

- C3 Prior to their installation on the building, details of, including samples of all external finishes shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the development shall be finished in the agreed materials and retained as such thereafter. All nails and fittings shall be corrosion resistant.**
Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 (5) and (6) of the submission draft Isles of Scilly Local Plan (2015 – 2030).
- C4 Prior to their installation on the building, a sample and/or details of the finish of the windows to be used on the building hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. Once approved the dwelling shall be finished in accordance with these details and be retained as approved thereafter.**
Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 (5) and (6) of the submission draft Isles of Scilly Local Plan (2015 – 2030).
- C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions to the dwelling hereby permitted shall be erected and no additional windows or other openings shall be installed within the building without the prior permission, in writing, of the Local Planning Authority.**
Reason: In the interests of protecting the privacy and amenity of neighbouring properties and ensuring the size of the dwelling is such that it remains available to meet a local need in accordance with Policies LC1 and LC3 of the submission draft Isles of Scilly Local Plan (2015 – 2030).
- C6 Any electricity, water, sewage, telephone and cabling services to the development the subject of this application shall be placed underground or otherwise concealed within the building.**
Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 (5) and (6) of the submission draft Isles of Scilly Local Plan (2015 – 2030).
- C7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**
Reason: To protect the amenities of the locality, including those of neighbouring residential properties and to protect this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.
- C8 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**
Reason: In the interests of protecting the residential amenities of neighbouring properties.

PRE-COMMENCEMENT CONDITION: Construction Method Statement

- C9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:**
- 1. The parking of vehicles of site operatives;**
 - 2. Loading and unloading of plant and materials;**
 - 3. Storage of plant and materials used in constructing the development;**
 - 4. Wheel washing facilities;**
 - 5. Measures to prevent contaminated surface water run-off;**
 - 6. Measures to control the emission of dust and dirt during construction;**

7. A detailed scheme for reducing/re-using/recycling/disposing of waste resulting from demolition, excavation and construction works.

On completion of the development any contractors compound, temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon the Islands natural environment designation and to ensure that the construction of the development is adequately controlled and to protect the amenities of the area and essential infrastructure in accordance with Policies 1, 2 and 6 of the adopted Isles of Scilly Local Plan 2005 and Policy SS2 and OE2 of Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Written Scheme of Investigation

C10 A) No demolition or development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon the Islands archaeological, historic and built environment, to be submitted and agreed in writing by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy 1 of the adopted Isles of Scilly Local Plan 2005 and Policy SS2 and OE3 of Publication Draft Isles of Scilly Local Plan 2015-2030.

Pre-Occupation Condition: Biodiversity Landscaping Enhancements

C11 Prior to the first occupation of the dwelling, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Local guidance from the Isles of Scilly Wildlife Trust should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.

Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policies SS1(d) and SS2(g) of the Submission Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Water Consumption Standards

C12 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, to minimise additional demands of water consumption as a result of the proposed development this should include a water consumption standard of no more than 110 litres per person, per day. The development shall be carried out in accordance with the approved scheme and shall be adhered to thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policy 2 of the Local Plan (2005) and Policies SS1(b), SS2(k) and SS6 (d) of the Submission Draft Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on the islands carbon footprint and reduced water demands.

PRE-COMMENCEMENT CONDITION: Sewage Discharge Minimisation Measures

C13 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, to manage the discharge of drainage on site or to the public sewage system. This shall include details of surface water drainage which avoids any connection to the public sewerage network. The development shall be carried out in accordance with the approved scheme and shall be adhered to thereafter.

Reason: This is a pre-commencement condition that requires information to be submitted that did not form part of the original submission and is required to ensure that the proposed development would not result in deterioration of water quality or exacerbate capacity problems of existing sewage systems in accordance with Policy 6 of the adopted Isles of Scilly Local Plan (2005) and Policy SS6 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Levels data

C14 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, providing details of the existing ground levels, proposed finished floor levels of the dwelling and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development. The development shall then be carried out in accordance with the approved details and the levels shall be retained as such thereafter.

Reason: This is a pre-commencement condition that requires information to be submitted that did not form part of the original submission and is required to ensure that the proposed development would not result in land levels being raised which could result in additional harm to the neighbouring properties and wider street scene in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2(1) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

PRE-INSTALLATION CONDITION: Details of Obscure Glazing

C15 Prior to being installed, details of the obscure glazing in eye-level doors and windows in the north and east elevations of the dwelling, shall be submitted to and approved in writing by the Local Planning Authority. The obscure glazing shall be installed in order to provide of level of obscurity at least equivalent to levels 3, 4 or 5 on the Pilkington Glass scale and the glazing shall be retained as such thereafter.

Reason: To protect the amenity of adjacent residential occupiers in accordance with the Isles of Scilly Design Guide SPD (2007) and Policy SS2(1) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2019.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34/£234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
3. In accordance with the Town and Country Planning (fees for Application and Deemed

Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £116 for each request to discharge condition(s) and is payable for each individual request made to the Local Planning Authority.

4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
5. SECTION 106 AGREEMENT. The planning permission hereby approved is subject of a section 106 agreement to control the occupancy of the dwelling to ensure it contributes towards the housing need of the local community.

Signed:



Senior Officer, Planning and Development Management

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 19th February 2021



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr T Fletcher & Mrs J Pearson

Please sign and complete this certificate.

This is to certify that decision notice: P/20/054/FUL and the accompanying conditions have been read and understood by the applicant: Mr T Fletcher & Mrs J Pearson.

1. **I/we intent to commence the development as approved:** Demolition of garage and construction of Local Need Dwelling. (Amended Plans to reduce overall height) at: Garage Buzza Road Hugh Town St Mary's Isles Of Scilly **on:**.....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

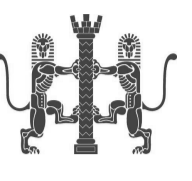
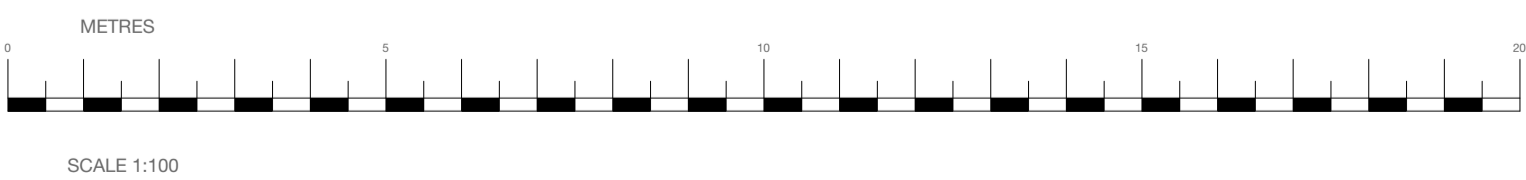
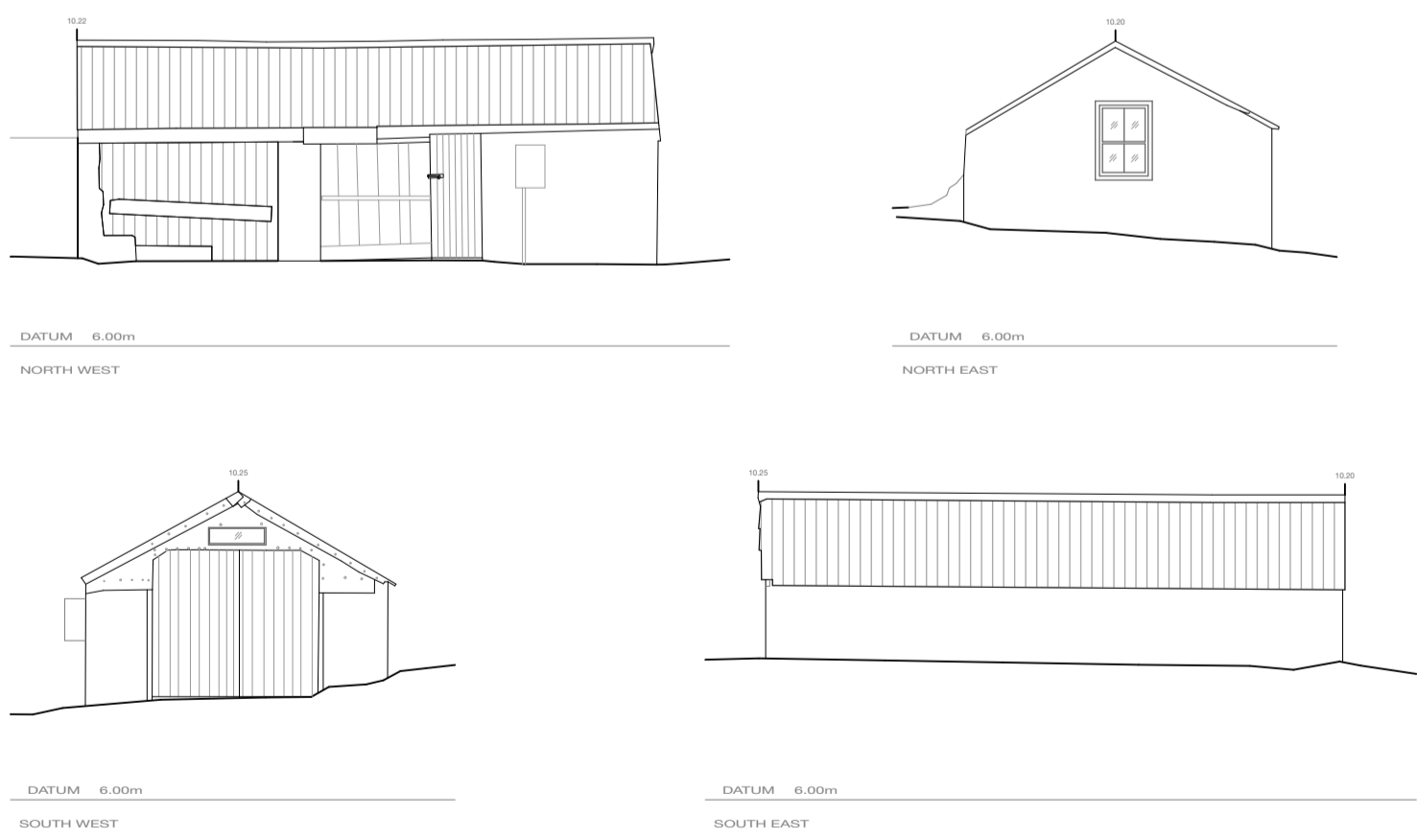
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- B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
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- C14 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, providing details of the existing ground levels, proposed finished floor levels of the dwelling and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development. The development shall then be carried out in accordance with the approved details and the levels shall be retained as such thereafter.
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- If the works are not subject to a building contract administered by Studio West Architects Ltd, no responsibility for errors arising on site or due to variation from the Architect's drawing can be accepted by the Architects.

Revision	Date
Rev B - Revised site redline as advised by Planning	04/08/2020
Rev C - Revised site redline as advised by Planning	12/11/2020

APPROVED
 By Lisa Walton at 2:48 pm, Feb 19, 2021

Job Title
'Buzza Garage' - Buzza Rd
St Mary's, Isles of Scilly TR21 OJL
 New Low-Energy Dwelling
 For Tristan Fletcher & Jaclyn Pearson

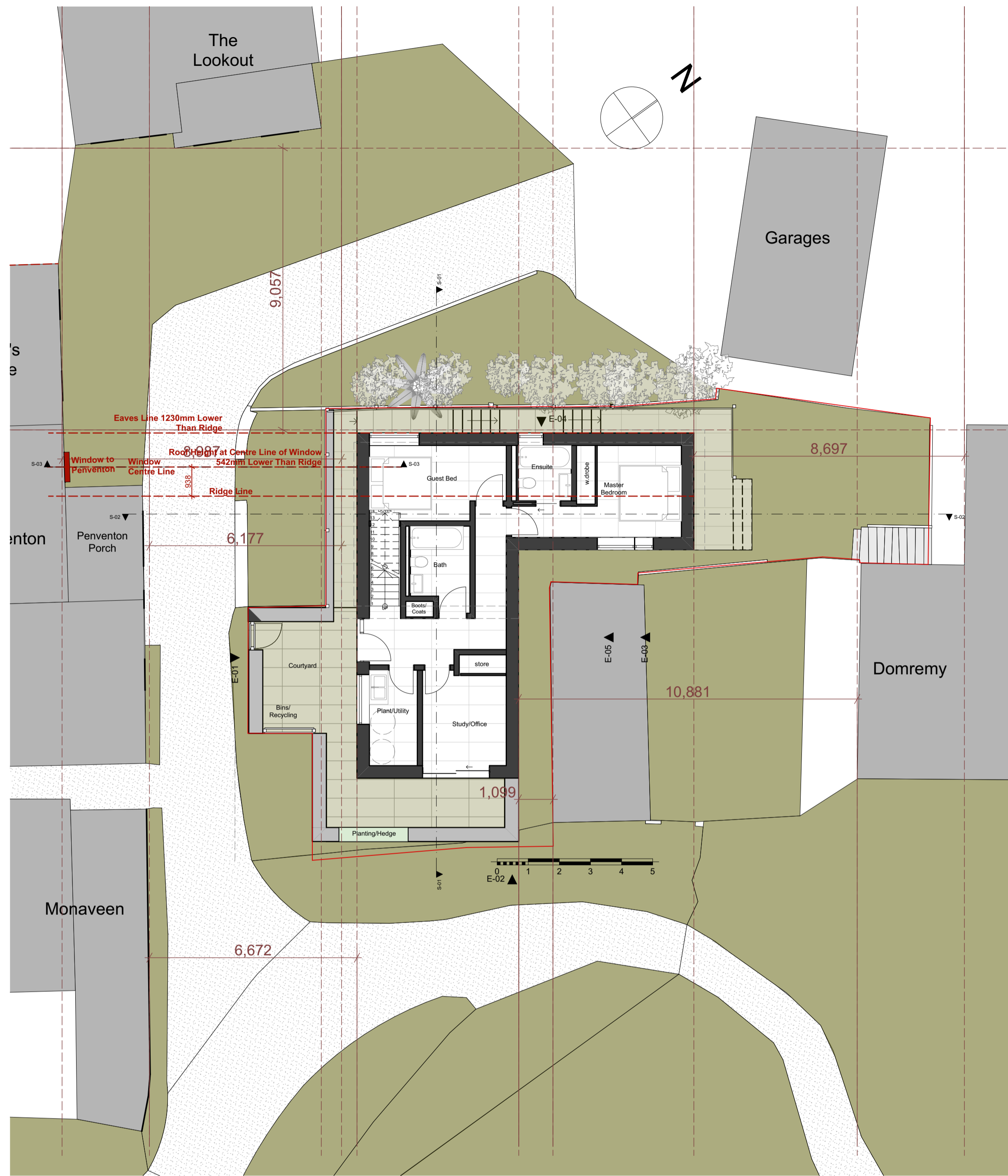
Drawing Title
Location Plan, Block Plan and Existing Site Survey

