	int	Holy Vale 30m to the north
	Area and AONB)	Ancient W	oodlands		No
		Nature Res	serve		No
			Monument		No
	There are no	Listed Build	ding		No
	There are no public rights of	TPOs			No
	way on the	RAMSAR S			No
	definitive footpaths map.	Special Area of Conservation (SAC)			No
		Historic Landscape Character			Settlement
		Known Bat Roost			A range of known roosts around this site at Longstone and Maypole
		Historic En	vironment R	ecord	Immediately to the south is Holy
		(HER)			vale Prehistoric Find spot: A large
					bowl quern and part of another
					situated at the junction at Holy
					Vale.
		Bore Hole	e		No
Suitability of the Si	te			Commo	ents
		Access		Existing	g road into Holy Vale
		Infrastruct	ure	No sew capacit	rerage. Water 4 inch pipe is at y.
		Ground co	nditions		are primarily existing buildings with an ed enclosed woodland garden.
		Topograph	У	Situate	d in a valley location but generally the
	Physical			site is f	lat and enclosed by mature trees to
Other Constraints	problems or			the nor	th
	limitations	Flood Risk,			I 15m above sea level at no risk of
		Erosion (M		floodin	g particularly from the sea.
		above Sea			
		Hazardous		None k	nown
		Location o		none	
			Pollution/contaminat		nown
		ion			











			Other Con	straints	raints None Known			
	Poten	ntial	Landscape			Limited impact upon wide	er landscape views	
	Impacts				because of the 'valley loca	ation'. The re-use		
						of buildings would mean t	the impact locally	
						would be minimal.		
			Agricultura	l Quality		Not known		
			Open Spac	e and		None		
			Recreation	ı				
			Neighbour	ing Uses		Residential/Holiday lets		
	S	ervice	Distance	V	/ithi	in 10 minutes Walking	Score	
	CD Su	urgon/	1.5 miles			Time (mins) 30 mins	3.5	
	GP Su Pharn		1.5 miles			30 mins	3.5	
		ry School	1.6 miles			30 mins	3.5	
	Secon	•	1.6 miles			30 mins	3	
Accessibility	School	•	1.0 1111163			30 1111113	3	
	Post 0	Office	1.5 miles			30 mins	6.5	
	Super	market/C	1.5 miles			30 mins	6.5	
	onver	nience						
	Store							
						Total	26/50	
Reasoned Justificat	ion							
This Site is NOT Suit	table							
This Site MAY be				-		y natural or historic designa		
suitable			no significant impacts identified outside of the water and sewage					
			· ·		_	listances from this location	are on the higher	
		end fo	or accessing an	nenities a	ind	services.		
This Site IS suitable								
Availability of the S			-				/4.C./O.C.O./ELILL:	
	Applic	cation Num	iber			d permission in place but P		
				subject of an appeal for 100% open market residential development.				
Planning	Outlin	ne/Full		1631	uen	tiai development.		
Permission		f Dwellings	•	3-4				
1 (1111331011		ings Comp		3-4				
			Construction					
		ings ander						
	1 2		0	Tick	С	omments		
	Singl	e Ownersh	ip	√ · · · · · · · · · · · · · · · · · · ·		loly Vale Partnership (Sible	/s)	
Legal/Ownership		Multiple Ownership			+			
Constraints	· · · · · · · · · · · · · · · · · · ·		Jilip	1				
	Rans	iple Owne	3111p					
		iple Owne	3111p					
If constraints identi	Tena	ciple Owner som Strip incies						
	Tena fied can	ciple Owner som Strip incies in they be o		√	S	eeking to secure 100% ope	n market	
Commercial	Tena fied can Knov	ciple Owner som Strip incies in they be o	vercome?	✓	S	eeking to secure 100% ope	n market	
	Tena fied can Know Site f	ciple Owner som Strip Incies In they be or In Develop	vercome?	✓	S	eeking to secure 100% ope	n market	











Reasoned Justification		
This Site is NOT available		
This Site MAY be available		
This Site IS available	✓	
Achievability of the Site		
Is there a reasonable prospect t	the	Yes
site will be developed at a		
particular point in time?		
Reasoned Justification		
This site is NOT achievable		
This site MAY be achievable	✓	This will ultimately hinge on an appeal to deliver the site either for open
		market (if permitted) or for a percentage of local need accommodation
This site IS achievable		
Conclusions		
This site is deliverable		The site is available for development, it is accessible, unconstrained and
This site is developable		would unlikely have a detrimental impact upon the local landscape.
subject to overcoming minor		
issues		The site is considered to be deliverable if it is viable. However it is likely
This site is not developable	✓	that this site would be delivered as a windfall site as it comprises existing
		buildings which would need to be converted to residential use. It is
		therefore considered undeliverable at present.
Timeframe for Delivery BACK		
Discounted		4
0-5 years		
6-10 years		
11-15 years		
Site Visit: (11 th August 2016)		















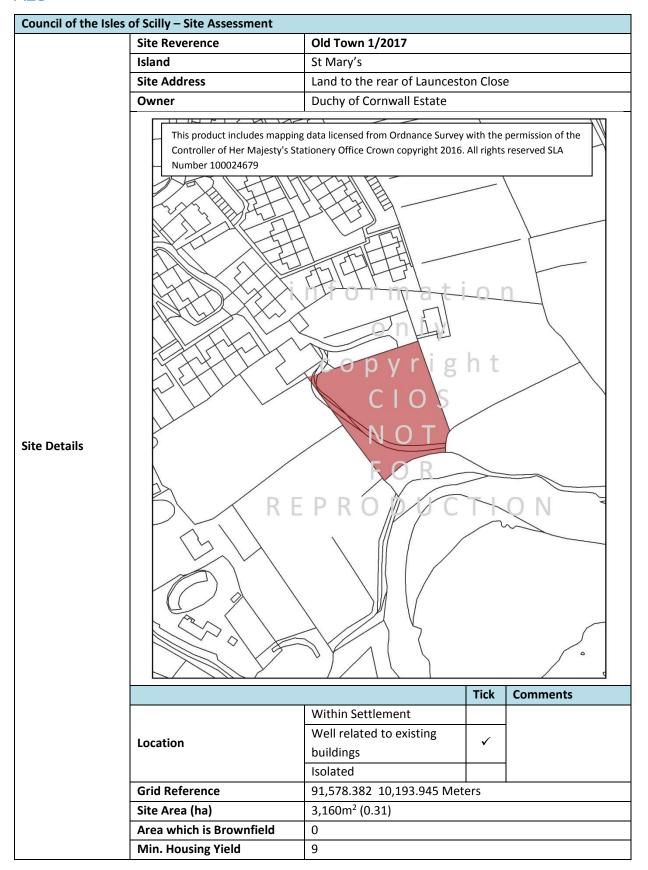








A23













	Current Use(s)		Unused				
	Previous Use(s)	Unkn	Unknown			
	Surrounding La	ınd Use(s)	Agric	Agricultural/Residential			
	Existing Local P	Plan Policy	Policy 3 but otherwise unallocated.				
	Planning History		None				
	Constraints:				Comments		
	(NB: all of IoS	Site of Special	Scienti	fic Interest	No		
	is covered by	(SSSI)			NO		
	a	Wildlife Site			No		
	Conservation	Archaeologica	l Const	raint Area	Adjacent to Tolman Point/Porth		
	Area and	(ACA)			Minick		
	AONB)	Ancient Wood	llands		No		
		Nature Reserv	'e		No		
	There are no	Scheduled Mo	numen	it	100m to SE: HUT CIRCLE		
	public rights				SETTLEMENT AND CIVIL WAR		
	of way on the				BREASTWORK NORTH EAST OF		
	definitive				PORTH MINICK, ST MARY'S		
	footpaths	Listed Building	5		No		
	map.	TPOs			No		
	The CAC	RAMSAR Site			No		
	The SAC Complex	Special Area o	of Conservation (SAC)		No		
	covers all of	Historic Landso		naracter	Farmland Modern Enclosures Post		
	the waters				1908 (excluding bulb strips)		
	around the	Known Bat Ro	Environment Record (HER)		None		
	islands up to	Historic Enviro			70 m to the south is PORTH		
	MHW.				MINICK - Prehistoric findspot		
		Bore Hole		T	None		
Suitability of the Sit	te		Comments				
		Access			o A16, A17 and A18 at Launceston		
					and Ennor Close		
		Infrastructure		_	ues due to ground levels therefore		
				1 *	easible for gravity feed. New		
			Launceston Clo		em required to join existing pipe at		
					ose. Would need to be pumped or		
					ed. Water: 4 inch pipe to		
	Physical	6 1 10		Launceston Clo			
Other Constraints	problems or	Ground condit	tions	-	ertopping and breaching of the		
	limitations				e back of Porth Minick. There is		
				_	undwater flooding as well resulting		
		Tonography		in long term ponding of salt water.			
		Topography Flood Risk/Coa	actal	Relatively flat	42.14 Notes It is recommended to		
		Erosion (Metro			the short term and consider the		
		above Sea Lev			back of the defences over longer		
		above sea Lev	CIJ	term.			
					record from 1989 suggests recent		
				flooding event	s have affected this site from		











						overtopping of sea defences at Porth Minick. Sea Defences reinforced/repaired in 2014 following			
						severe storm damage in February 2014.			
						Possibly vulnerable to tidal and ground water flooding, within the estimated flood risk zone.			
			Haz	ardous Risks		None known			
			Loca	ation of Pylons		None			
			Poll	ution/contami	n	Unknown			
			atio	n					
			Oth	er Constraints		Unknown			
	Potential		Lan	dscape			the south of Old Town and		
	Impacts						ces at Porth Minick. The		
						-	lowest point to both the There are limited views of		
							eption of the coast path that		
							and south east side, Hedges		
						=	eening, No wide landscape		
						impact.	G, 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
		Ī	Agri	cultural Qualit	у	Unknown			
		F	Оре	n Space and		None			
			Recreation						
			Neighbouring Uses		S	Residential/Airport/Agricultural			
	Serv	/ice		Distance		Within 10 minutes Walking Time (mins)	Score		
	GP Surger	У		0.5 mile		12 mins	8.5		
	Pharmacy	1		0.5 mile		12 mins	8.5		
Accessibility		Primary School		0.5 mile		10 mins	8.5		
recessionity		econdary School		0.4 mile		10 mins	9		
		Post Office		1 mile		20 mins	6		
		Supermarket/Con		conv <0.1 mile		3 mins	10		
	enience St	tore	e			-	F0.F		
Reasoned Justificat						Total	50.5		
This Site is NOT Suit									
This Site MAY be su			Pr	ntential infrast	ruc	ture issues with the low	v-lying nature of the land at		
							on to ascertain viability of		
				-	-	=	tes that there is a need for		
			lo	ng term planni	ing	for the whole southern	section of the island		
		✓	in	cluding a revie	w c	of critical infrastructure	both in terms of immediate		
							be supported by better		
			in	formation on v	vav	e climate and monitori	ng of water levels.		
			1	-		=	o be considered and a flood		
This Site IS suitable			118	or assessinell	io S	support an application f	or development.		
Availability of the S	ite								
Availability of the 3									
	Applicatio	n Nur	her	No	ne				











Outline/Full								
	No. Of D	wellin	gs					
Planning	Dwelling	s Com	pleted					
Permission	Dwellings under							
	Construc	ction						
	Dwelling	s Rem	aining					
			_	Tick	Comments			
	Single Ov	vnersh	ip	✓	Duchy of Cornwall Estate			
Legal/Ownership	Multiple				,			
Constraints	Ransom S		· ·					
	Tenancie			√				
If constraints identi	fied can th	ev be	overcome?	Yes				
			er Interest					
Commercial	Site for S							
Interest	Proposed							
Reasoned Justificat								
This Site is NOT ava								
This Site MAY be as								
This Site IS available		√	The site has be	en submit	ted for housing consideration			
Achievability of the					9			
Is there a reasonab		t the	Further investigation is required to understand the precise suitabilit					
site will be develop			development	_	· · · · · · · · · · · · · · · · · · ·			
particular point in t								
Reasoned Justificat								
This site is NOT ach	ievable							
This site MAY be ac	hievable	√	The below gro	ound cond	tions are unknown and as such the site may not			
			be suitable if the flood risk issues cannot be overcome.					
This site IS achieval	ole							
Conclusions								
This site is deliveral	ole		There are no known development constraints at this time suggesting t					
This site is develop	able	√	site is developable. The site appears to have been devoid of use.					
subject to overcom			Otherwise the site is a sustainable location and could help support					
minor issues	Ü		service improv	ements ar	nd facilities in Old Town.			
This site is not deve	lopable							
			Overall howev	er the site	due to its elevation may be more prominent in			
			the landscape	which tog	ether with its proximity to the airport suggests it			
			would not be t	he best sit	te at present to develop for housing.			
			The proposed	housing si	tes at Old Town cover a large area. Although			
			there are no h	eritage de	signations within the site boundaries we advise			
			that a Heritage	e Statemer	nt (HS) would be required in support of any			
			planning appli	cation. Thi	s is because the proposed development area is			
			within 200m o	f eight Sch	eduled Monuments and less than 500m from a			
			Listed Building	(Old Tow	n Church). The HS would need to consider the			
			impact of the p	proposed (development on the setting/significance of these			
			designated site	es. There is	s also moderate to high potential for currently			











unidentified buried archaeological remains within the area which the HS will need to assess – a Bronze Age cist burial was found when the Launceston Close houses were built in 1964 and the GHER records two other possible cists nearby. Flood Risk Management Strategy/Plan would need to be submitted as part of any future development proposal to ensure mitigation measures can form part of any development scheme.