Drawing Status
PLANNING

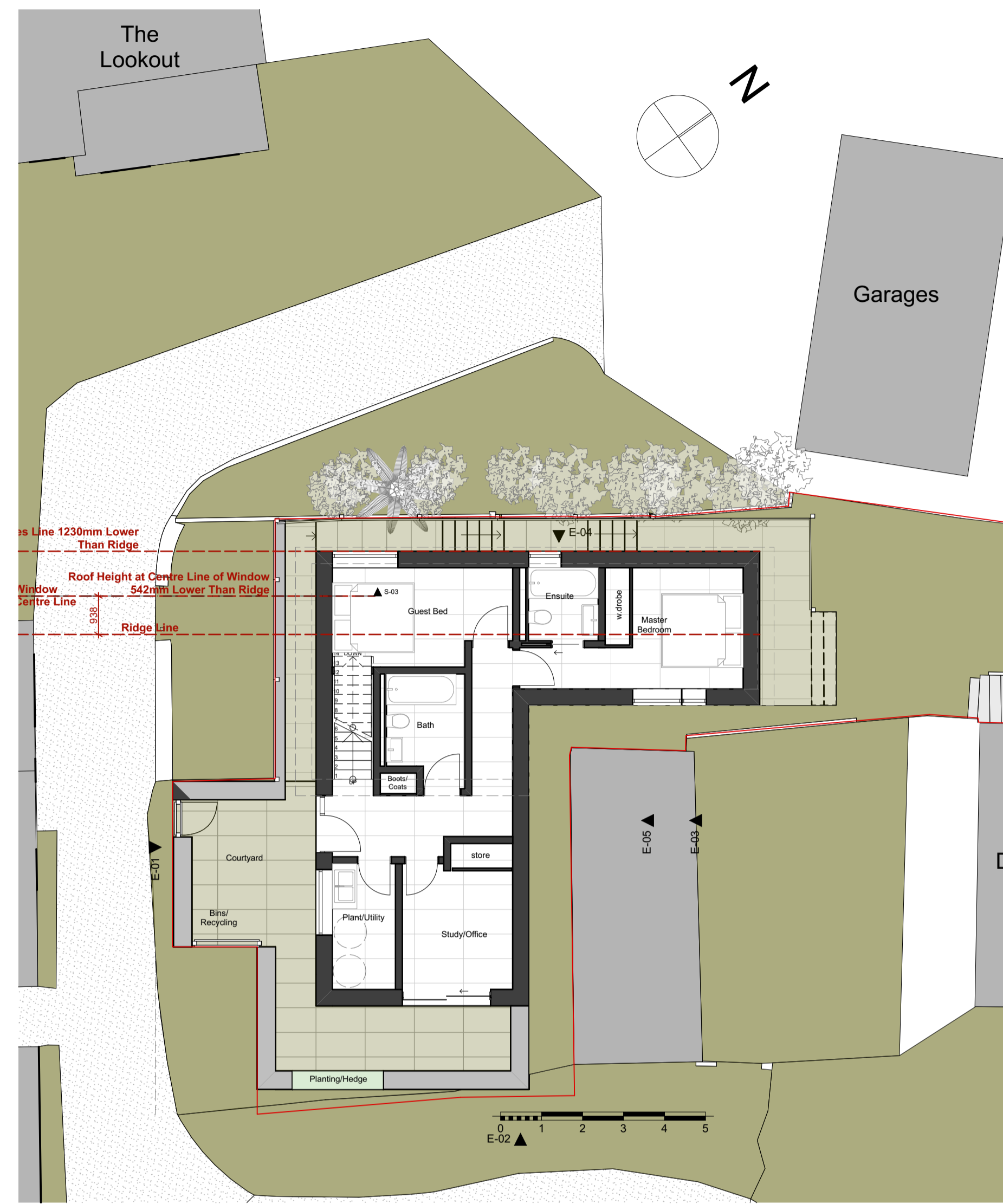
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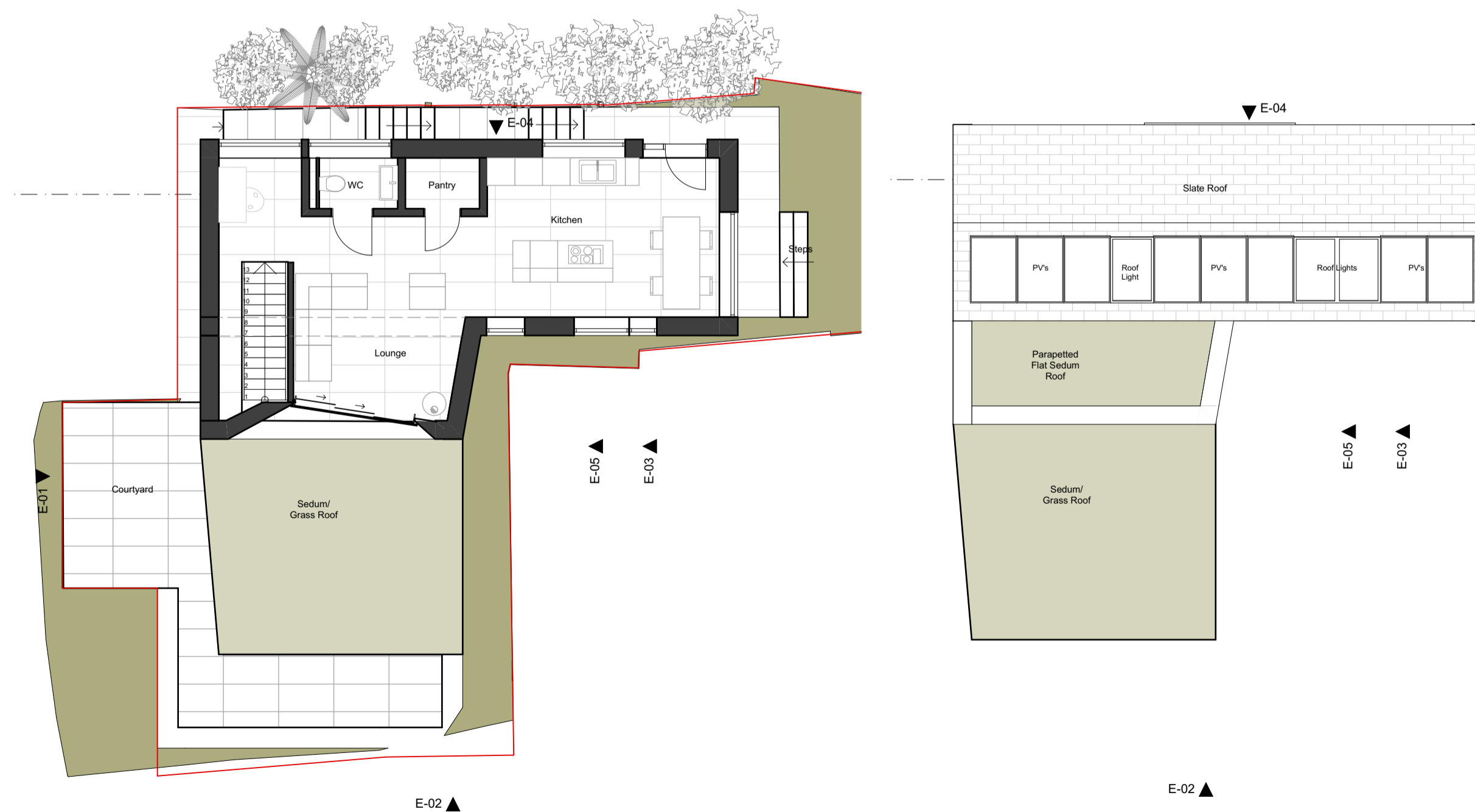
Drawing Number Revision
1916 PL 01 C



0. Proposed Ground/Site Plan 1:100



0. Proposed Ground Floor Plan 1:100

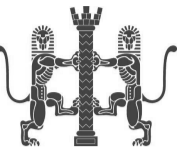


1. Proposed First Floor 1:100

2. Proposed Roof Plan 1:100



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Revision	Date
Rev. A - 29/05/2020	Proximity dimensions added to neighbouring properties
Rev B	04/08/2020 - revised site redline
Rev C	12/10/2020 - Lowered height of building 200mm, nw external steps reduced by one to accommodate.
Rev D	12/11/2020 - Revised site redline as advised by Planning. Window Analysis Added.

APPROVED
 By Lisa Walton at 2:49 pm, Feb 19, 2021

Job Title
'Buzza Garage' - Buzza Rd
St Mary's, Isles of Scilly TR21 OJL
 New Low-Energy Dwelling
 For Tristan Fletcher & Jaclyn Pearson

Drawing Title
Proposed Plans

Drawing Status
PLANNING

Drawn by Date Checked by Date
 nw Jan 2020 sw Jan 2020

Scale
 as stated at A1

Drawing Number Revision
 1916 PL 02 D



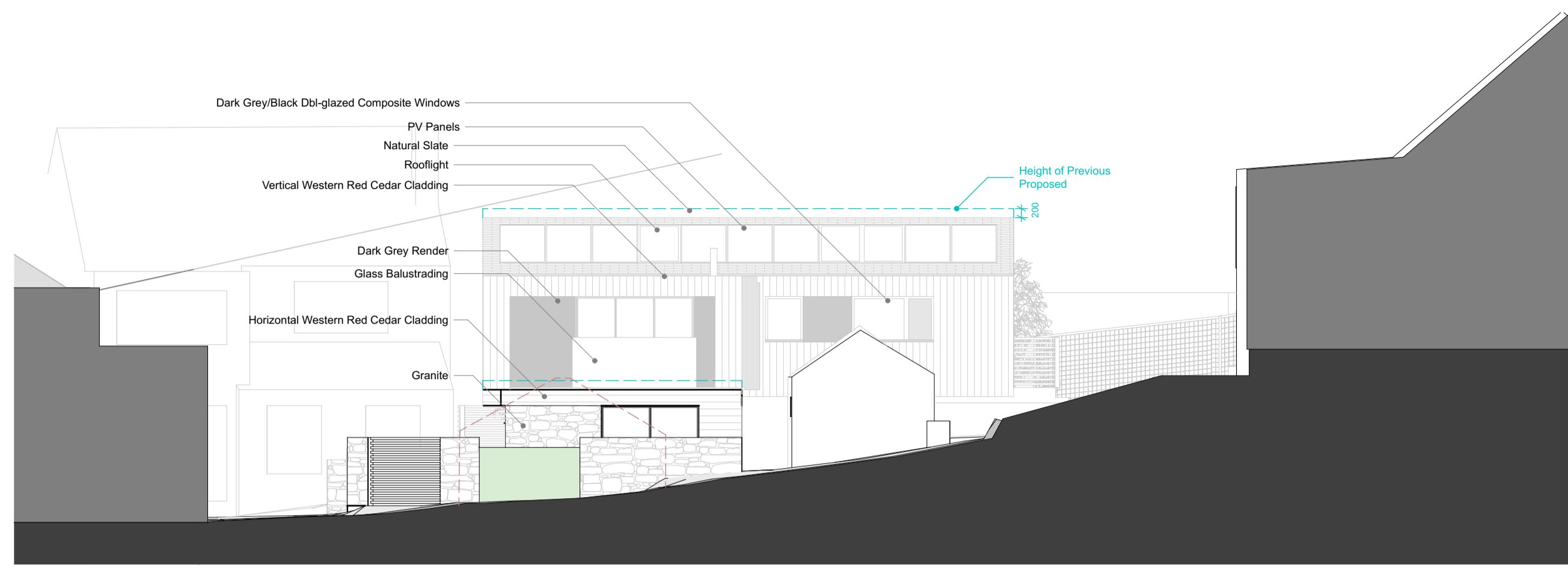
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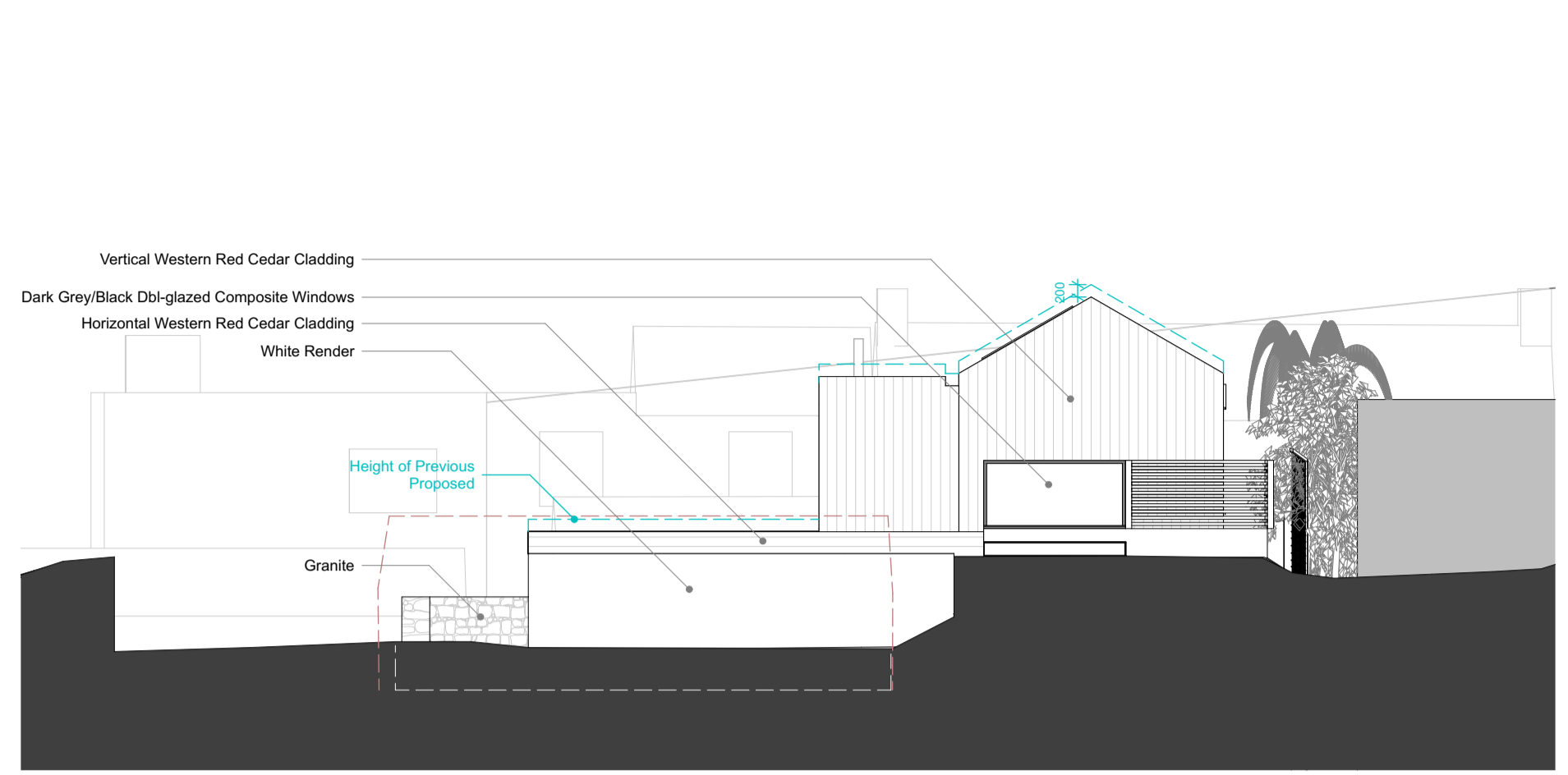
Revision	Date
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Rev C 12/10/2020
 - Amended height of building, lowering 200mm, indicating previous building outline in teal.

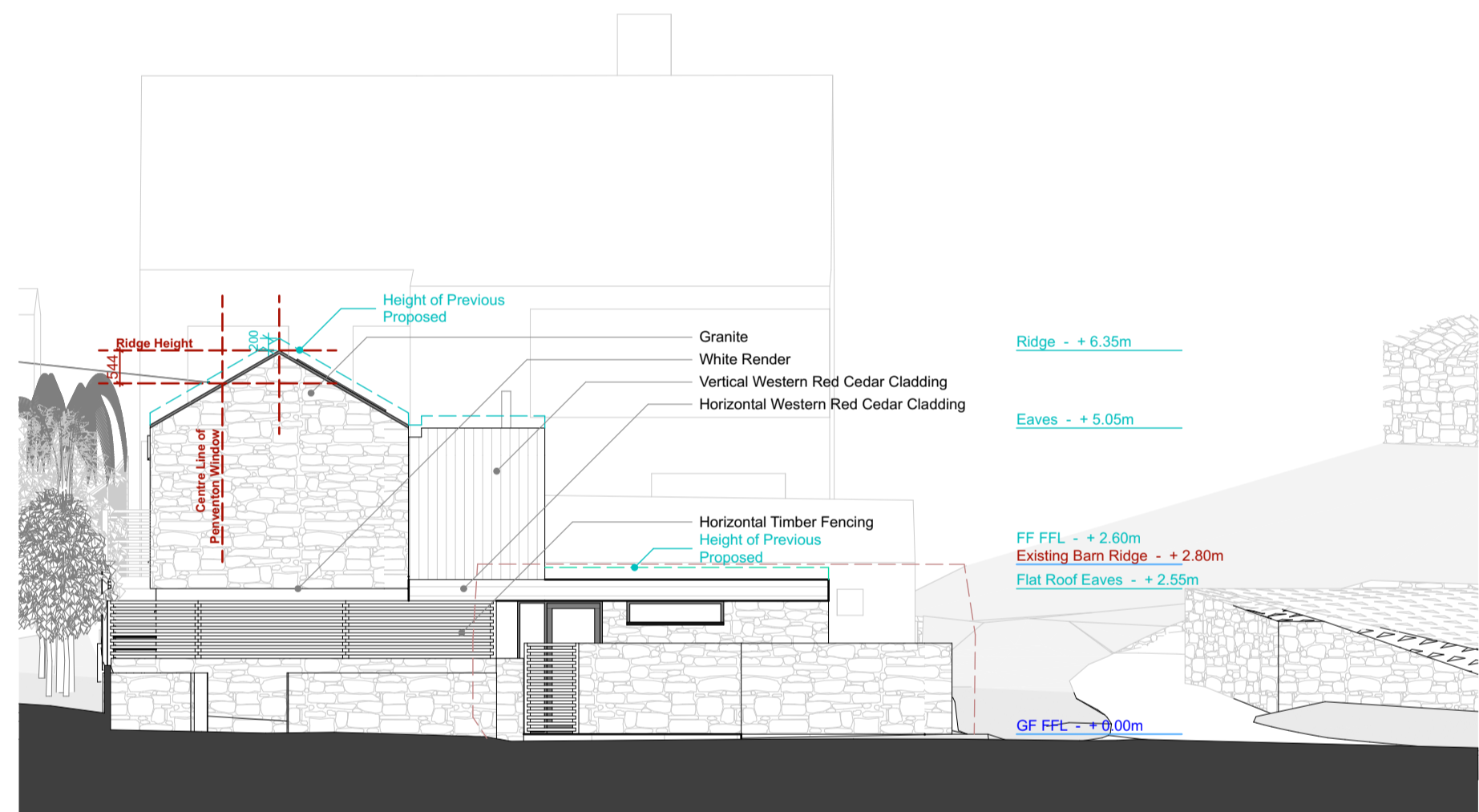
Rev D 12/11/2020
 - Revised site redline as advised by Planning. Window Analysis Added.