Timeframe for Delivery **BACK**

Discounted	
0-5 years	9
6-10 years	
11-15 years	

Site Visit:







1989 2016



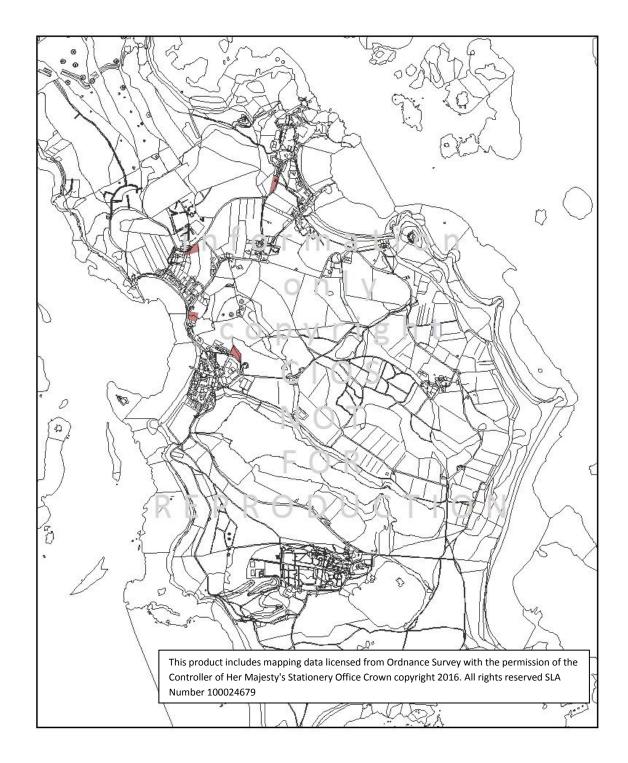








Tresco













Tresco

















Council of the Isle	s of Scilly – Site Assessment				
	Site Reverence	Palace Row/Back Lane (1	Г1)		
	Island	Tresco			
	Site Address	Palace Lane/Back Lane			
	Owner	Tresco Estate			
		2010 - 591			
Site Details		data licensed from Ordnance Survicionery Office Crown copyright 20			
		Within Settlement			
	Lasation	Well related to existing	√	Tresco Island is	
	Location	buildings		relatively isolated.	
		Isolated			
	Grid Reference	88,920.011 15,418.890 N	/leters	I	
	Site Area (ha)	1000m² (0.1ha)			
	Area which is Brownfield	none			
	Min. Housing Yield (D/ha)	8 (80 dph)			
		- (00 ap.i)			











	Current Use(s)		Agriculture				
	Previous Use(s)	-	Agriculture				
	Surrounding Lan	d Use(s)	Residential/A	Agriculture			
	Existing Local Pla	n Policy	Policy 3				
	Planning History		None	None			
			_		Comments		
	Constraints:		Site of Specia		No		
			Interest (SSSI)			
			Wildlife Site		No		
			Archaeologic		4m Castle Downs		
			Constraint Ar		50m Towns Hill		
			Ancient Woo		No		
			Nature Reser		No		
			Scheduled M		11m Dial Rocks		
			Listed Buildin	ng	133m Dolphin House		
	(NB: all of IoS is o	overed by a	TPOs		No		
	Conservation Are	•	RAMSAR Site		No		
	AONB)		Special Area		No		
	,		Conservation				
			Historic Landscape Character		Farmland		
	Thoro are no nucl	lia riabta of	Known Bat Roost		No		
	There are no pub way on the defin	-	Historic Environment Record (HER)		15m Dial Rocks PM FS		
	footpaths map.	itive					
			Bore Hole		No		
Suitability of the Si	te				Comments		
		Access		Good Acce	SS		
		Infrastructu			wn		
		Ground con		good			
		Topography			from the South.		
	Physical	Flood Risk/0		10-15m – I	No Flood Risk		
	problems or limitations						
	IIIIItations	Sea Level) Hazardous I	Dieks	None Known			
	Location of Pollution/co				SE across the field.		
					None Known		
Other Constraints				None know			
	Potential	Landscape	traints		ble in the landscape,		
	Impacts	Lanuscape			y to the west, channel and from		
	puets			· ·	ider views from elsewhere on		
				-	ly to be limited. The site is not		
					or protected		
		Agricultural	Quality	Unknown			
		Open Space	and	No			
		Recreation					
		Neighbouri	ng Uses	Residentia	l/Agricultural		











	Service		Distance			in 10 minutes ng Time (mins)	Score	
	GP Surgery (once a week)		0.3 m	iles		У	9.5	
	Pharmacy		n/a	ì		n/a	n/a	
	Primary Scho	ol	0.3m	ile		У	9.5	
Accessibility	Secondary Sc	hool	On St M	lary's		n /n	-/-	
			(Weekly	Boat)		n/a	n/a	
	Post Office		0.3 m	ile		У	9.5	
	Supermarket,		0.3 m	ile		у	9.5	
	nvenience Sto	ore						
				_		Total	38/60	
			Tick	Reason	ed Justif	ication		
This Site MAY be and								
This Site MAY be suitable	itable		✓					
This Site IS suitable Availability of the S	ito		v					
Availability of the 5	Application N	umbo	r.	None				
	Outline/Full	umbe		None				
	No. Of Dwelli	nac						
Planning	Dwellings Cor		2d	1				
Permission	Dwellings und							
	Construction							
	Dwellings Rer	maining						
		-	<u> </u>		Tick	Comments		
		Sing	le Ownersh	nip	√	✓ Tresco Estates		
	_	Multiple Owner		•				
Legal/Ownership Co	onstraints	Ransom Strip						
		Tenancies						
If constraints identif	ied can they be	over	come?			I		
		Knov	wn Develo _l	per				
Commercial Interest	.	Inte	rest					
Commercial interest		Site	for Sale					
		Prop	osed Use		✓	Residential		
		Tick			F	Reasoned Justifica	tion	
This Site is NOT avai								
	This Site MAY be available							
This Site IS available	This Site IS available		·				Tresco and they have	
A 11 1 1111 6 11			put	the site f	orward a	as a potential futu	re housing site.	
Achievability of the		_!# -	:u v	L., L. 1	l -	Alea in susser 110	unification to too !	
Is there a reasonable				Yes but it depends on the increase/diversification in tourishing and the demand for additional housing.				
be developed at a p		in time		tne dem			<u>. </u>	
This site is NOT achi		TICK	Reas	oneu ju	stille at 10			
This site is NOT acm								
THIS SILE IVIAT DE dCI	iievabie							