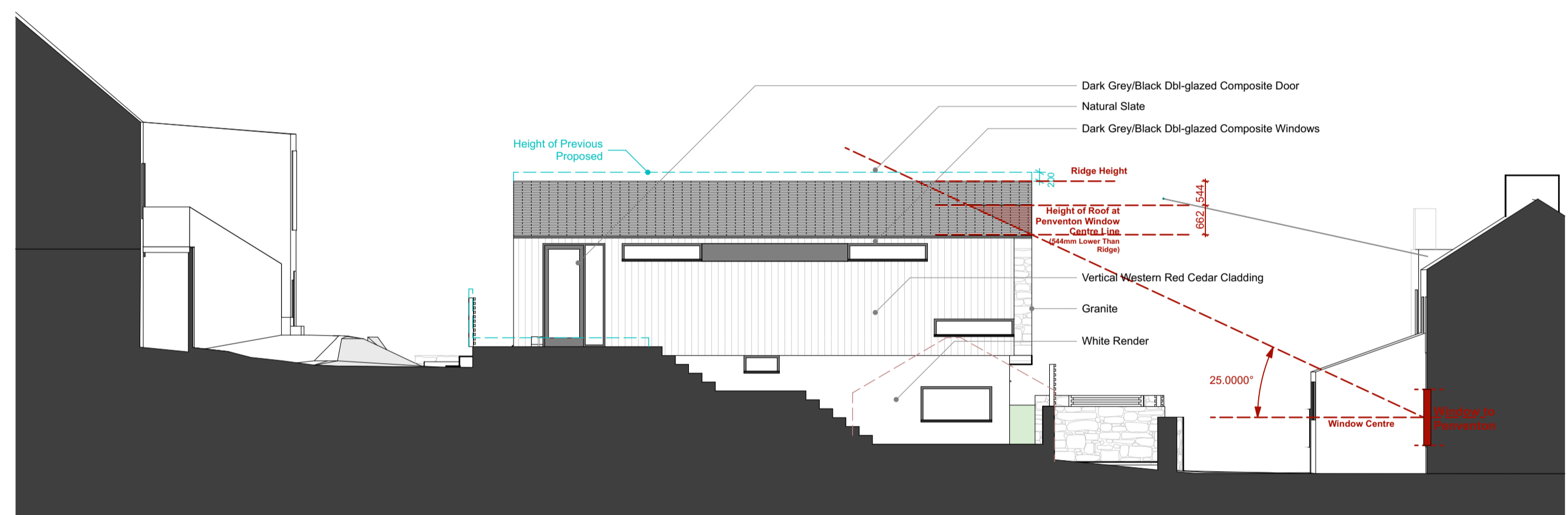
E-02 Proposed South (Front) Elevation 1:100



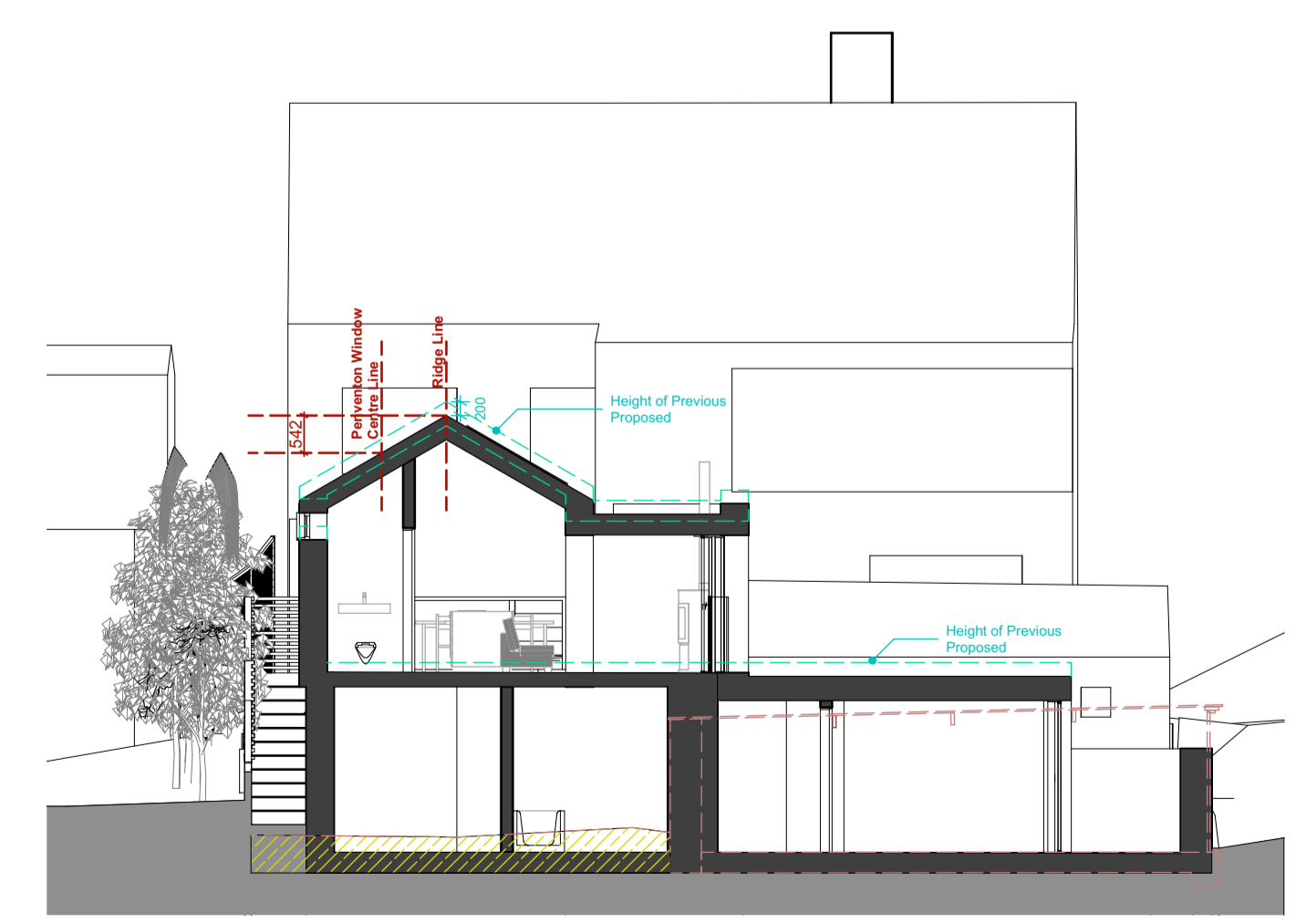
E-03 Proposed West Elevation 1:100



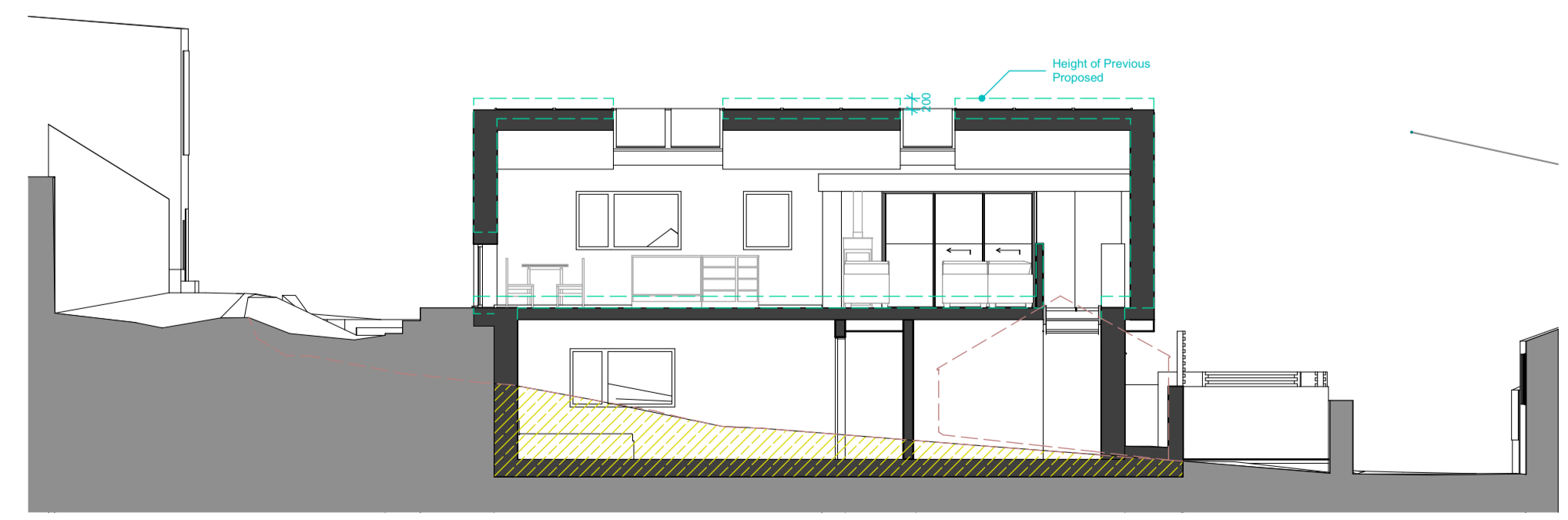
E-01 Proposed East Elevation 1:100



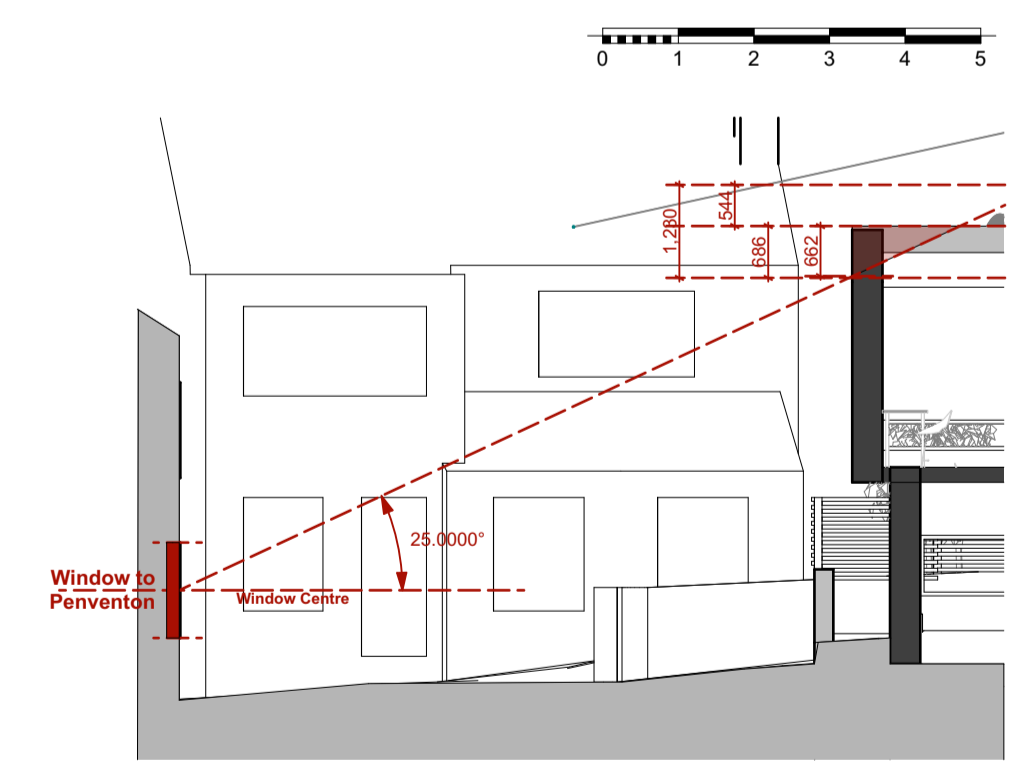
E-04 Proposed North (Rear) Elevation 1:100



S-01 North-South Building Site Section 1:100



S-02 East-West Building Site Section 1:100



S-03 S-03 Section at Centre Line with Penvention Window 1:100

- Demolition
- Previous Proposed
- Ground Reduced

APPROVED
 By Lisa Walton at 2:49 pm, Feb 19, 2021

Job Title
'Buzza Garage' - Buzza Rd
 St Mary's, Isles of Scilly TR21 OJL
 New Low-Energy Dwelling
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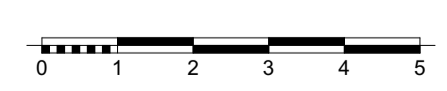
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Proposed Elevations

Drawing Status
PLANNING

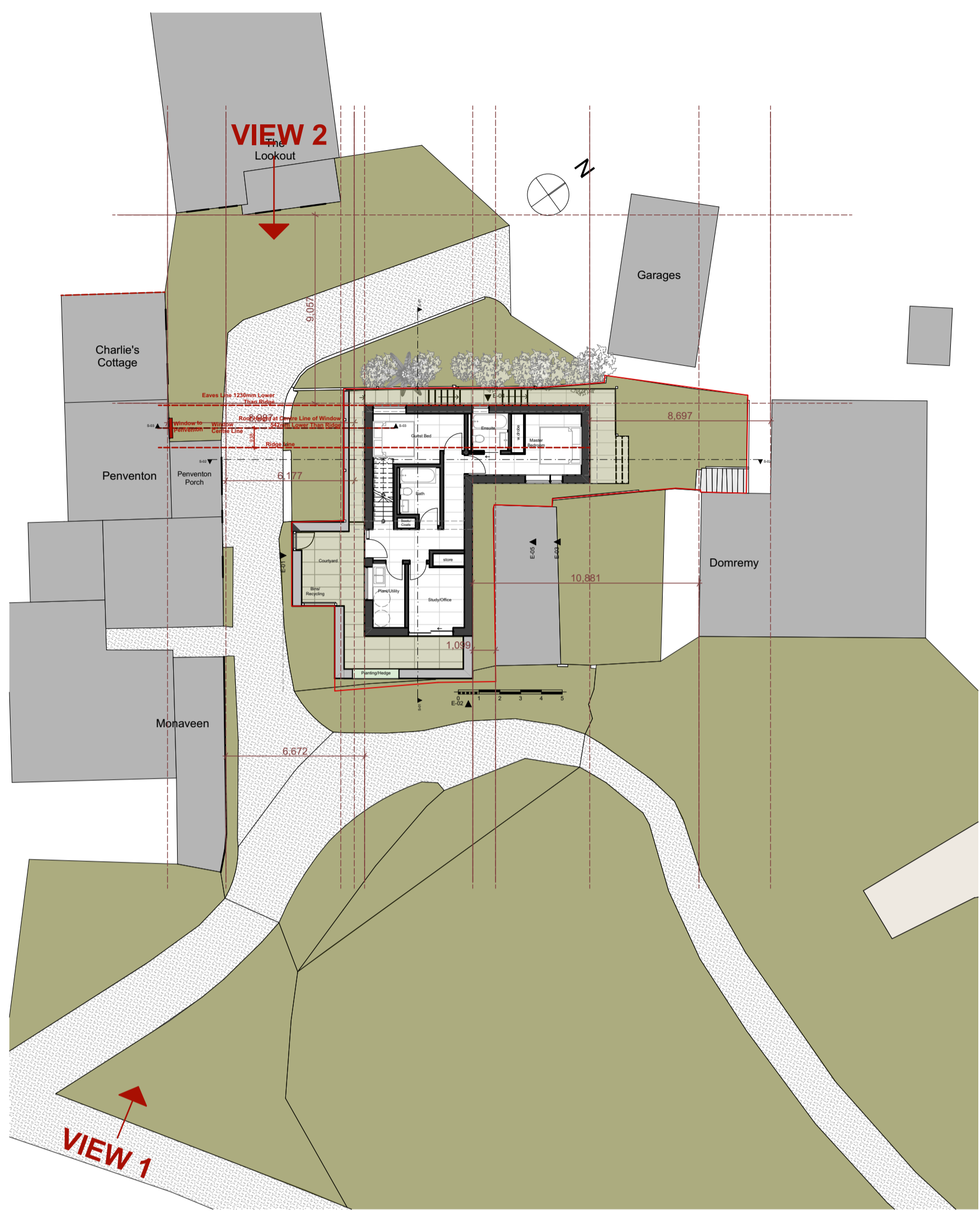
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Scale
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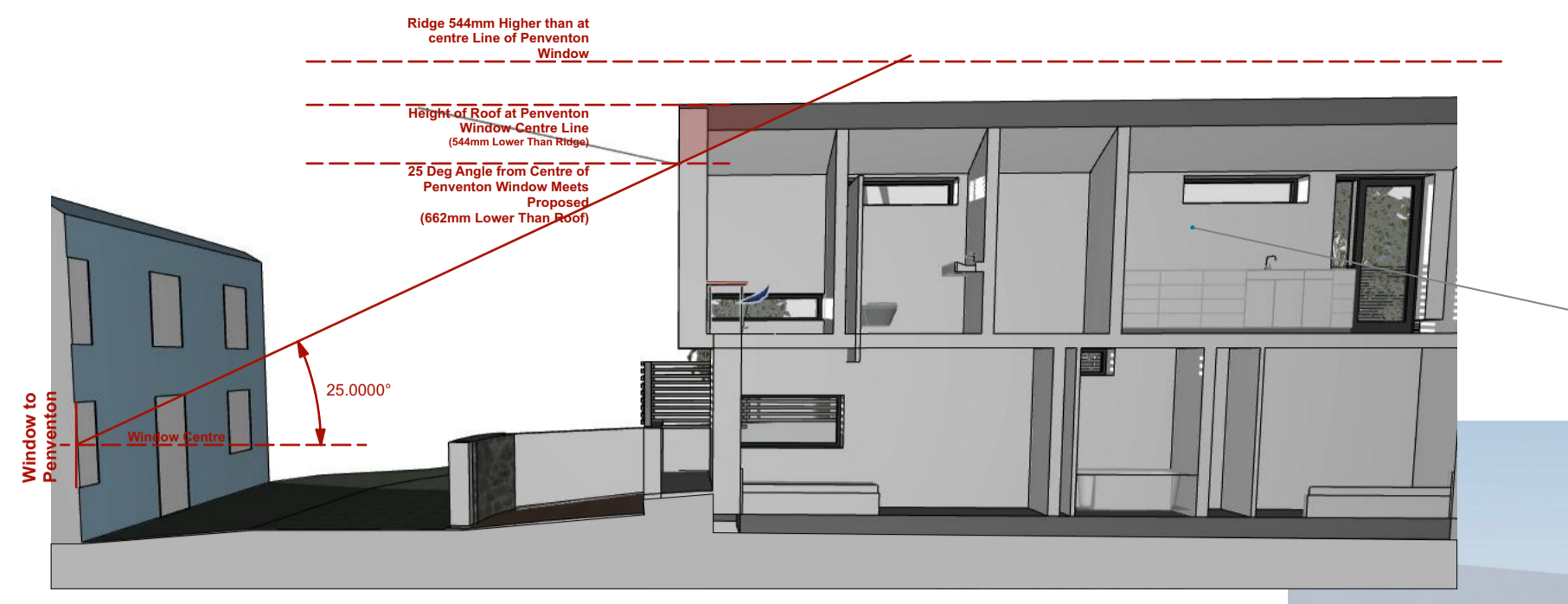
Drawing Number 1916 PL 03 Revision D