This site IS achievable	2	~	Development of this site would be prominent but it would be available, suitable and achievable for a suitably designed scheme taking into account the sensitive nature of this visible site.
Conclusions			
This site is deliverable		_	The site is both available and achievable but could result in a
This site is developable subject		√	prominent form of development and as such it is essential that
to overcoming minor issues		•	siting and design are both assessed very carefully with a
This site is not developable			detailed impact assessment to ensure that the most suitable
			design and density scheme is put forward to minimise harm to
			the important designations covering Tresco.
Timeframe for Delive	ery <u>BACK</u>		
Discounted			
1-5 years			
5-10 years	8		
10-15 years			

Site Visit: 10/03/2016

The site appeared to be an arable agricultural field enclosed by hedges. It slopes up from the south steeply with the land levels increasing from 10-15m (ASL). There is a row of white granite terraced cottages to the north side on Back Lane and 3 cottages to the west side on Palace Lane. Overhead cables traverse the site. It is generally well connected to the existing built-up area of New Grimsby and is accessible by road.

Site Photos:

























Council of the Isla	es of Scilly – Site Assessment				
Council of the isle	Site Reverence	Back Lane (T2)			
	Island	Tresco			
	Site Address	Back Lane			
	Owner	Tresco Estate			
Site Details		ing data licensed from Ordnance Survey with the permission of the Stationery Office Crown copyright 2016. All rights reserved SLA			
		Within Settlement			
	Location	Well related to existing buildings ✓			
		Isolated			
	Grid Reference	89,224.282 15,672.890 Meters			
	Site Area (ha)	89,224.282 15,672.890 Meters 1000m ² (0.1)			
	Area which is Brownfield	None			
	Min. Housing Yield	4 (38 dph)			
	Current Use(s)	Unused			











	Previous Use(s)	Agriculture				
	Surrounding Land Use(s)	Agriculture/residential/tourism				
	Existing Local Plan Policy	Policy 3 but not other	wise	allocated		
	Planning History	P2986 Siting of sewerage treatment plant to the west of				
		Back Lane, approved in 1989				
				Comments		
	Constraints:	Site of Special Scientif	ic	No		
		Interest (SSSI)		NO		
		Wildlife Site		No		
		Archaeological Constr	aint	4m Dolphin Town		
		Area (ACA)		411 Bolphin Town		
		Ancient Woodlands		No		
		Nature Reserve		No		
		Scheduled Monument	t	175m Dial Rocks		
		Listed Building		116m Walls to Kelp Pit		
		TPOs		No		
		RAMSAR Site		No		
	(ND, all afters in account house	Special Area of		No		
	(NB: all of loS is covered by a	Conservation (SAC)		NO		
	Conservation Area and	Historic Landscape		Farmland		
	AONB)	Character		Tarmana		
	There are no public rights of	Known Bat Roost		No		
	way on the definitive	Historic Environment		100m PM Coastguard Station		
	footpaths map.	Record (HER)		Toom in Coastgaara Station		
		Bore Hole		No		
Suitability of the Sit	te			nments		
		Access		od Access		
		Infrastructure		known		
		Ground conditions		ll drained		
		Topography		oes up to the north west		
		Flood Risk/Coastal	10n	n Not at risk from flooding		
	Physical problems or	Erosion (Metres				
	limitations	above sea level)				
		Hazardous Risks		known		
		Location of Pylons	Nor			
Other Constraints		Pollution/contamin	Unli	ikely		
		ation				
		Other Constraints				
	Potential Impacts	Landscape		be visible in the immediate		
				nity but wider views likely to be		
				ted. The site is not designated or		
				tected and relates well to the		
			Tow	ting development at Dolphin		
		Agricultural Quality	100	/11.		
		Agricultural Quality				











					Open Sp	pace and			
					Recreat	creation			
					Neighbo	ouring Use	S		
	g	Service		Dista	Distance			0 minutes	Score
						Walkir	ng T	ime (mins)	
	GP Sur			0.1r				У	10
	Pharmacy			On St I			n,	/a	n/a
		y Schoo		0.1 r			'	У	10
	Second	dary Sch	ool	St Mary			n	/a	n/a
				once a					
Accessibility	Post O			0.6 r	mile			Υ	8
	-	narket/	Conv	0.6 r	mile		,	у	8
	enienc	e Store							0.5.1.0
			_					Total	36/40
		Tick	Reaso	oned Justif	fication				
This Site is NOT Suit	able								
								•	pulation. Only when
						velopmen	t, w	here there be	a need to increase staff
			accor	nmodatior	٦.				
This Site MAY be su	itable	√	C :						
				Given the location of a sewerage treatment plant at this site there will be a					
				need to ensure that the development is the required distance from this and any outfall.					
This Site IS suitable			any o	utiali.					
Availability of the S	ito								
Availability of the 3		ation Nu	ımbar		None				
	Outline		imber		None				
		Dwellir	ac						
Planning		ngs Con		4					
Permission		ngs und	-	<i>A</i>					
	Constr	_	Ci						
		ngs Rem	naining	,					
	DVVCIIII	ישי ייפוו	iiiig	<u> </u>	<u> </u>	Tick	C	omments	
			Sing	le Owners	hin	√ ×	-		
				tiple Owne					
Legal/Ownership Co	nstraint	S		som Strip	5. np				
				ancies					
If constraints identified can they be o									
in constraints identified can triey be			wn Develo	ner					
			Inte		, p. C.				
Commercial Interes	Commercial Interest			for Sale					
				oosed Use		✓	Re	esidential	
		Tick		- 3004 000				Justification	
This Site is NOT avai	ilable								
This Site MAY be av									
Site Wirt be dv			1						











This Site IS available		✓	The sin	ite has been submitted by the land owner for consideration for			
Achievability of the Site							
Is there a reasonable pro	spect	the	If the	land owner could demonstrate a need for additional staff			
site will be developed at	a		accom	nmodation dwellings or other dwellings to meet a local need than			
particular point in time?			some	form of residential development would be achievable on this site.			
		Tick		Reasoned Justification			
This site is NOT achievab	le						
This site MAY be achieva	ble	,	/				
This site IS achievable							
Conclusions							
This site is deliverable				The site is both available and achievable but could result in a			
This site is developable				prominent form of development and as such it is essential that siting			
subject to overcoming		✓		and design are both assessed very carefully with a detailed impact			
minor issues				assessment to ensure that the most suitable design and density			
This site is not developab	ole			scheme is put forward to minimise harm to the important			
				designations covering Tresco.			
Timeframe for Delivery	BACK						
Discounted							
0-5 years 4							
6-10 years							
11-15 years							
Site Notes: 10/03/2016	Site Notes: 10/03/2016						
The sites slopes up from the south east and the road (Back Lane). The site appears unused as was overgrown with brambles/scrub. There are trees to the north/north-west side, further up the hill. To the front is a low stone							

wall and hedge. Some vegetation clearance has taken place. The site is close to a sewage/water treatment plant

Site Photos

to the west.



