VIEW - KEY PLAN



0. VIEW - KEY PLAN 1:200



Window Analysis Section 1:200



VIEW - 1 - EXTRACT



VIEW - 2 - Photo For Reference



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Revision	Date
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Rev A - Window Analysis Added.	12/11/2020
-----------------------------------	------------

APPROVED
 By Lisa Walton at 2:50 pm, Feb 19, 2021

Job Title
'Buzza Garage' - Buzza Rd
St Mary's, Isles of Scilly TR21 OJL
 New Low-Energy Dwelling
 For Tristan Fletcher & Jaclyn Pearson

Drawing Title
Proposed Visualisation

Drawing Status
PLANNING

Drawn by	Date	Checked by	Date
nw	Jan 2020	sw	Jan 2020

Scale
 as stated at A1

Drawing Number	Revision
1916 PL 04	A



Development of Buzza Garage on Brownfield Infill Site

STATEMENT of BIODIVERSITY ENHANCEMENT

June 2020

Authors: Tristan Fletcher and Jaclyn Pearson

APPROVED
By Lisa Walton at 2:51 pm, Feb 19, 2021

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Background

The conversion of Buzza garage into a family home with a wildlife-friendly garden is proposed. It is important to acknowledge the importance of preserving and enhancing the wildlife on Scilly so great care needs to be taken during the building works.

The intention the new local plan (Policy LC9 as written currently) is to ensure homes seeking planning permission are of a modest size with no net loss of biodiversity.

Objectives

This document sets out the measures to be taken to ensure biodiversity net-gain with contributions made by;

- **Retaining a garden and borders with some of the vegetation currently on site.**
- **Adding further vegetation to the garden to provide wildlife-friendly habitats.**
- **Adding further refuge, food sources and water to the garden for a range of wildlife species.**
- **Adding supplementary nesting and roosting boxes onto the outside of the building itself.**
- **Adding a 'living garden' to provide refuge and food to a range of wildlife species.**
- **Ensuring biosecurity measures in place to prevent the incursion of non-native species which threaten native species on the islands.**

The application site

The application site is located on a brownfield infill site, located in Hugh Town, St Mary's (SV9053310416) (see red square on image below).



Habitats surrounding the application site

- The garage lies within the Built-Up Areas Boundaries (2011) published by the Office for National Statistics.
- The garage lies within a scattering of properties of varying size, some having gardens that contain mature shrubs, specimen trees and low-level hedges.
- Immediately to the east lies Buzza Hill, an area of open grassland and scrub which adjoins to the south east the Porthcressa allotments consisting of small vegetable plots enclosed by low-level *Pittosporum* (*Pittosporum tenuifolium*) hedges.
- Further south east the habitat becomes more open, with many drystone walls surrounding improved pasture or unimproved grassland at Penninis Head SSSI approximately 450m away

- Immediately to the south lies the beach of Porthcressa, with its rocky cliff outcrops which provides access to the small mature woodland on the east side of the Garrison approximately 500m away
- The Garrison itself provides a mosaic of coastal grassland and scrub and small scattered shelterbelts, providing suitable foraging habitat in places.

Impact zones

For context, these nearby SSSI Impact Risk Zones are; Lower Moors, Higher Moors and Peninnis Head SSIs. Impact to these nearby zones would be considered in large-scale residential developments and therefore **this development is not likely to impact surrounding SSIs.**

The garage and brownfield infill site

The application site comprises of a detached, granite single-storey former garage (total area 32m) on an area of scrub vegetation. The biodiversity value of both the building and vegetation are considered in their current state, in order for a robust approach to enhance the biodiversity during and after development.

Zinc corrugated sheets form the roof, clad the southern gable end and 50% of the western aspect; one area has fascia boards; the remaining western aspect is granite stone partially obscured by Ivy; the eastern aspect is built into the slope and comprises solely of granite stone approximately 1 metre high.

The garage is sitting in an area of vegetation. On the northern boundary of this open area is a low-lying granite stone wall, dominated by Ivy (*Hedera helix*) and a relatively sparse hedge of Pittosporum (*Pittosporum tenuifolium*) and brambles (*Rubus fruticosus*).



Biodiversity

Bats

All species of bats receive special protection under UK law making it a criminal offence under Schedule 5 section 9 (4) (b) and (c) of the Wildlife and Countryside Act 1981 (as amended) to “intentionally or recklessly disturb a bat at a roost” or “intentionally or recklessly obstruct access to a roost” and under Regulations 43 (1) and (2) of the Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations) to “deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young, or affect the local distribution or abundance of the species; or to “damage or destroy a roost” without first having obtained the relevant licence for derogation from The Habitat Regulations from the Statutory Nature Conservation Organisation (the SNCO – Natural England in England).

The Isles of Scilly have the most southern population of Common Pipistrelle (*Pipistrellus pipistrellus*) bats in the United Kingdom. There are four bat species recorded within the 2km of the

site; Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Nathusius Pipistrelle (*Pipistrellus nathusii*) and Brown Long-eared Bat (*Plecotus auritus*). Two known roosts lie within 500m of the proposed development. Any loss of roosting, commuting or foraging sites could have a detrimental effect on this species distribution as a whole and cause a net loss in biodiversity on the islands.

Summary of bat presence/absence survey by IOSWT

Please see the 'Preliminary Ecological Appraisal (PEA)' and 'Preliminary Roost Assessment (PRA)' reports

On 7th June 2019, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of The Old Boat Shed, Hugh Town, St Mary's, Isles of Scilly (BS18-2019). The characteristics of the building suggested a few features potentially suitable for roosting bats such as crevices (see images below); **the PRA deemed the property 'low' roost potential.**



On 25th June IOSWT carried out a subsequent dusk emergence survey to support the findings of the PRA. **The dusk emergence survey found no evidence of roosting bats within the proposed development site, with the main activity around the proposed development considered to be low, consisting primarily of commuting and foraging behaviour.**

The recommendations in the PEA and PRA suggests no further surveys and no requirement to obtain an EPS license. The report recommends that there are no constraints to the planning proposal if the following are adhered to; **avoidance measures during demolition and construction phase, mitigation and enhancement in the form of provision of new potential roost sites.**

Reasonable Avoidance Measures (RAM)

As there is a low risk that bats may roost within the building using it as a night roost when weather may halt feeding, prior to demolition, precautions should be taken to reduce the probability of committing an offence. **The owners Mr Fletcher and Ms Pearson will ensure RAM are undertaken;**

- a) Demolition works will avoid the main breeding and mating season of pipistrelle bats, with works undertaken 1st September - 1st May.
- b) Ensure all workers on site are made familiar with bat legislation and agree to work in accordance with and fully follow best practice measures .
- c) Prior to demolition carry out careful checks of any cracks/crevices and cavities in or on the building. Signs of usage include; bat droppings, dis-colouration or polishing of access points where bats rub against them, urine stains and a lack of cobwebs, particularly if other crevices around them have plenty.
- d) Individual bats may be found in/under cladding, between timber boards, between corrugated sheeting.

- e) In the unlikely event that a bat is found, halt work and call IOSWT (01720 422153) for advice.

Bat roost enhancement recommendations

- All new roofing felt laid to be traditional Type 2 bitumen felt, as modern breathable membranes have been shown to kill bats.
 - Roosting provision that could be provided as long-term replacement for the loss of roosts for crevice dwelling species;
- a. In the form of 2 roof line access tiles, one for each aspect (east and west).



- b. In the form of selecting 10 tiles on each roof aspect (20 in total) and raising their leading edge by 25mm (using mortar) to create a wedge-shaped crevice that provides access to the underlying felt, to provide further potential roost space.
- c. In the form of creating artificial voids in any proposed granite stone or granite block fascia though in-line bat boxes (insert these on a northern, southern or western aspect) or the using uneven sized stone to create roost .



- d. Free-standing bat boxes on three aspects (north, south and west).



These items can be sourced at **Habibat**. Tel: 01642 724626. Web: www.habibat.co.uk

Further biodiversity enhancement for bats

- Plant 'bat friendly' vegetation to enhance the hedgerow to the north and the immediate area surrounding the development, to encourage foraging bats

List of species taken from the Bat Conservation Trust Leaflet: *"Encouraging Bats. A Guide for Bat Friendly Gardening and Living"* (BCT 2015)¹⁰
*Plants marked * are hybrids or exotics that may be useful in the garden*

Flowers for Borders	Flowering period
*Aubretia	Spring to early summer
Bluebell	Spring
*Candytuft	Summer to autumn
*Cherry pie	Summer to autumn
Comcockle	Summer to autumn
Corn marigold	Summer to autumn
Corn poppy	Summer to autumn
*Echinacea	Summer to autumn
*Evening primrose	Summer to autumn
Field poppies	Summer
*Honesty	Spring
*Ice plant 'Pink lady'	Early autumn
Knapweed	Summer to autumn
Mallow	Summer to autumn
*Mexican aster	Summer to autumn
*Michaelmas daisy	Summer to autumn
*Night-scented stock	Summer
Ox-eye daisy	Summer
*Phacelia	Summer to autumn
*Poached egg plant	Summer
Primrose	spring
*Red valerian	Summer to autumn
Scabious	Summer
St John's wort	Spring
*Sweet William	Summer
*Tobacco plant	Summer
*Verbena	Summer to autumn
*Wallflowers	Spring to early summer
Wood forget-me-not	Spring
Yarrow	Early summer
Herbs	Flowering period
Angelica	Summer
Bergamot	Summer to early autumn
Borage	Spring to early autumn
Coriander	Summer
Fennel	Summer to early autumn
Feverfew	Summer to early autumn
English marigold	Summer
Hyssop	Summer to early autumn
Lavenders	Summer
Lemon balm	Summer

- Create a mini-pond, this will attract flying insects which spend part of their lifecycle as nymphs in water or in pond vegetation, which will provide a food source for bats

Birds

All wild birds are protected under the Wildlife and Countryside Act 1981. Section 1 of this Act makes it an offence to kill, injure or take any wild bird, or intentionally to take damage or destroy the nest of any wild bird while that nest is in use or being built.

Summary of ecological appraisal by IoSWT

On 7th June 2019, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA). During this survey, no evidence of nesting birds were found.

Recommendations

If any demolition is to commence between the months of March and August inclusive, then the site would need to be checked first for nesting birds and if, any evidence of breeding activity was found, or any nests are identified, works that would disturb the adults, the nest, or young must be postponed until all young have fledged.

IoSWT concluded, other than bats, if the recommendations given in this report regarding nesting birds are adhered to, there should be no further ecological constraints to the proposals

Further biodiversity enhancement for birds

The following actions will be undertaken to enhance breeding and foraging opportunities.

Understanding breeding bird species which may use the site

By understanding which bird species may use the site, the types of feed, bird feeder design and nest boxes can be planned for. Species which will be present in nearby gardens will be passerines including house sparrows; wrens; great tits and blue tits; goldfinch; starlings; thrushes; robins; blackbirds; dunnocks; collared doves; including more specialist species which can be encouraged e.g. greenfinch; and in autumn migratory birds looking for food e.g. waxwings.

Food

- Select feeders and bird food dependent on the bird species present/being attracted e.g. sunflower seeds for goldfinch.
- Ensure the correct location e.g. near to cover for safety away from cats and birds of prey.
- Clean the feeders regularly, and ensure no overspill of food which encourages rats.
- Grow bird-friendly plants with berries e.g. blackberries for local birds and autumn migrating birds.
- Plant insect-friendly plants (listed above) to provide pollen for flying insects which many of these species of birds feed upon.

Water

- Place a bird bath in the garden for birds to drink from and bath in.
- Clean bird baths regularly.
- Create a mini-pond, this will attract flying insects which spend part of their lifecycle as nymphs in water or in pond vegetation, which will provide a food source for birds, and water for drinking and bathing in.

Nestboxes

- Use nest boxes designed for the target species on the outside of the building

- Ensure nest holes are the correct size e.g. the entrance hole size depends on the species; 25mm for blue tits; 28mm for great tits; 32mm for house sparrows; 45mm for starlings, 100mm high open from for robins.
- Place these nest boxes in the correct places. E.g. boxes for tits, sparrows and starlings need to be 2 – 4 m high; face the box between north and east avoiding strong sunlight and wettest winds; tilt the box forward slightly so that any driving rain will hit the roof; make sure the birds have a clear flight path.
- Use a house sparrow nestbox ‘terrace’, as they are colonial nesters so the nest box is split into chambers for these social birds.



House sparrow terrace www.shopping.rspb.org.uk

Roosting sites

- Provide roosting pockets for these passerines to roost and shelter from weather and predators.



Roosting pocket. www.shopping.rspb.org.uk

Flowering plants and vegetation

There are rare species of flowering plants on Scilly, some of which are the designating features of nearby SSI's and SPA's.

Summary of ecological appraisal by IoSWT

On 7th June 2019, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) for bats, they also reported on vegetation growing on the property which would attract flying insects, the food source of bats.

No vegetation of conservation interest was found on the site.

Vegetation recorded in the grassland immediately surrounding the building included; Fennel (*Foeniculum vulgare*), Alexanders (*Smyrniolum olusatrum*), Garden Nasturtium (*Tropaeolum majus*), Bramble (*Rubus fruticosus*) and Cleavers (*Galium aparine*). Flowering plants included; Sea Radish (*Raphanus raphanistrum*), Hedge Mustard (*Sisymbrium officinale*), Common Fumitory

(*Fumaria officinalis*), Spotted Medick (*Medicago arabica*), Common Vetch (*Vicia sativa*) and Smooth Tare (*Vicia tetrasperma*).

Recommendations

IOSWT recommended to plant vegetation which attracts bats (see image above on the species recommended by the Bat Conservation Trust).

Further biodiversity enhancement for flowering plants and vegetation

Enhancing vegetation biodiversity will in turn attract feeding insects, which support bats, birds, the endemic Scilly shrew or Lesser white-toothed shrews (*Crocidua suaveolens*), and naturalised hedgehogs (*Erinaceus europaeus*). Vegetation will be enhanced in the following ways;

- a. Retain the species of vegetation and flowering plants identified by IOSWT as currently on the site in margins and borders around the build. Their seeds will remain in the seedbank and seeds from these plants can also be collected on island and replanted.
- b. Do not bring non-native plants into the site, but source them on island. Some of these plants are 'naturalised' on the Isles of Scilly and deemed part of the biodiversity.
- c. Ensure peat-free compost is used.
- d. A 'living roof' with succulents is part of the design plans. These succulents have been naturalised on Scilly or from local providers such as <https://www.scillysucculents.co.uk/>

Hedgerows, trees, stonewalls

There are no trees or maintained hedgerows on the site. There is one area which may have been a hedge at some point which is now a bramble thicket. Granite stones currently form the west side of the build and these will be recycled into the proposed build.

Further biodiversity enhancement for hedgerows, trees, stonewalls

- a. There is no room for planting hedges and trees on the property, but granite from the west side of the building will be recycled into proposed build. This will provide crevices for roosting bats, nesting birds, insects and wall growing plants.
- b. If hedges or trees are ever planted, they will only be trimmed and cut in January/February (when birds are not nesting) and only every few years. Follow guidelines <https://www.ios-wildlifetrust.org.uk/tree-hedge-management>

Invertebrates

Further biodiversity enhancement for invertebrates

- a. Insect-friendly plants listed above will provide pollen for flying insects - bees, butterflies and moths to name a few.
- b. Do not bring non-native plants into the site, but source them on island. Some of these plants are 'naturalised' on the Isles of Scilly and deemed part of the biodiversity.
- c. Build 'bug hotels' for hibernation and breeding insects
- d. Ensure peat-free compost is used.
- e. The granite wall and wall-growing plants will provide crevices for refuge and pollen for insects.
- f. The 'living roof' will provide refuge and pollen for insects.
- g. Use pesticide-free products in the garden
- h. Create a mini-pond, this will attract flying insects which spend part of their lifecycle as nymphs in water or in pond vegetation.

- i. Create a compost heap for invertebrates including woodlice and worms. Compost heaps are also a great way to turn waste material from the kitchen and garden back into wholesome compost to put back on the garden.



Bug hotel www.shopping.rspb.org.uk



Bee hotel www.shopping.rspb.org.uk

Mammals

The two other species of mammals (excluding bats) which could be found on brownfield sites are Scilly shrew or Lesser white-toothed shrews (*Crocidua suaveolens*) and hedgehogs (*Erinaceus europaeus*)

Scilly shrew

Scilly shrew or Lesser white-toothed shrews (*Crocidua suaveolens*) are endemic. They are insectivorous, feeding on insects.

Hedgehog

Hedgehogs (*Erinaceus europaeus*) are not native to the islands, they could be classed as naturalised by some parties and classed as invasive and a threat to ground nesting wading birds and seabirds by other parties. Hedgehogs were introduced to Scilly in the 1980s. On St Mary's they are currently not part of any 'invasive species action plan' but instead, due to their declines of over 90% on the mainland, Scilly may become a stronghold. A hedgehog has been recorded foraging on this site by a neighbour, so this site is likely to be part of a wider foraging area.

Further biodiversity enhancement for shrews

- a. Plant insect-friendly plants (listed above) to provide pollen for flying insects, their food source.
- b. Bug hotels and dry-stone walls will provide refuge for insects, their food source.
- c. Do not use pesticides
- d. Create a compost heap for invertebrates including woodlice and worms which shrews feed on.

Further biodiversity enhancement for hedgehogs

- a. Ensure gaps in fences and walls so hedgehogs have 'corridors' to move between foraging locations.
- b. Plant the insect-friendly plants (listed above) to provide pollen for flying insects, their food source.
- c. Bug hotels and dry stone walls will provide refuge for insects, their food source.
- d. Install a hedgehog house in a quiet corner of the garden for roosting and hibernation.
- e. Provide water for hedgehogs particularly in summer.
- f. Do not use slug-pellets (slugs form a large part of hedgehog diets)

- g. Create a compost heap for invertebrates including woodlice and worms which hedgehogs feed on.
- h. If any sick hedgehogs are seen, report to IOS hedgehog rehabilitation expert Ro Bennett on 07979861609.



Hedgehog house www.shopping.rspb.org.uk

Amphibians

The only species of amphibian on St Mary's which could be attracted to an enhanced brownfield infill site is the common frog (*Rana temporaria*)

Common Frog

They can be found elsewhere on St Mary's in locations with ponds.

Further biodiversity enhancement for frogs

- Create a mini-pond, this will attract frogs.
- Create a 'frog den' where frogs can hibernate. These need to be in cool dark and damp places, safely away from predators.



Create a mini-pond e.g. out of an old sink. Ideas at <https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/>



Crate frog den. Ideas at <https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/>

Aesthetics, landscaping and lawn

The garden area will also be landscaped to be aesthetically pleasing and in-keeping with neighbouring properties. The flowering plants previously listed will form flower beds. A grass lawn (grown from native grass seed and wild flower mix) for recreation also provides the soil and sward habitat for a range of species including invertebrates, birds and mammals.

Soil is a carbon sequester (second to the world's oceans). The soil in the garden will be improved by growing endemic plants; adding compost or other organic matter; not using artificial fertiliser.

Biosecurity considerations

IoSWT states under their biosecurity protocols <https://www.ios-wildlifetrust.org.uk/biosecurity> which species on Scilly are categorised in the following categories;

Native – animal or plant species indigenous to a place.

Non-Native – an introduced animal or plant species.

Naturalised species – an introduced species which has become established in the wild.

Invasive – an introduced animal or plant species which threatens native species (breeds/spreads quickly).

Biosecurity is about reducing the risk of introducing or spreading invasive non-native species (and other harmful organisms such as diseases). We will ensure biodiversity measures in the following ways;

- Ensure brown rats and house mice are not brought over in building materials in order to protect seabirds and wider wildlife. St Agnes and Gugh are rat-free since an eradication project in 2013, reduction in rodent pressure on St Mary's assists ongoing biosecurity. Ensure high risk freight items are checked for evidence of rodents prior to arriving on Scilly.
- To protect the islands elm trees, ensure that garden materials/wood is free from Dutch elm disease (a fungi) and elm zigzag sawfly (fly larvae) www.trees.org.uk
- To protect native ladybirds, ensure Harlequin ladybirds (non-native and predate native ladybird larvae) do not stow away in gardening materials. Source gardening materials on island, and if a harlequin ladybird is seen report to www.coleoptera.org.uk/coccinellidae
- If ever considering keeping bees, ensure that bees and equipment are free from varroa destructor (parasitic mite) www.nationalbeeunit.com

- Use local contractors, if external contractors are used, ensure their kits is cleaned and biosecure before arriving on Scilly.

Summary

To ensure biodiversity net-gain at this brownfield infill site, we the owners will;

- **Retain a garden and borders with some of the vegetation currently on site.**
- **Add further species of vegetation to the garden to provide wildlife-friendly habitats.**
- **Add further refuge, food sources and water to the garden for a range of wildlife species.**
- **Add supplementary nesting and roosting boxes onto the outside of the building itself.**
- **Add a 'living garden' to provide refuge and food to a range of wildlife species.**
- **Ensure biosecurity measures in place to prevent the incursion of non-native species which threaten native species on the islands.**

As wildlife lovers and a professional wildlife conservationist, we will do their utmost to ensure that biodiversity is enhanced, cared for and protected on this site.

Development of Buzza Garage on Brownfield Infill Site St Mary's, Isles of Scilly

STATEMENT of SUSTAINABLE DESIGN MEASURES

June 2020

Authors: Tristan Fletcher and Jaclyn Pearson

APPROVED
By Lisa Walton at 2:51 pm, Feb 19, 2021

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Background

The Applicants wish is for this house to be a low energy building, employing passive design techniques and also the current advancements of on-site renewable technology.

The building will be constructed using high thermally efficient and air-tight construction with robust thermal detailing to create a low carbon impact, contextually sensitive dwelling with built in longevity to sustain this as a family dwelling for generations.



Objective

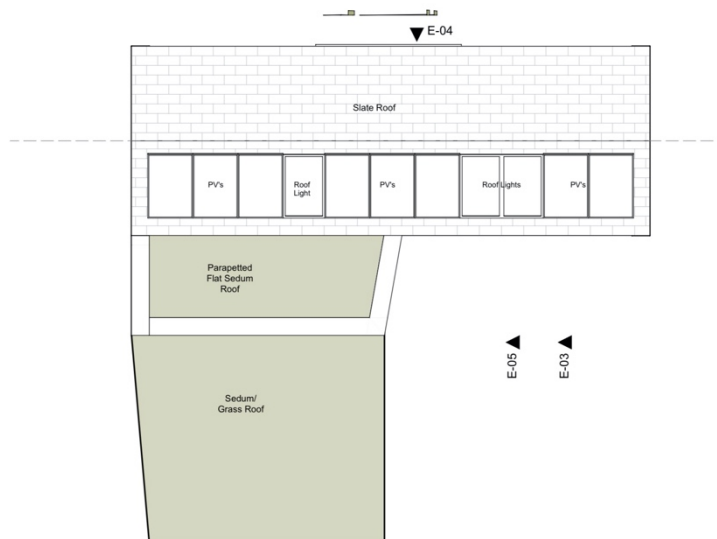
This document sets out the measures to be taken to aid sustainable design;

- Using renewable technology through solar panels.

- Ensuring thermally efficient and air-tight construction and insulation create a low carbon impact.
- Ensuring demolition and construction are ecologically and environmentally sensitive.
- Reducing water usage.
- Implementing a living roof to reduce total run-off volume of rain water.
- Adding a garden to enhance biodiversity and sequester carbon.

Solar Heating /Solar Panels

- The site analysis helped to form site (building) lines to respond to best aspects with south passive solar gains.
- On-site renewables will be employed.
- A PV array is proposed on the South East portion main roof pitch.
- The PV array will also have a switch to re-direct excess generation to heat water for heating and domestic hot water usage.
- Low energy light sources will be utilised through the proposed property.
- The solar panels will be carefully integrated into the design so they will not compromise the attractive designs, see below;



Plan to show PV panels in the design

Construction and Insulation

- Construction advancements of air-tight and energy efficient fabric will be evident throughout the building, while at the same time respecting local form and materials.
- Existing granite on site will be retained for use in the new build along with utilising sustainable sources and low 'net carbon' building materials where possible.
- Building materials can be locally sourced where possible and suppliers and contractors from the local community can be used for the construction work.
- Using local contractors and local resources will also minimise transportation costs and the reliance on transport systems.
- The building work will be fully compliant with the modern stringent Building Regulations requiring high standards of insulation.
- A 'living roof' will be implemented to improve the roofs thermal performance.

Biosecurity

- To ensure biosecurity with respect to building materials (reducing the risk of introducing or spreading invasive non-native species) local contractors will be used where possible, if external contractors are used, ensure their kits is cleaned and biosecure before arriving on Scilly.
- To protect the islands elm trees, ensure that any wood used or any garden materials are free from Dutch elm disease (a fungi) and elm zigzag sawfly (fly larvae) www.trees.org.uk

Construction process

- The owners will ensure that the appointed contractor will manage the building project in an environmentally sensitive manner. The following considerate principles will be adopted: control measures to ensure reduced sound levels during construction work; appropriate working hours; waste is minimised; safe building procedures; any demolition occurs only after final inspection for roosting bat presence and bird presence (please see the 'Statement of Biodiversity Enhancement Report').

Reducing water usage

To assist with reducing water consumption, which is paramount on Scilly, the following actions will be undertaken;

- 'Low-flush toilets' and low water usage appliances will be used.
- Rainwater harvesting provision will be made for use around the proposed property to save on mains water where applicable. This water can be used for watering plants in the garden, the 'living roof', added to the mini-pond and bird bath (please see the 'Statement of Biodiversity Enhancement report'). It can also be used for window cleaning and other general purposes.

Living roof and garden

- A 'living roof' with succulents is part of the design plans. These succulents being naturalised on Scilly or from local providers such as <https://www.scilysucculents.co.uk/>

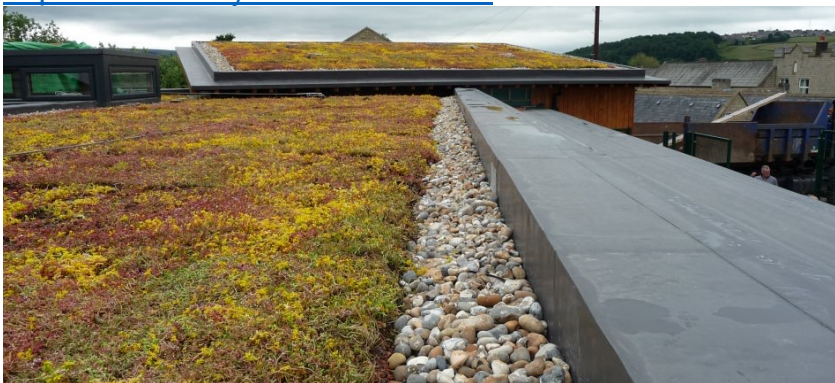


Image of a 'living roof with succulents.

- Once established a living roof can significantly reduce both peak flow rates and total run-off volume of rain water from the roof compared to a conventional roof. This helps prevent localise flooding.

- The garden area will also be landscaped to be aesthetically pleasing and in keeping with neighbouring properties. A grass lawn (grown from native grass seed and wild flower mix) for recreation also provides the soil and sward habitat for a range of species including invertebrates, birds and mammals.
- Soil is a carbon sequester (second to the world's oceans). The soil in the garden will be improved by growing endemic plants; adding compost or other organic matter; not using artificial fertiliser.
- The 'Statement of Biodiversity Enhancement report' details; retention of a garden and borders with some of the vegetation currently on site; adding more species of vegetation to the garden to provide further wildlife habitats;
- To ensure biosecurity with respect to native ladybirds, ensure Harlequin ladybirds (non-native and predate native ladybird larvae) do not stow away in gardening materials. Source gardening materials on island, and if a harlequin ladybird is seen report to www.coleopter.org.uk/coccinellidae

Waste Management

'The Site Waste Management Plan' will ensure the contractors adhere to and take responsibility of waste during demotion and construction in order to;

- Promote reuse, recycling and recovery of waste rather than disposal and to landfill
- Reduce the environmental impact from landfill
- Minimise contamination and damage

Improving public aesthetics

- Currently this is a Brownfield Infill Site, with a semi derelict garage. As part of this development the applicant will be improving the site and investing in landscaping work. Features from neighbouring properties and gardens will be reflected on this site to be in-keeping and complementary.

Summary

To ensure biodiversity net-gain at this brownfield infill site, we the owners will;

- Use renewable technology through solar panels.
- Ensure thermally efficient and air-tight construction and insulation create a low carbon impact.
- Ensure demolition and construction are ecological and environmentally sensitive.
- Reduce water usage.
- Implement a living roof to reduce total run-off volume of rain water.
- Add a garden to enhance biodiversity and capture and sequester carbon.

As passionate advocates of protecting the environment and heritage of Scilly environmentalists, we – the owners, will do our utmost to ensure sustainable design measures are implemented and sustainable living elements continue.

Development of Buzza Garage on Brownfield Infill Site

SITE WASTE MANAGEMENT PLAN

June 2020

Authors: Tristan Fletcher and Jaclyn Pearson

APPROVED

By Lisa Walton at 2:52 pm, Feb 19, 2021

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Background

The proposed works are to convert Buzza garage into a family home. It is imperative that the principles of a 'Site Waste Management Plan' as required by the Site Waste Management Regulations 2008 is adhered to by appointed contractors on site.

Purpose

Complying with the 'Waste Duty of Care Regulations' and using 'best practice initiatives', the purpose of this plan is to;

- Promote reuse, recycling and recovery of waste rather than disposal and to landfill
- Reduce the environmental impact from landfill.
- Minimise contamination and damage.

Contractor

To be confirmed.

Start Date

Winter 2020 (Subject to Planning Approval)

Project Duration

To be confirmed by Contractor

Persons responsible for the management of waste

Contractor

Third Party Waste Handling

Third parties handling waste will be required to provide documentary evidence of their licence to handle, transport, recycle and dispose of waste.

Waste produced by proposed demolition of existing garage

- It is intended that the demolition and construction take place “off season” to minimise the disruption to the number of second / holiday homes in the immediate vicinity.
- The existing garage is of granite and corrugated iron construction, with the few internal roof trusses constructed out of previously recycled wood (old fence posts / floorboards etc). There is no Asbestos present on site
- Due to the garage dimensions and construction, actual site waste will be minimal, however efforts will be taken to minimise the amount of waste generated and maximise the amount of waste reused and recycled.
- It is the intention to reuse all the granite on site and to incorporate it in the proposed new build.
- The small amount of concrete that makes up the thin garage floor will be reused as hardcore for the proposed new dwelling.
- The 18 sheets of corrugated iron that make up the roof and side of the garage will be removed and disposed of in a dedicated off-site scrap metal skip provided by Richard Hand Haulage (licensed disposal contractor) for onward shipping to the mainland for recycling at licensed disposal facility.
- Any reusable timber will be reused. Any unusable timber will be provided for local use as winter heating fuel.
- Any other waste produced during the demolition will be recycled or reused where applicable.

Waste produced during proposed construction of new build

The contractor will

- Take all responsible steps to ensure that waste management controls are observed.
- Minimise the amount of waste generated and maximised the amount of waste reused and recycled.
- Re-use as much waste as possible on-site
- Manage waste as close as possible to site location
- Make and improve awareness of waste management issues of all contractors and sub contractors and to ensure the correct waste management practices are followed on site.
- Any waste packaging is to be bagged and disposed of correctly off-site at Licensed disposal facility (St Marys Waste Management site)
- Any pallets from deliveries will be reused or returned to the Quay freight depot for reuse.

Summary

The owners will ensure the appointed contractor takes responsibility of these actions, adhering to the Site Waste Management Plan, thus ensuring recovery of waste rather than disposal to landfill to minimise contamination and damage.