Council of the Isles	of Scilly – Site Assessment					
	Site Reverence	Vane Hill (T3)				
	Island	Tresco				
	Site Address	Vane Hill/Abbey Farm				
	Owner	Tresco Estate				
Site Details		g data licensed from Ordnance Survey ationery Office Crown copyright 2016				
		Within Settlement				
	Location	Well related to existing	√	1		
	Location	buildings	v			
		Isolated]		
	Grid Reference	89,073.869 15,038.972 Met	ers	,		
	Site Area (ha)	1,217 m² (0.12ha)				
	Area which is Brownfield	0				
	Min. Housing Yield	8 (66 dph)				
	Current Use(s)	Unused scrub/gorse				
	,	1 -				











	Previous Use(s)		unknown				
	Surrounding Land	Use(s)	Municipal/civio	:/residential/t	tourism		
	Existing Local Plan	Policy	Policy 3 but otherwise unallocated				
	Planning History		None				
					Comments		
	Constraints:		Site of Special :	Scientific	NO		
			Interest (SSSI)		110		
			Wildlife Site		No		
			Archaeological	Constraint	50m Abbey Farm, 35m		
			Area (ACA)		Vane Hill		
			Ancient Woodl		No		
			Nature Reserve		No		
			Scheduled Moi	nument	100m Round Cairn 25m SW of Vane Hill Summit		
			Listed Building		No		
	(NB: all of IoS is cov	•	TPOs		No		
	Conservation Area	and	RAMSAR Site		No		
	AONB)		Special Area of		No		
	There are no public rights of		Conservation (110		
			Historic Landso	cape	Farmland		
			Character				
	way on the definitive		Known Bat Roo		No		
	footpaths map.		Historic Environment Record (HER)		100m Bronze Age Cairn		
			Bore Hole		No		
Suitability of the Si	te		Comments				
		Access		Good Acces	S		
		Infrastruct	ture	Unknown	Unknown		
		Ground co	onditions		teeply sloping		
		Topograph		Slopes up in	a northerly direction		
	Physical	Flood Risk		10+m			
	problems or	-	letres above				
	limitations	sea level)					
		Hazardous		unknown			
		Location o			None		
Other Constraints			contamination	unlikely	lun avvin avala a a la avv		
	Data atial large ata	Other Con			known archaeology		
	Potential Impacts	Landscape	2		nt on this sloping site would nt from land to the south-		
					and south west. The site is		
					her than the adjacent built-		
				_	as such there is the potential		
		I			ment to be intrusive.		
				I for developi	ment to be intrasive.		
		Agricultur	al Quality	Not known	ment to be intrusive.		
		Agricultur			ment to be intrusive.		
					ment to be intrusive.		











			Neighbour	ring U	ses	Residential		
		Service	Distance	Distance Within 10 minutes		Score		
	,	Dei Vice	Distance		Walking Time		Score	
	GP Surgery		0.5 mile	У			8.5	
	Pharmacy		n/a	n/a		Э	-	
	Primary		0.5 mile	у			8.5	
	School							
Accessibility	Secondary		St Mary's		n/a		-	
	School		once a week					
	Post Office		0.1 mile	У			10	
	Supermarket			У			10	
	/Convenienc							
	e Store							
						Total	37/60	
_		Tick	Reasoned Justific	cation				
This Site is NOT								
Suitable								
This Site MAY be							ne applied to the existing	
suitable		dwellings (which are relatively new) so may not be a major const						
		√					e cut into the slope of Vane	
			· · · · · · · · · · · · · · · · · · ·	lill which may result in the discovering of previously unknown				
			archaeological re	mains	•			
This Site IS suitable								
Availability of the S				T				
		lication N	Number	mber None				
		line/Full						
Planning		Of Dwell						
Permission	Dwellings Com		•					
	Dwellings unde							
	Construction							
	Dwellings Rema		maining					
				Tick		Comments		
			Single Owners	hip	✓			
_			Multiple					
Legal/Ownership Constraints			Ownership					
		Ransom Strip						
			Tenancies					
If constraints identified can they be o								
Commercial Interest			Known Develo	per				
			Interest					
Commercial interest			Site for Sale					
			Proposed Use		✓			
	Tick	(Reas	oned Justifica	tion	
This Site is NOT								
available								











This Site MAY be	✓	The site is accessible, but is elevated and has limited immediate vehicular				
available		access				
This Site IS						
available						
Achievability of the	Site					
Is there a reasonable prospect the		If the land owner could demonstrate a need for additional staff				
site will be develope	ed at a	accommodation dwellings or other dwellings to meet a local need than				
particular point in time?		some form of residential development would be achievable on this site.				
	Tick	Reasoned Justification				
This site is NOT						
achievable						
This site MAY be						
achievable						
This site IS	✓					
achievable	·					
Conclusions	Conclusions					
This site is	✓	The site is both available and achievable but could result in a prominent				
deliverable		form of development and as such it is essential that siting and design are				
This site is		both assessed very carefully with a detailed impact assessment to ensure				
developable		that the most suitable design and density scheme is put forward to				
subject to		minimise harm to the important designations covering Tresco.				
overcoming						
minor issues						
This site is not						
developable						
Timeframe for Delivery BACK						
Discounted						
1-5 years						
5-10 years						
10-15 years	8					
Site Notes: 10/03/2016						
The site slopes steeply up from the path and is predominantly covered with gorse. Appears to have some						
wildlife value as part of the wider Vane Hill landscape. There are no overhead cables or known						

Site Photos

heritage/natural environment constraints.