BAT PRESENCE/ABSENCE SURVEYS OF:

THE OLD BOAT SHED
BUZZA LEDGE
HUGH TOWN
ST MARY'S
ISLES OF SCILLY
TR21 0JQ

APPROVED

By Lisa Walton at 2:52 pm, Feb 19, 2021

Client: Paul Osborne on behalf of Tristan Fletcher

Our reference: BS18-2019PAS

Report date: 27th June 2019

Author: Darren Mason BSc (Hons)

Report peer reviewed: Darren Hart;

Report signed off: Sarah Mason;

REPORT ISSUED IN ELECTRONIC FORMAT ONLY

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Non-Technical Summary

- On the 7th June 2019, The Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of The Old Boat Shed, Hugh Town, St Mary's, Isles of Scilly (BS18-2019). No plans were available for the proposed works for this development. A subsequent dusk emergence survey (PAS) was carried out on the 25th June 2019 to support the findings of the PRA. This report outlines the findings of the presence/absence survey and provides advice based upon all the surveys' conclusions.
- Both the PEA/PRA and PAS reports should be considered together to provide a comprehensive assessment of nature conservation issues at the site.
- During the PRA only an external inspection of the building was undertaken (where accessible). Those external areas which were accessible were evaluated for roost potential and evidence of bats.
- The characteristics of the building suggested a 'low' roost potential. The presence of some suitable roosting features and the proximity to suitable bat habitat (as outlined in the PEA) and relatively easy access into the building for bats, suggesting that the site could be used as a night roost, necessitated a PAS in order to assess impacts of the proposed development with respect to roosting bats.
- The dusk emergence survey found no evidence of roosting bats within the proposed development site, with the main activity around the proposed development considered to be low, consisting primarily of commuting and foraging behaviour.
- The recommendations in the PEA and PRA along with this report, suggest no further surveys and no requirement to obtain an EPS license. This report recommends that there are no constraints to the planning proposal if the following are adhered to; avoidance measures during demolition and construction phase, mitigation and enhancement in the form of provision of new potential roost sites.

1.0 Introduction

1.1 Background

The Isles of Scilly Wildlife Trust (IoSWT) was commissioned by the agent of Tristan Fletcher to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of the Old Boat Shed, Buzza Ledge, Hugh Town, St Mary's, Isles of Scilly. No plans of the proposed development were available at the time of the survey.

This Bat Presence/Absence survey report builds upon the information gathered from the PEA and PRA carried out on the 7th June 2019.

1.2 Survey Objectives

The objectives of this Presence and Absence Survey (PAS) report, is to provide further ecological information to support the planning proposal by:

- Ascertaining if roosting bats are present at the application site
- To identify the location of these bat roosts (including exit/entry points)
- Subjecting this information (and the information from the PEA and PRA) to evaluation and impact assessment
- To provide advice on the potential for contravention of legislation/policy
- To provide recommendations on any further actions needed (i.e. further surveys, licensing, mitigation or enhancement)

1.3 Surveyor details

The survey was undertaken by Darren Mason BSc and Darren Hart BSc of the Isles of Scilly Wildlife Trust. Both staff members have undertaken professional Bat Licence Training to permit them to undertake professional surveys. They are both currently gathering sufficient 'working hours' to achieve a Natural England Class Level 1 licence.

2.0 Methodology

2.1 Bat Dusk emergence survey

The objective of the dusk emergence survey was to detect active bat use of the site and identify any exit locations being used around the building. Survey effort was concentrated on areas of the site where suitable features or bat field signs were noted from the PRA. The survey involved;

- Starting the survey 15 minutes before sunset and continuing for approximately 1.5-2hours after¹;
- Identification of bat species primarily through the use of ultrasound characteristics. To aid identification flight and habitat characteristics were also noted (where possible) in order to determine the species;
- Identifying exit locations of bats by standing at different vantage points around the building that offered visual contact with any potential exit point previously recorded. Surveyors stood no more than 50m apart, or away from the building (see Fig 1 for location of surveyors).

2.2 Equipment

The following equipment was used for the dusk emergence survey at the site:

- Anabat Express (Frequency Division) static bat recorder
- Elekon Batscanner Stereo Heterodyne
- Batbox III D Heterodyne

Sound recordings were analysed using Analook W 4.3x software to confirm surveyors' identification of species.

2.3 Survey Limitations

Surveys carried out during a specific season can only provide information on bat presence at that particular time, as bats are highly mobile in nature and may only use buildings at certain times of the year that favour a particular part of their roosting, maternity and hibernating requirements.

3.0 Results

3.1 Weather conditions, temperatures and timings

Survey Information:	Start and End Times:	Conditions (Start):	Conditions (End):
Dusk emergence: 25/6/19	Start: 21:23 Sunset: 21:38 End: 22:53	Temp: 14 ⁰ C Humidity: 94% Wind speed: 12mph - NNE Cloud cover: 100% Rain: none	Temp: 13 ⁰ C Humidity: 96% Wind speed: 11mph -N Cloud cover: 10% Rain: none
	Surveyors		
	1. Darren Mason 2. Darren Hart	Notes: Light level at Lux 2: 22:10	

Table 1. Site conditions for Dusk emergence survey



Figure 1. Location of surveyors during the dusk emergence survey

3.2 Dusk emergence and dawn re-entry roost survey results

Species confirmed onsite during the dusk emergence survey were Common pipistrelle (*Pipistrellus pipistrellus*) and 2 un-identified Pipistrelle species (*Pipistrelle sp.*). Activity was deemed low with most activity related to commuting primarily east to west, recorded at the location of both surveyor 1 and surveyor 2 (see Appendix A for recorded bat contacts). The first bat contact came at 20 minutes after sunset (surveyor 2), recorded on the heterodyne. It has been shown that *pipistrellus* sp. typically emerge 30 minutes after sunset to avoid predation^{2,3}. The proximity of the first contact to around this time after sunset may indicate that a roost(s) of this species is very nearby. Both commuting and foraging activity were recorded by both surveyors intermittently throughout the survey period. In total 23 bat contacts were recorded, with 10 of those being recorded by both surveyor 1 and 2 the last at 22:44 (see Appendix A for all contacts recorded). No bats were seen to emerge from or return to the proposed development.

The analysis of the Anabat static bat recorder from inside the building during the survey period and until dawn the following morning revealed no calls captured during this time.

4. Evaluation of Results

To identify which ecological features are important and which could potentially be affected by the proposed project, an evaluation of their importance for example; in a geographical context, degree of scarcity or level of protected status needs to be undertaken⁴. The table below outlines those features identified as important, the nature conservation legislation relevant to those features and an assessment of the level of impact from the proposed development on those features.

Ecological Feature	Relevant Legislation	Evaluation (of importance)	Mitigation Hierarchy	Impact Level
Habitats:				
Building (roost sites)	CHSR, W&CA	Local	A, M, E	Low
<p>Impacts:</p> <p>Demolition: – None predicted as long as Reasonable Avoidance Measures (RAM) are followed (see section 5)</p> <p>Construction: – None. Positive impact may result through enhancement by creating/incorporating new roosts in the building⁵</p> <p>Operational impact: - None predicted, however please note a summary of criminal offences with respect to bats and their roosts. This can be found at: http://www.bats.org.uk/pages/bats_and_the_law.html</p>				
Species:				
Bats	CHSR, W&CA	International	A, M, E	Low
<p>Impacts:</p> <p>Demolition – None predicted as long as Reasonable Avoidance Measures (RAM) are followed (see section 5)</p> <p>Construction/post-construction –None. Positive impact may result through enhancement by increased roost availability⁵</p> <p>Operational impact: - None predicted, however please note a summary of criminal offences with respect to bats and roosts. This can be found at: http://www.bats.org.uk/pages/bats_and_the_law.html</p>				
Key to Legislation and Mitigation Hierarchy				
CHSR – Conservation of Habitats and Species Regulations 2017 ⁶ - http://www.legislation.gov.uk/uksi/2017/1012/made W&CA – Wildlife & Countryside Act 1981 (as amended) ⁷ - http://www.legislation.gov.uk/ukpga/1981/69/contents A – Avoid, M – Mitigate, C – Compensate, E - Enhancement				

5. Recommendations and Mitigation

The recommendations in this section are provided as information only and specialist legal advice may be required. If works are delayed for more than one year, then re-assessment may be required.

5.1 Further survey requirements

In the professional opinion of the author there are **no further surveys required**. The justification for this is; BCT guidance suggests that for buildings with a low roost potential a single dusk emergence, or a single dawn re-entry survey should be carried out to provide sufficient evidence to support the PRA that bat roosts are likely absent¹. The surveys carried out to date meet this guidance, are proportionate to the scale of the development and that the information provided is sufficient to inform the planning decision.

5.2 EPS Licence requirement

For any development that is likely to commit an offence (or offences) in respect to a European Protected Species (EPS) i.e. bat, or their habitat, a licence will be required. In this instance based on sufficient survey work **no licence is required**. If, in the unlikely event a bat were found during the demolition phase of the project, Reasonable Avoidance Measures (RAM) must be followed and will determine any further action, such as licensing if necessary.

5.3 Mitigation – Further Action

As there is a low risk that bats may roost within the building using it as a night roost when weather may halt feeding, prior to demolition, precautions should be taken to reduce the probability of committing an offence. By undertaking Reasonable Avoidance Measures (RAM), if affected RAM should include:

Avoidance/Mitigation – Bats

- i. If demolition works are planned these should avoid the main breeding and mating season of Common pipistrelle bats, with demolition recommended to take place between the 1st September and 1st May inclusive.
- ii. Ensure all workers on site (including sub-contractors) are made familiar with bat legislation and agree to work in accordance with and fully follow best practice measures
- iii. Carry out prior to demolition careful checks of any cracks/crevices and cavities in or on the building. Signs of usage include; bat droppings, dis-colouration or polishing of access points where bats rub against them, urine stains and a lack of cobwebs, particularly if other crevices around them have plenty.

- iv. Individual bats may be found in/under; cladding, between timber boards, between corrugated sheeting, in soffit boxes, behind lead flashing and sometimes just clinging to timber beams around joins as well as others areas. When any of these are removed, please do so carefully, lifting outwardly, and checking for bats continually. If in doubt, consult a licensed bat worker.
- v. In the unlikely event that a bat is found please see below:

1. At no point should a worker handle a bat. Untrained handling may cause undue stress and injury to the bat, and if bitten may expose the worker to rabies-related European Bat Lyssavirus
2. Where possible replace any covering without damaging the bat, then halt works and contact **Natural England** (Tel: 0845 601 4523), or the **Bat Conservation Trust Helpline** (0845 1300 228), or **IoSWT** (01720 422153) for advice.
3. Any bats that go to ground should be covered with a box and left alone until a licensed bat worker arrives to assess the condition of the bat
4. If the bat attempts to fly at any point allow it to do so. Preventing natural behavior will cause unnecessary stress and may cause injury. Attempt to see where bat goes. If the bat returns to the building, halt works and report the escaped bat to the local bat worker

- vi. Try to minimise any dust generated from demolition works from entering off-site buildings and gardens.

Enhancement – Bats

The Isles of Scilly have the most southern population of Common Pipistrelle (*Pipistrellus pipistrellus*) bats in the United Kingdom. Any loss of roosting, commuting or foraging sites could have a detrimental effect on this species distribution as a whole and cause a net loss in biodiversity on the islands.

As the results of this survey have shown that there is a likelihood of a roost nearby and that commuting, foraging and social behaviour is taking place in and around the Old Boat Shed and its open nature could constitute is being a night roost during inclement weather, there is an opportunity for this proposed development to provide additional roosting habitat and an opportunity to strengthen the population of this locally important species.

Each local planning authority in England and Wales has a statutory obligation under Part 3 Section 40 of the Natural Environment & Rural Communities Act 2006⁸ (NERC 2006) to have due regard for biodiversity

when carrying out their functions and must pursue sustainable development and a net gain in biodiversity set out under the guidelines in the National Planning Policy Framework 2018⁹. At the time no proposed plans were available to ascertain the extent of the proposed works, therefore the following works are recommended to provide a guide on how the development could be enhanced for bats.

- i. All new roofing felt laid to be traditional Type 2 bitumen felt, as modern breathable membranes have been shown to kill bats¹⁰.
- ii. Roosting provision that could be provided as long term replacement for the loss of roosts for crevice dwelling species. This could be in the form of 2 roof line access tiles, one for each aspect (east and west) (see Figures 2 and 2a for examples and Appendix C for supplier details).
- iii. Select 10 tiles on each roof aspect (20 in total) and raise their leading edge by 25mm (using mortar) to create a wedge shaped crevice that provides access to the underlying felt, to provide further potential roost space
- iv. If the proposed development is to include granite stone walls, or granite block fascia the incorporation of in-line bat boxes, or the creation of artificial voids using uneven sized stone to create roost voids behind (see Figures 3 and 4 and Appendix C for supplier details). Insert these on a northern, southern or western aspect.
- v. Alternatively, if the above are not possible then the erection of free-standing bat boxes developed for crevice-dwelling species (see figure 5 for example and Appendix C for supplier details). Erect these on three aspects (north, south and west).
- vi. Encourage a 'bat friendly' planting scheme to enhance the hedgerow to the north and the immediate area surrounding the development to encourage foraging bats (See Appendix D for ideas).



Figures 2 and 2a. Example of an in-line roof tile (tailored to your roof material style and its placement within the roof)

<http://www.habibat.co.uk/category/bat-access-tiles/habibat-access-slate>



HABIBAT ACCESS BOX
001

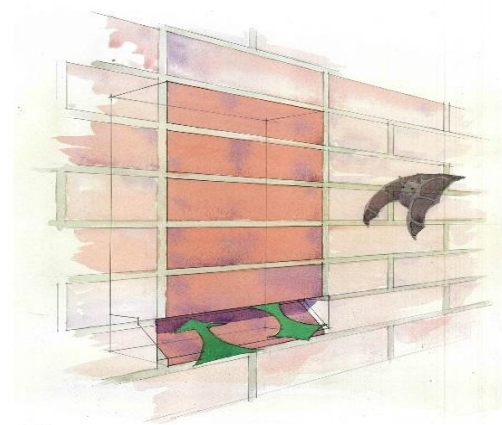


Figure 3. Example of an in-line bat box, built in at the time of construction with the face bespoke to your finish

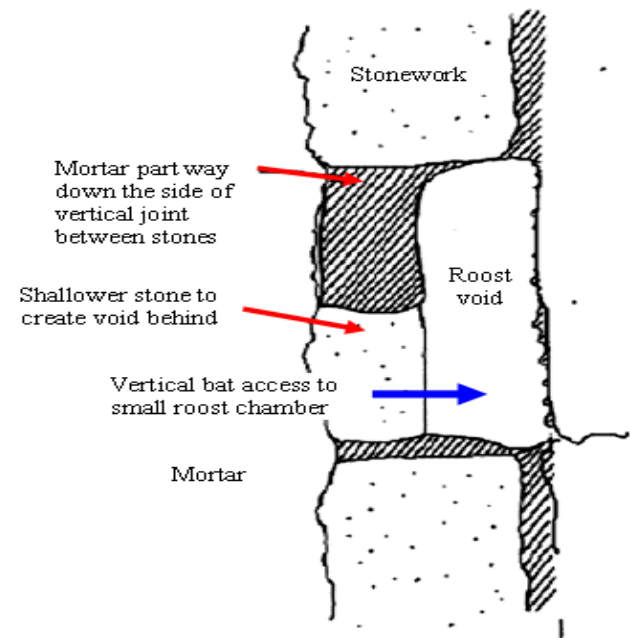
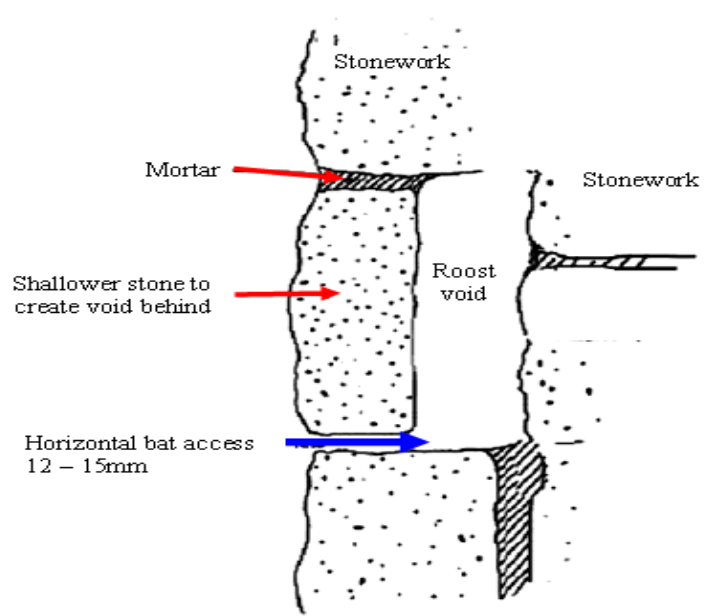


Figure xxx - creation of artificial voids in new walls by using a stone that is not as deep as its neighbours (T. McOwat)

Figure 4. Example of the creation of artificial voids in new walls using shallow bricks and less mortar.