Council of the Isles	of Scilly – Site Assessment				
	Site Reverence	Cliff Cottages (T4)			
	Island	Tresco			
	Site Address	Land to the north of Cliff Cottages			
	Owner	Tresco Estate			
Site Details		g data licensed from Ordnance Su ationery Office Crown copyright 2			
			Tick	Comments	
		Within Settlement	Tick	Comments	
	Location	Within Settlement Well related to existing buildings	Tick	Comments	
	Location	Well related to existing		Comments	
	Location Grid Reference	Well related to existing buildings	√	Comments	
		Well related to existing buildings Isolated	√	Comments	
	Grid Reference	Well related to existing buildings Isolated 88,910.395 15,172.421 N	√ Meters	Comments	











	Current Use(s)		Residential	curtilage		
	Previous Use(s)		unknown			
	Surrounding Lan	d Use(s)	Residential/Tourism			
	Existing Local Pla	n Policy	Policy 3 but otherwise u		nallocated	
	Planning History None					
					Comments	
	Constraints:		Site of Special Scientific		No	
			Interest (SSSI)		No	
			Wildlife Site		No	
			Archaeological		80m Abbey Farm, 20m Vane	
			Constraint Area (ACA)		Hill	
	(NID. II. 61.61		Ancient Woodlands		No	
	(NB: all of loS is o		Nature Reserve		No	
	Conservation Are	ea and	Scheduled Monument		90m Round Cairn 25m SW of Vane Hill Summit	
			Listed Building		No	
			TPOs		No	
	Thorograms as a second	dia miab+f	RAMSAR Si	te	No	
	There are no pub way on the defin	_	Special Area of		No	
	footpaths map.		Historic Landscape Character		Farmland, late Post Medieval	
			Known Bat Roost		No	
			Historic Environment		100m Bronze Age Cairn	
			Record (HER)			
			Bore Hole	·	No	
Suitability of the Si	te		•	Comments		
		Access		Good Access		
		Infrastructu	re	Not known		
		Ground con	ditions	Not known		
		Topography	1	Relatively flat		
	Flood Risk/0		Coastal 15m – Based		d on the SMP2, coastal erosion	
	Physical				g this site would be vulnerable to	
	problems or	sea level)			ng (and potentially lost).	
	limitations			Not Known		
		Location of	Pylons	To the rear of the site, at the foot of Vane		
Other Constraints		5 11 /			Hill.	
		Pollution/contamination		None known		
		Other Constraints		None known		
	Potential Landscape		Some impa		ct upon landscape particularly	
	Impacts	octs		from the Tresco Channel and Bryher where		
				views of this site would be most apparent.		
				The topography is such that there would be		
				limited views from elsewhere on Tresco.		
		Agricultural Quality		Not known		











		Open Space a			and	l No						
				Recreation								
				Neighbouring Uses			Residential					
	Service Distar				a	Wi	thin 10) minutes Walking	Score			
	Jei vice			Distaile				ime (mins)	Score			
	GP Surgery			0.4 mile	<u>;</u>		Ye	es (8 mins)	9			
	Pharmacy			n/a	n/a			No	0			
	Primary School			0.4 mile		Yes (8 mins)			9			
Accessibility	Secondary			n/a		No			0			
	School								-			
	Post Office			0.2 mile		Yes (3 mins)			10			
	Supermarket/Co			0.2 miles		Yes (3 mins)			10			
	nvenience Store											
								Total	38/60			
-1: 6:: 1 10-6 i		Tick	Reas	oned Justific	ation							
This Site is NOT Suita	able											
This Site MAY be									co, easily accessible			
suitable		✓	however there are concerns regarding vulnerability to coastal flooding.									
			Appropriate flood mitigation would need to be considered and a flood ri									
This Site IS suitable		asses	assessment to support an application for development.									
Availability of the Si		cation	Numb	or	Non							
	Application Number Outline/Full				None							
	•											
Planning	_											
Permission	- :											
		_										
				inσ								
Dweilings Rein							Comr	nents				
Single Owns				shin			Collin	nemes				
			·									
= :												
	<u> </u>	*										
If constraints identif				rcome?								
Commercial Interest		•										
					ļ.	✓						
·							Reaso	ned Justification				
This Site is NOT available												
This Site MAY be available												
This Site IS available ✓												
Achievability of the	Site		,									
Is there a reasonable	e prosp	ect th	e If	the demand	for lo	cal h	ousing	s /staff accommodat	ion arises then this			
site will be develope	ed at a		si	ite would be a	achie	vable	j					
particular point in ti	me?											
Legal/Ownership Constraints If constraints identifi Commercial Interest This Site is NOT avail This Site IS available Achievability of the Is there a reasonable site will be develope	Dwellings Comple Dwellings under Construction Dwellings Remain Single Owner Multiple Owr Ransom Strip Tenancies Constraints identified can they be over Known Devel Site for Sale Proposed Use Tick his Site is NOT available his Site IS available chievability of the Site there a reasonable prospect the			ing ship nership ercome? oper Interest	for lo	ocal h	Reaso		ion arises then this			











			Reasoned Justification				
This site is NOT achievable							
This site MAY be achievable		✓	Because the land is in single ownership without constraints it is possible that housing could be achieved at this site. However there would need to be a detailed Flood Risk Assessment to demonstrate how the effects of tidal flooding could be mitigated and what sea defences could be use to ensure the site is not lost to coastal erosion.				
This site IS achievable							
Conclusions							
This site is deliverable This site is developable subject to overcoming minor issues This site is not developable	✓		Whilst the housing demand on Tresco is controlled by the land owner rather than by any other factor, it is difficult to understand if the site would be developed at all over the plan period. The 2016 SHMA does demonstrate a need to plan for homes on the Isles of Scilly over the life of the Local Plan. Given the significant concerns expressed in relation to potential flood risk at this site however it is considered that it is unlikely to be delivered for housing.				
Timeframe for Delive	ry <u>Back</u>						
Discounted 1-5 years 5-10 years	3						
10-15 years							
Site Notes: 10/03/201 Section of relatively fl		nd eleva	ated above the road between the Warren on the north west side of the				

site and Cliff Cottage to the south east side. Appears to be used as domestic garden. O/H cables run to the

Site Photos

rear of the site.























4. Timeframe of Housing Delivery Breakdown

4.1 As identified in the methodology section, each site was scored in relation to walking distances to key services. The site assessments included a measurement to show walking distance from the site. This translated into a score depending on how close the site was to the service. The table below shows which sites are more sustainable in terms of the location.