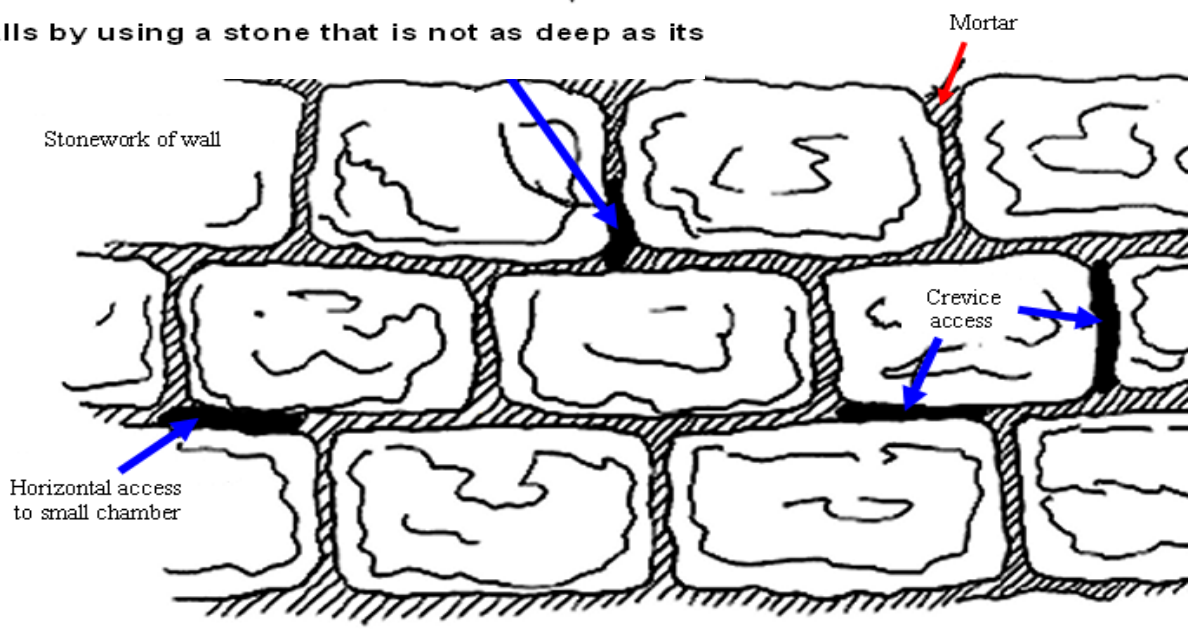


Figure xxx - access points to artificial roosting spaces within the wall (T. McOwat)

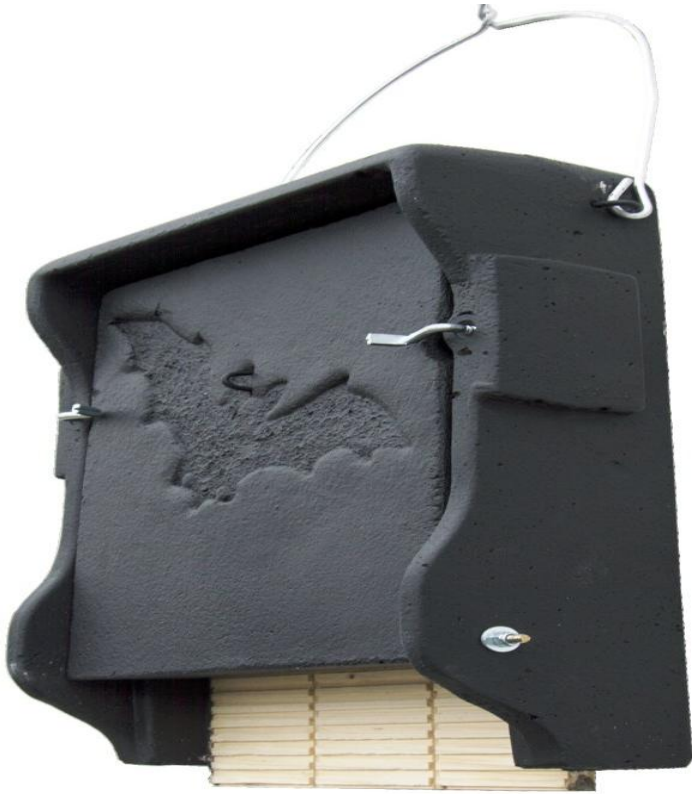


Figure 5. free-standing bat box example
<https://www.nhbs.com/browse/search?q=bat%20boxes&hPP=30&idx=titles&p=0&is v=1&qtview=158636>

6. Bibliography

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10. Waring, S.D. et al. (2013). *Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom*. *Architecture and the Environment* 1 (1). P1-13. Sckinow Publishing.

APPENDIX A – BAT CONTACTS SURVEY TABLE

Date:	29/8/18 – Dusk Emergence	
Survey Type:	Surveyor 1	Surveyor 2
Location:	Commuting E to W unseen Commuting E to W Unseen Unseen Commuting S to N Unseen Unseen Unseen Unseen Unseen Unseen	Unseen Commuting E to W Unseen Unseen Unseen Unseen Commuting S to N Commuting W to E Commuting S to N Commuting S to N Unseen
Exit/Entry point:	None recorded	None recorded
Time(s):	22:04, 22:08, 22:10, 22:12, 22:14, 22:32, 22:35, 22:38, 22:41, 22:42, 22:42, 22:44	21:58, 22:02, 22:06, 22:08, 22:13, 22:19, 22:30, 22:34, 22:37, 22:40, 22:43
Species of bat:	Common pipistrelle	Common pipistrelle
Roost present:	None recorded	None recorded

APPENDIX B – LEGISLATION AND LICENSING

a) Legislation

All species of bats receive special protection under UK law making it a criminal offence under Schedule 5 section 9 (4) (b) and (c) of the Wildlife and Countryside Act 1981 (as amended) to *"intentionally or recklessly disturb a bat at a roost"* or *"intentionally or recklessly obstruct access to a roost"* and under Regulations 43 (1) and (2) of the Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations) to *"deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young or, affect the local distribution or abundance of the species; or to "damage or destroy a roost"* without first having obtained the relevant licence for derogation from The Habitat Regulations from the Statutory Nature Conservation Organisation (the SNCO – Natural England in England).

The word 'roost' is not used in the legislation, but is used here for simplicity. The actual wording in law is 'any structure or place which any wild animal...uses for shelter or protection' or 'breeding site or resting place'. Because bats tend to re-use the same roosts after periods of vacancy, legal opinion is that the roost is protected whether or not the bats are present at the time.

Penalties on conviction of a bat-related crime - the maximum fine is £5,000 per incident or per bat, up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.

b) Licensing

In order to obtain such a licence (as set out above) the SNCO must apply the requirements of the Regulations and, in particular, the three tests set out in sub-paragraphs 55(2)(e), (9)(a) and (9)(b). These are as follows:

(1) Regulation 55 (2)(e) states that a licence can be granted for the purposes of *"preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"*.

(2) Regulation 55 (9)(a) states that the appropriate authority (the SNCO) shall not grant a licence unless they are satisfied *"that there is no satisfactory alternative"*.

(3) Regulation 55 (9)(b) states that the appropriate authority (the SNCO) shall not grant a licence unless they are satisfied " *that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*"

The licence would permit an otherwise unlawful activity to take place, and it requires of the licensee measures to ensure that negative impacts are prevented, reduced or offset, and that the favourable conservation status of the bats is maintained. **Once a licence is granted, failure to comply with its contents, including its attached Method Statement is a Criminal Offence with fines of a maximum of £5,000 per infringement.** A licensed bat consultant must be appointed to assist in the preparation and the delivery of the mitigation proposals that ensure the species protection requirements (Favourable Conservation Status 'FCS' test) can be met.

Additional information on the tests is available from the Natural England website.

<http://publications.naturalengland.org.uk/publication/4727870517673984?category=12002>

The ecologist is responsible for providing evidence to meet Test 3. The evidence to satisfy tests 2 and 3 is submitted on a part of the license application called the Reasoned Statement. The Reasoned Statement must be filled in by the client or their agent. Applicants often approach planning consultants, architects or similar for advice regarding completion of the Reasoned Statement.

- **Permissions**

The development must have **full permission** before the licence application will be registered including any ecology-related conditions or reserved matters that can be discharged before the date of application.

- **Further bat surveys**

If a full active bat season is going to pass between the granting of planning permission and the licence application period, Natural England will require **update survey(s)** (March-Aug) prior to application submission. The number of surveys required will vary by site depending on the size and complexity of the site as well as the species and roost types present.

- **Land ownership**

If mitigation, compensation or monitoring is anticipated to be on land not owned by the applicant, then written consent from the landowner will be required by Natural England. Responsibility for management and maintenance must also be agreed.

- **Commitments**

Applications should not give any commitments to undertake licensed works (or actions relating to the licence) that cannot be delivered.

- **Multi-phased projects**

If a plan is phased, Natural England will require a Master Plan with all mitigation and timetables included on it.

c) Licence timescales:

- **Licensing decision**

The licence application pack can take anywhere from **2 to 3 weeks** to produce and Natural England allow themselves **30 working days** from the date of receipt to respond to applications, a window which can be extended if further information is requested by themselves. It is important that clients, developers, contractors, agents, etc. keep this in mind when designing work timetables. Occasionally, further information will be requested by NE, which can result in additional delays; therefore application as soon as possible is advised.

- **Timing of works**

In most cases, the works most likely to affect bats (bat exclusion work, soft strip, re-roofing, ecologist-advised timber treatment, etc.) will normally be timed to avoid the hibernation and maternity periods. Thus, these works tend to be timed for either the **September-October period** or the **March-April period**. This means licence application is normally completed 3 months prior to these periods, and cannot be submitted any earlier.

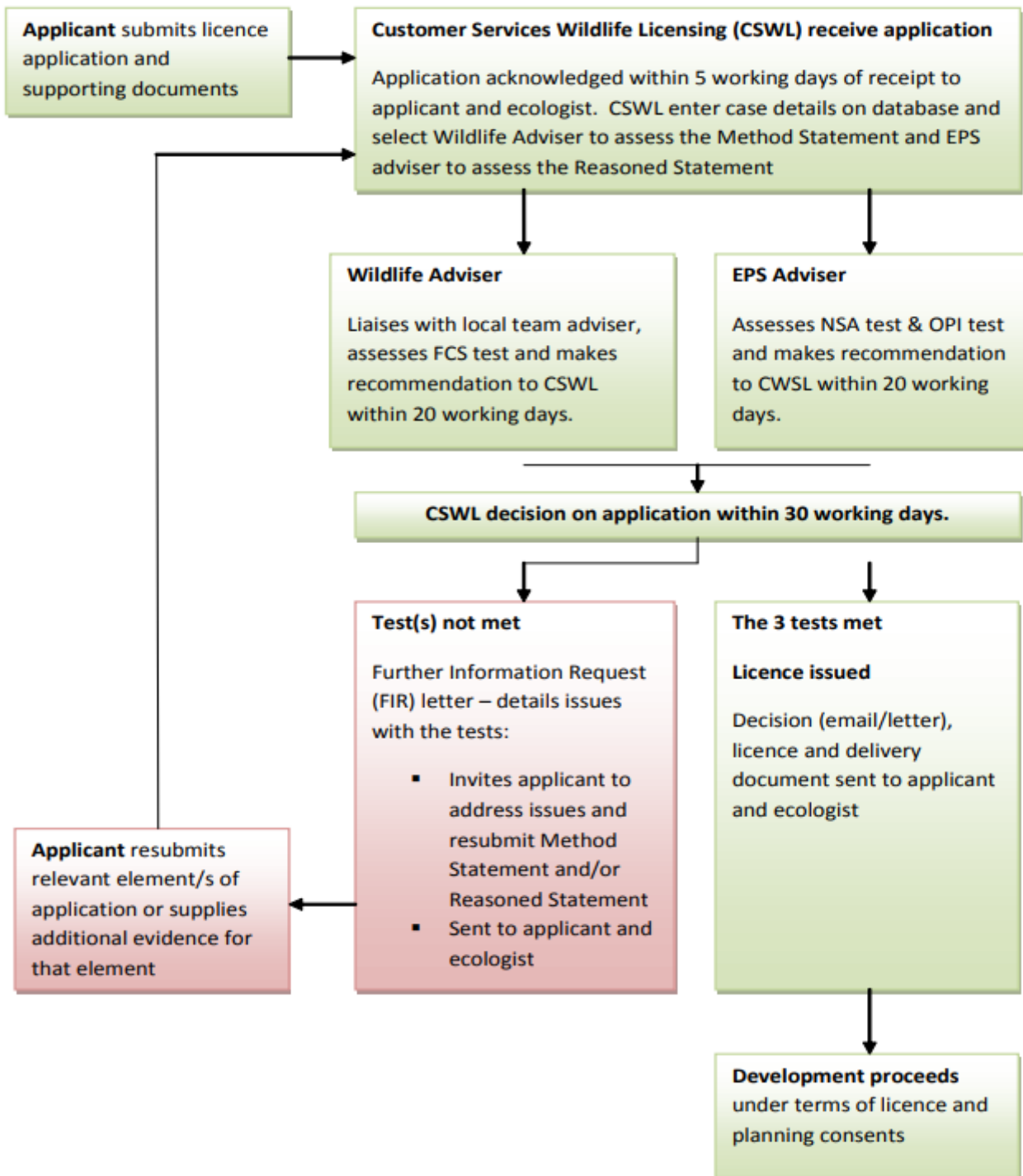
- **Other Timing**

All timescales are weather-dependent (e.g. 5 days post-exclusion period extended due to inclement weather) and also may be impacted by other aspects of the project not related to ecology. In some situations license periods can be extended, but this involves more work and is not guaranteed as they must ensure that Test 3 is still met.

d) Scale of work involved:

- **Mitigation** Production and submission of the license application pack as well as the completion of the licensed works themselves are time intensive and involve inspections, exclusions, site induction and other works requiring onsite supervision such as bat roost creation, soft strip and other necessary checks under the terms of the license. Costs for materials and equipment including bat boxes, exclusion materials, lifts/scaffolding to carry out soft strips, roost construction materials, etc. needs to be considered. Costs can vary considerably by project, but the applicant should ensure provision for all aspects of the licensed works is well-budgeted.
- **Monitoring** Most mitigation schemes require some sort of post-development monitoring, the type and extent of which would be confirmed in the license method statement. A contract with the ecologist for all survey, mitigation and post-development monitoring surveys needs to be agreed for this at the application stage.

EPS Process



EPS application procedure flowchart (updated December 2011). Taken from WML-G12-EPS Mitigation Licensing – How to get a licence Version December 2013

APPENDIX C – SUPPLIERS

1. Natural History Book Service
1-6 The Stables
Ford Road
Totnes
Devon
TQ9 5LE
Tel: 01803 865913
Email: customer.services@nhbs.com
Website: <https://www.nhbs.com/>
2. Habitat
Tel: 01642 724626
Email: <http://www.habibat.co.uk/contact>
Website: www.habibat.co.uk
3. Dreadnought Tiles
Dreadnought Works
Brierley Hilly
West Midlands
DY5 4TH
Tel: 01384 77405
Email: sales@dreadnought-tiles.co.uk
Website: www.dreadnought-tiles.co.uk
4. Wildlife & Countryside Services
Covert Cottage
Pentre Lane
Rhuddlan
North Wales
LL18 6LA
Tel: 0333 9000927
Email: support@wildlifeservices.co.uk
Website: www.wildlifeservices.co.uk
5. Wildcare
Eastgate House
Moreton Road
Longborough
Gloucestershire
GL56 0QJ
Tel: 01451 833181
Email: sales@wildcare.co.uk
Website: www.wildcare.co.uk

APPENDIX D – BAT FRIENDLY PLANTING

List of species taken from the Bat Conservation Trust Leaflet: "*Encouraging Bats. A Guide for Bat Friendly Gardening and Living*" (BCT 2015)¹⁰

*Plants marked * are hybrids or exotics that may be useful in the garden*

Flowers for Borders	Flowering period
*Aubretia	Spring to early summer
Bluebell	Spring
*Candytuft	Summer to autumn
*Cherry pie	Summer to autumn
Corncockle	Summer to autumn
Corn marigold	Summer to autumn
Corn poppy	Summer to autumn
*Echinacea	Summer to autumn
*Evening primrose	Summer to autumn
Field poppies	Summer
*Honesty	Spring
*Ice plant 'Pink lady'	Early autumn
Knapweed	Summer to autumn
Mallow	Summer to autumn
*Mexican aster	Summer to autumn
*Michaelmas daisy	Summer to autumn
*Night-scented stock	Summer
Ox-eye daisy	Summer
*Phacelia	Summer to autumn
*Poached egg plant	Summer
Primrose	spring
*Red valerian	Summer to autumn
Scabious	Summer
St John's wort	Spring
*Sweet William	Summer
*Tobacco plant	Summer
*Verbena	Summer to autumn
*Wallflowers	Spring to early summer
Wood forget-me-not	Spring
Yarrow	Early summer
Herbs	Flowering period
Angelica	Summer
Bergamot	Summer to early autumn
Borage	Spring to early autumn
Coriander	Summer
Fennel	Summer to early autumn
Feverfew	Summer to early autumn
English marigold	Summer
Hyssop	Summer to early autumn
Lavenders	Summer
Lemon balm	Summer