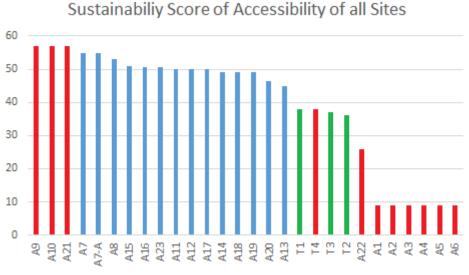


Figure 4 Sustainability Scores of All sites

4.2 This scoring is an important consideration in determining the most sustainable sites and which sites could be considered for potential housing allocations in the plan. Clearly some of the sites score well and as such would be considered the most sustainable, relative to sites elsewhere on the Islands. There are sufficient constraints at the present time that suggest these higher scoring sites, however, are not suitable or deliverable for other reasons. The table above identifies with red, those sites considered to be unsuitable for housing, either because they are considered to be in unsustainable locations or because of other landscape or designation constraints. Those sites identified as green highlight the relative sustainability of sites on Tresco. Whilst there are critical services missing on Tresco everything else scores well due to the small scale nature of the island and the relationships of services to housing of those areas that are already developed.











Site	Settlement Area (average density	No of	Size of	Density	Sustainability	0-5 years	6-10 years	11-15 years	Discount	Potential
Site	for area)	Dwellings	Site	(dph)	Score	U-5 years	0-10 years	11-15 years	Discount	Allocation
<u>A1</u>	Telegraph (10dpha)	4	0.36	11.1	9/60				4	
<u>A2</u>	Telegraph (10dpha)	7	0.51	11.8	9/60				7	
<u>A3</u>	Telegraph (10dpha)	7	0.61	11.5	9/60				7	
<u>A4</u>	Telegraph (10dpha)	7	0.62	11.3	9/60				7	
<u>A5</u>	Telegraph (10dpha)	7	0.65	10.8	9/60				7	
<u>A6</u>	Telegraph (10dpha)	4	0.36	11.1	9/60				4	
<u>A7</u>	Hugh Town (30dpha)	26	0.54	48.1	55/60	26				✓
<u>A7 - A</u>	Hugh Town (30dpha)	7	0.2	35.0	55/60	7				✓
<u>A8</u>	Hugh Town (30dpha)	1	0.01	100.0	53/60				1	
<u>A9</u>	Hugh Town (30dpha)	16	0.4	40.0	57/60				16	
<u>A10</u>	Hugh Town (30dpha)	6	0.2	30.0	57/60				6	
<u>A11</u>	Hugh Town (30dpha)	12	0.4	30.0	50/60	12				
<u>A12</u>	Hugh Town (30dpha)	5	0.16	31.3	50/60	5				
<u>A13</u>	Old Town (23dpha)	15	0.53	28.3	45/60		15			✓
<u>A14</u>	Old Town (23dpha)	13	0.44	29.5	49/60		13			✓
<u>A15</u>	Old Town (23dpha)	12	0.42	28.6	51/60	12				✓
<u>A16</u>	Old Town (23dpha)	3	0.10	30.0	50.5/60	3				✓
<u>A17</u>	Old Town (23dpha)	11	0.37	29.7	50/60	11				✓
<u>A18</u>	Old Town (23dpha)	20	0.65	30.8	49/60		20			✓
<u>A19</u>	Old Town (23dpha)	16	0.57	28.1	49/60				16	
<u>A20</u>	Old Town (23dpha)	17	0.59	28.8	46.5/60				17	
<u>A21</u>	Hugh Town (30dpha)	10	0.32	31.3	57/60				10	
<u>A22</u>	Holy Vale (16dpha)	4	0.23	17.4	26/60				4	
<u>A23</u>	Old Town 2017 (23dpha)	9	0.31	29.0	50.5/60	9				✓











<u>T1</u>	Tresco, Back Lane (80dpha)	8	0.10	80.0	38/60		8			
<u>T2</u>	Tresco, Palace Row (38dpha)	4	0.10	40.0	36/60	4				
<u>T3</u>	Tresco, Vane Hill (66dpha)	8	0.12	66.7	37/60			8		
<u>T4</u>	Tresco, Cliff Cottages (40dpha)	3	0.09	33.3	38/60				3	
Total		262	9.65			89	56	8	109	61

4.3 The above table shows that out of the 27 sites assessed, 13 were either not appropriate or not appropriate at the present time. Out of the modest densities used to calculate housing numbers, the sites could deliver a potential 153 homes with 89 of these being potentially within the first 5 years, and 56 being within the period 6-11 years. Further viability and flood risk assessment is required to further define whether sites are suitable for housing. The Housing Topic Paper will explore the issues of sizes, types and tenures of housing including any qualifying criteria for affordable housing that the Local Plan will have to strategically plan for.





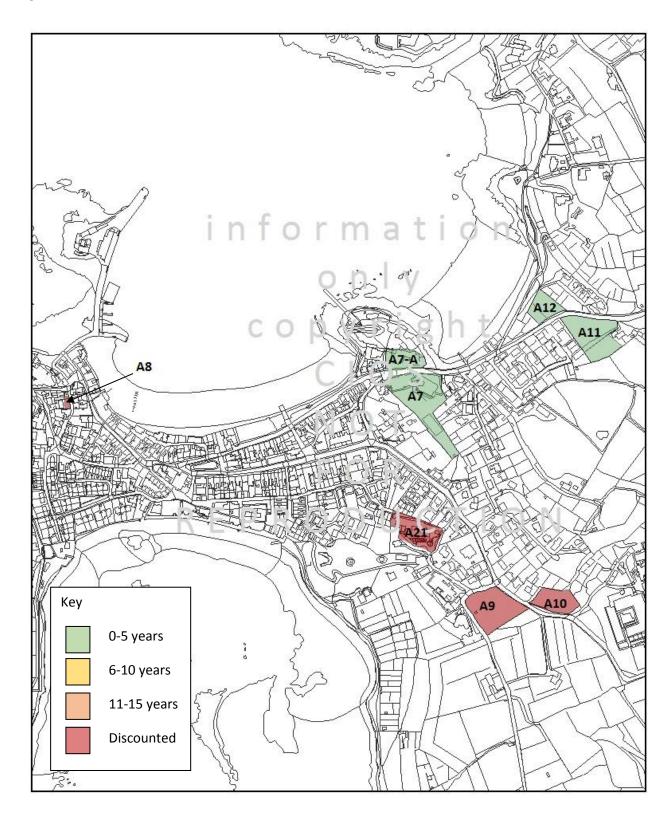






Mapped Sites

Hugh Town Sites





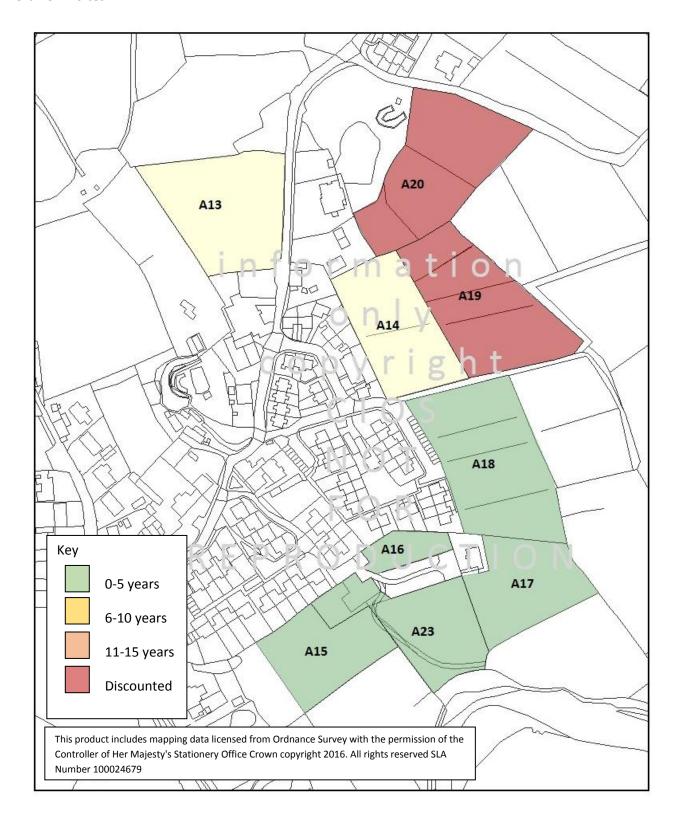








Old Town Sites













Telegraph Sites





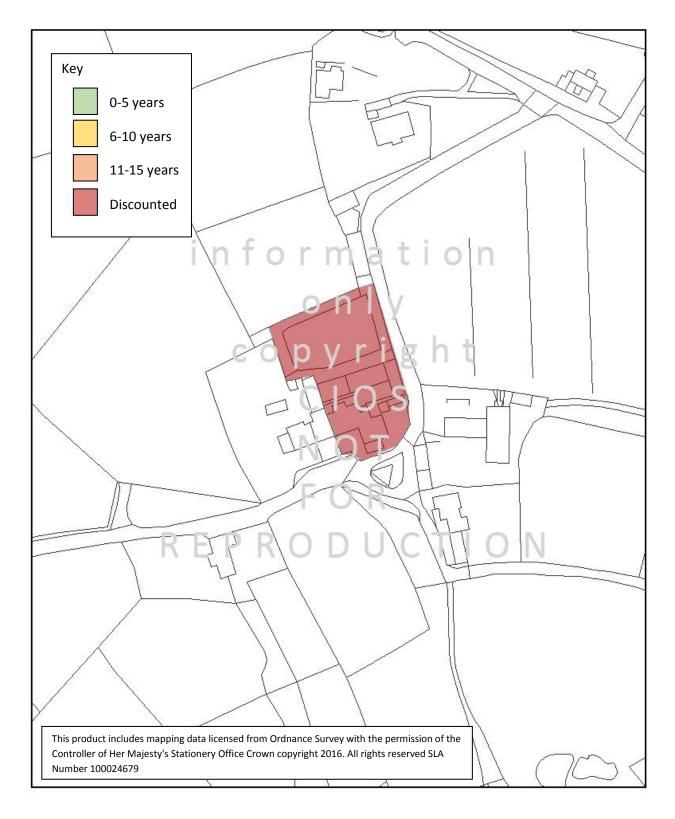








Holy Vale Site





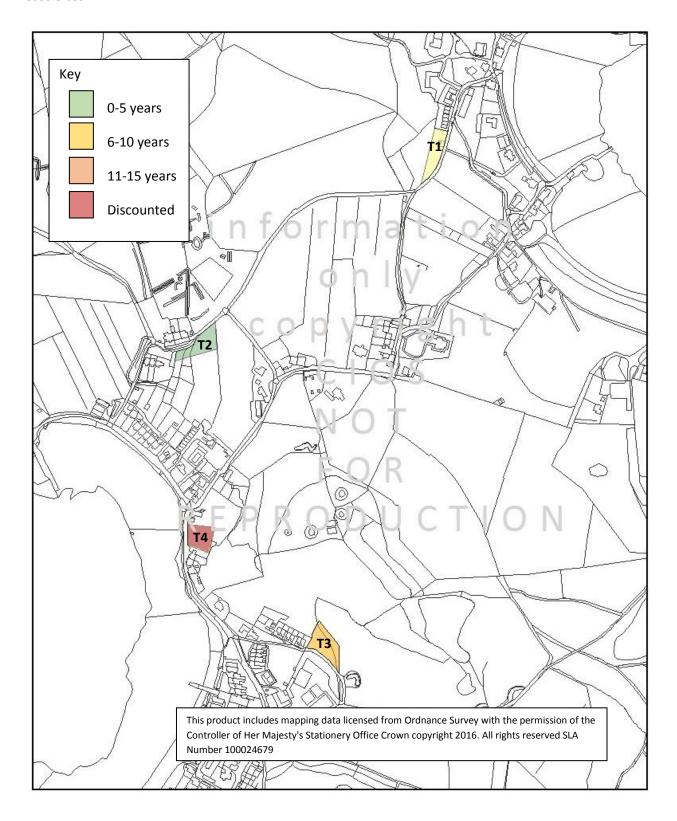








Tresco Sites













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Glossary

ACA Archaeological Constraint Area

BA Bronze Age C19 19th Century

CIOS Council of the Isles of Scilly

CC Cornwall Council

CAU Cornwall Archaeological Unit

DCLG Department of Communities and Local Government

DPH Dwellings per Hectare

DPD Development Plan Documents

E East
FS Find Spot
GI Grade 1
GII* Grade 2 Star
GII Grade 2
HA Hectare

HER Historic Environment Record

HS Heritage Statement LB Listed Building

LPA Local Planning Authority

M Metres N North NE North East

NPPF National Planning Policy Framework NPPG National Planning Policy Guidance

NW North West

PAS Planning Advisory Service

PM Post Medieval

S South

SAC Special Area of Conservation

SE South East

SHLAA Strategic Housing Lane Availability Assessment

SHMA Strategic Housing Market Assessment

SM Scheduled Monument
SMP Shoreline Management Plan
SPA Special Protection Area

SPD Supplementary Planning Document SSSI Site of Special Scientific Interest

SW South West

TPO Tree Preservation Order

W West

WPD Western Power Distribution