Herbs	Flowering period
Marjoram	Summer
Rosemary	Spring
Sweet Cicely	Spring to early summer
Thyme	Summer
Trees, shrubs and climbers	Type
*Bramble	climber
Buddleia	shrub
Common Alder	tree (suitable for coppicing)
Dog rose	climber
Elder	tree (small)
Gorse	shrub
Hawthorn	tree (suitable for coppicing)
Hazel	shrub (suitable for coppicing)
Honeysuckle (native)	climber
Hornbeam	tree
*Jasmine (night-scented)	climber
Grey Willow	tree (suitable for coppicing)
Rowan	tree
Silver birch	tree
Ivy	climber

DESIGN // ACCESS // PLANNING // STATEMENT

Buzza Garage Site, Buzza Road, St Marys
Isles of Scilly

STUDIO WEST ARCHITECTS LTD

Introduction and Background

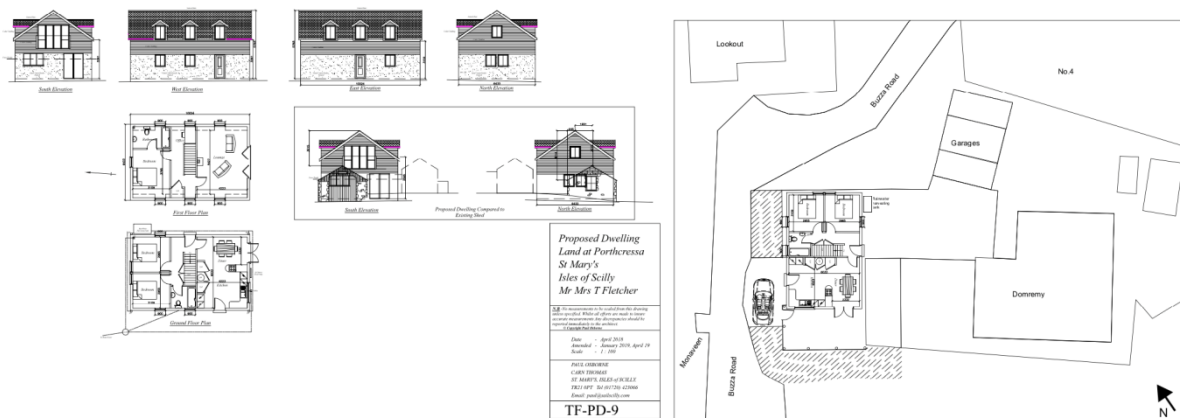
This statement is for the current proposal at the site, Buzza Garage, Buzza Rd, St Marys, Isles of Scilly, which looks to demolish the existing single-storey garage and to construct a new two-storey, two/three bed dwelling on the site.

The current site is of an irregular 'L' shape roughly aligned along the SE to NW axis, where Hospital Lane converges with Buzza Road, just to the North West of the prominence of Buzza Hill. Buzza Garage Site is one of two single-storey 'garages/boatsheds' situated between a terrace of homes to the North West of the site and detached dwellings that wrap around the site from the North to North East. To the South of the site the topography falls away across Buzza Road and Hospital Lane to Council-maintained green space before dropping down to the sea level and Porthcressa Beach.



1. Google Earth image of Buzza Garage, Buzza Road, St Marys, Isles of Scilly

The garage part of the plot has a long history of planning applications dating back to 1973. Under application P1224 submitted in 1973 for the provision of a dwelling, which was refused on grounds of overdevelopment. In 1975 under application P1421 permission was sought for the provision of a house and garage, which was refused on the grounds that it was overdevelopment and there were insufficient water resources. In 1981 under application P1977 permission was sought for the provision of a dwelling and garage. This application was also refused on the grounds it was overdevelopment of the site. In 1987 under application P2621 permission was sought for the provision to build a 2-bed house and this application too was refused on the grounds that it contravened policy No.3A of the Approved Isles of Scilly Structure Plan and was overdevelopment. An appeal was brought to this decision, which was dismissed in 1988. The Applicant of this 2020 application attempted to seek approval for a dwelling in 2016. P/16/129. This was also refused. Since this 2016 refusal the Applicant, acting on the advice of members of the planning committee has since purchased the adjacent plot (formally the garden to Charlie's Cottage), which has over doubled the area of the original garage plot.



Plans and Elevations from application P/19/020/FUL, Withdrawn.

In 2019 the application P/19/020/FUL sought approval for a replacement of existing garage with dwelling house. The application was withdrawn as recommended by planning as it was proposed to be refused on the grounds of:

R1. *The proposal would result in overdevelopment of the site and by its scale and massing, would appear unacceptably overbearing and dominant.*

R2. *The proposed development, by reason of its cramped appearance in the street-scene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Conservation Area...*

It is important to note that the Applicant's have been working pro-actively with Planning in an attempt to find a proposal that can hopefully be supported. They withdrew the application at the advice of Planning with the view of attempting to find a new way of looking at the site to overcome the issues of the 2019 application and the numerous previous. The Applicant's appointed Studio West Architects Ltd, specialists in Cornish contextual yet environmental focussed design in 2019 to help to consider the site. This new application is a result of that commission. For the purposes of background and reference it is important to set out the planning considerations of the withdrawn application from The Officers report following 'Members' meeting on the 25th July 2019 recommending application refusal so as to set the scene for the site and planning constraints that have played as a brief for this new proposal. On from the principle points of the refusal R1 and R2 mentioned above the report also contained the following.

The Council's Infrastructure Department responded that the application looks to tie into the existing sewer mains outside 'The Lookout' in an existing manhole that recently had been connected to, 5 yrs prior, and there have been no callouts to blockages or problems with the proposed connection point.

The Council's Infrastructure Department/SWW also commented that there was an existing mains water connection to the current garage on site and re-utilising this connection was acceptable.

Highways commented that the correct width of the highway running next to the site was hard to determine since there was no record of accurate measurements of the Council-maintained green space.

Cornwall Fire Service raised no objection to the development subject to the road width remaining unaltered.

Planning Policy (NPPF) Points were made to the application in relation to

- Paragraph 48, authorities give weight to relevant policies according to stage of preparation of the emerging plans
- Chapter 11, making effective use of land, supporting development on under-utilised land and buildings, especially if it meets identified needs for housing.
- Chapter 12, Achieving well-designed places, good design key to sustainable development
- Chapter 15, Conservation or Enhancement of environment
- Paragraph 175, avoid where possible significant harm to biodiversity through development.

Isles of Scilly Local Plan 2005

- Policy 1, development must respect and protect the recognised quality of the island's natural, archaeological, historic and built environment.
- Policy 2, proposals positively relate to the character of the landscape, seascape and built form of the islands
- Policy 3, new housing to meet the housing needs of the islands to promote sustainable communities
- All dwellings should be sited adjacent to or integrated within an existing settlement or established group of dwellings.

Draft Isles of Scilly Local Plan 2015-2030

- Policy SS1 Principles of Sustainable Development
- Policy SS2 Sustainable Quality Design and Place-Making
- Policy SS6 Water and Waste Water Management
- Policy SS10 Travel and Transport
- Policy OE1 Protecting and Enhancing the Landscape and Seascape
- Policy OE2 Biodiversity and Geodiversity
- Policy LC1 Isles of Scilly Housing Strategy to 2030
- Policy LC3 Balanced Housing Stock

While the Draft Plan is yet to be adopted, and such policies it contains can only be given limited weight, it is important to ensure everyone is fully aware of the relevant policies proposed moving forward.

Isles of Scilly Design Guide 2007 'It is important that the nature of the surrounding area is understood and reflected in any development proposal.'

Planning Assessment

The main planning issues were considered to be whether the impact of the proposed development is acceptable in principle. Policy 2 of the Adopted Local Plan states developments should facilitate *'the re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the islands and the local communities...'* Further, Policy LC1 of the draft Local Plan states all new homes must contribute towards the creation of a sustainable, balanced and inclusive island community by making a positive contribution to addressing local housing needs. In accordance with Policy 3, the proposal sought to provide a new build dwelling with an occupancy restriction in order to meet an identified local need in perpetuity, and this is considered to be acceptable in principle and complies with the relevant local and national policy. Also since the proposal appears able to connect to the mains public sewer and mains water supply, these matters are not under consideration.

In relation to the siting, scale and massing of the proposal, Policy 2 of the adopted Local Plan states development will be permitted where it conserves or enhances the landscape, coastlines, seascape and existing buildings of the island through appropriate design...

Massing and scale are important aspects of good design and creating developments of appropriate proportion. To a certain extent, the scale of development should be relative to the existing surroundings and should echo the pattern of traditional buildings in the area.

This was not achieved in the previous proposal that did not acknowledge the primary orientation of dwellings in the vicinity (aside of Domremy) with long elevations and ridges running east west for south facing orientation to Porthcressa Beach and open space. The previous application due to its orientation had windows looking east and west towards nearby property. The proposed in this application respects this context character and neighbours east and west with no overlooking on those aspects.

'The proposal, PA/19/020, provides amenity space sufficient given the additional land acquired for the site, but the design still was at odds with the existing character.... (AND) deemed the proposed 'would have an increased impact on the immediate area which would impact on the general amenity of the site as well as the amenity enjoyed by the surrounding properties as a direct result of its prominence... Whilst Officers recognise the need to support development of brownfield sites, this cannot be at the expense of high quality design, the protection of landscape character or the amenity of neighbouring dwellings. On this basis the proposal is considered unacceptable by virtue of its scale and massing.' *'Due to the nature of the site and specifically the layout of the proposed development, Officers remain concerned that the proposed development, by virtue of its relationship with existing boundaries and proximity to the highway still constitute overdevelopment of the site...'* While the proposed utilised natural materials in accordance with the Design Guide and Policy 2 of the Adopted Local Plan, the dwelling on PA/19/020 would still appear to be *'cramped in this location as such not be considered to*

represent high standard of design and layout, contrary to Policy 2 of Local Plan. Even considering the noted objections, it was also noted by the Planning Agents that there was no objection to the principle of a one and half storey dwelling.

The new proposal, the subject of this application, despite being brownfield is of high quality design and of environmental and technical merit while being fully informed in massing and form by the context and historical context, all characteristics of the work of Award Winning Cornish Architectural Practice - Studio West Architects Ltd. In addition, the new design has respect to neighbouring dwellings with no over looking proposed.

AONB and Conservation Area Impact (On the previous now withdrawn Proposal)

'Whilst there is some consistency with surrounding groups of dwellings, the design and appearance does not demonstrate any particular local distinctiveness which should be reinforced and does not reinforce the established character of the area.' The proposal was deemed to be dominant and not considered to conserve or enhance the character of the area. This is now addressed in the new design.

Impact upon The Natural and Historic Environment

It was noted the proximity of the site, over 60 metres away, to a Scheduled prehistoric entrance grave on Buzz Hill (DCO554; MCO30225) and its proximity to a Listed Building, Wahroonga on Porthcressa Terrace (DCO14271). Given these proximities, it was proposed to impose a condition to ensure the groundworks are monitored in respect to these Natural and Historic assets. Following the submission of the last application, two ecological surveys were submitted, a Preliminary Ecological Appraisal & Preliminary Bat Roost Assessment (PRA) and Presence or Absence Survey Report. Both reports confirmed that there was no evidence of the site providing a current active bat roost. The ecologist confirmed that no further reports were required and that subject to conditions controlling avoidance measures during demolition and construction phase and mitigation and enhancement in the form of provision of new potential roost sites then there would be limited. Overall, subject to the inclusion of the precautionary conditions the application was considered to comply with Policy 1 of the Adopted Local Plan 2005 and Policies SS2 and OE2 of the Draft Local Plan 2015-2030.

Impact Upon Residential amenity

It was determined, in relation to the design Guide notes, proposed developments located close to the boundaries of the site may cause a loss of privacy due to the placement of certain features, such as windows, adjacent to habitable rooms of neighbouring properties. It was noted that the placement of the proposed windows on application PA/19/020 would give rise to overlooking towards existing residential properties, thus harming the amenities of the occupiers of the neighbouring properties, Monaveen, Penventon and Charlie's Cottage. Furthermore the proposed design conflicts with NPPF paragraph 130, which seeks to secure a good standard of design. The new proposed design addresses these concerns.

Impact on Highway Safety

Consultation determined that the application site was located in a sustainable location close to the shops and services of St Mary's and there is no requirement on development to provide for off-street car parking, as this is available nearby. It was stated that it is not essential for development in such a sustainable location to have dedicated off-street car parking.

Conclusion (On Previous Withdrawn Application)

'Whilst the proposed dwelling is seeking to meet an identified local housing need, which is acceptable in principle, it is unfortunate the site is not capable of accommodating a development of the scale proposed. Therefore, having regard to the considered overdevelopment of the site coupled with the impact on the living conditions of neighbouring occupants, it is therefore recommended that the application is refused planning permission for the reasons considered above and as set out in Appendix A below.'

Appendix A – Reasons for Refusal

R1. The proposal would result in overdevelopment of the site and by virtue of its scale and massing, would appear unacceptably overbearing and dominant when viewed from Penventon, Monaveen and Domremy, contrary to the Isles of Scilly Adopted Local Plan (2005), and to the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006) and emerging Policy SS2 (1) a), c), d) of the Draft Isles of Scilly Local Plan (Pre-submission (Regulation 19) Public Consultation) 2015-2030.

R2. The proposed development, by reason of its cramped appearance in the streetscene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Conservation Area, and, if permitted, would be likely to set a pattern for similar undesirable proposals in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is presently developed, thereby contrary to Policy 1 the Isles of Scilly Adopted Local Plan (2005) and the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006) and emerging Policy OE7 (5) of the Draft Isles of Scilly Local Plan (Pre-submission (Regulation 19) Public Consultation) 2015-2030.

Local Character – Built Form and Materials

The built context in the immediate surround of Buzza Garage is varied in date, form, aesthetic, layout and orientation. However the primary orientation is for buildings running east west and with long elevations south towards open space and Porthcressa Beach.

Please see Photos below.



Neighbouring Properties; Monaveen, Penventon and Charlie's Cottage terrace west of site, The Lookout detached property North of site.



Neighbouring Garage/Boatshed and Domremy to east of site. View of site from The Lookout. Buzza Road Terrace on approach to site.

The site lays on the 'Y' of Buzza Road and Hospital Lane, a small area of residential development to the South East of the centre of Hugh Town, overlooking Porthcressa Beach. To the west of the site across Buzza Road, the site is flanked by a terrace of three cottages, Monaveen, Penventon (both C19) and the recently built Charlie's Cottage. Each of the properties has been extended, both through ground floor conservatories and extensions along with first floor additions to Monaveen and Penventon. Monaveen has a ground floor upvc and exposed concrete block conservatory that runs longer than the main building abutting the ground floor extension for Penventon, along with a flat roofed extension to the rear. Charlie's Cottage is a new build in the style of the original cottage it replaced. The original character of the terrace west of the site has been nearly completely hidden behind ill-considered extensions, with only the rebuilt Charlie's Cottage resembling the original style frontage. The extensions have filled most of the original roadside gardens with only a small portion of the original granite garden wall remaining on the north end of the terrace.

Further up Buzza Road lies The Lookout, to the north of the site. The Lookout, and also Domremy to the east, are of mid C20 construction being a 2 storey white rendered walls, white upvc windows and doors and a natural slate roof. The garden to The Lookout is walled with horizontal timber fencing painted white. Domremy consists of white painted render with natural slate roof, varied white and brown upvc windows and a two storey flat roofed modern extension facing the site. Immediately to the east of the site before Domremy is another single storey block constructed boatshed/garage with clay pan tiled roof.

The interspersed dwellings around the site have muddled the traditional vernacular material and built form context. Because of the modern additions, the Local character and materials used are varied and inconsistent. There is a pre-dominance of the post 60s developments, modern detached buildings scattered within the vicinity of the site to the north and east, consisting of painted render/granite two storey buildings with slate or clay tiled principal roofs. To the west of the site are more traditional C19 slate roofed terraced homes but with modern extensions/interventions, all on an axis of orientation roughly running North East/South West.



Block Plan of Buzza Garage Site

Period Development

There are of course quite a few period buildings that have retained their original and traditional material form in and around Hugh Town, but the character in the area around Buzza Road has been adversely affected by numerous modern C20 builds and extensions. Good examples of the immediate local character are illustrated in context photographs above.

Agricultural & Landscape Context

The Buzza Garage site is on the South/South East side of the development cur tillage of Hugh Town before the prominence of Buzza Hill and the agricultural fields beyond. The entirety of the area/island is a Conservation Area and included in the AONB. The relationship of the site between the main developed areas of Hugh Town and the outlying fields can be seen in the aerial photograph included in the introduction of this document.

Design

The reason for highlighting the existing varied built context and use of materials within such an important area of planning designation are to fully put forward the respect for traditional vernacular built form and material context that is fully at the heart of this proposal. Strongly and passionately respected by the Applicants as instructed to be implemented in the brief for this design is a complete respect for the local building vernacular and wider context.

Other primary aspirations for this house are to employ a contemporary desire to connect the inside with the outside, to promote healthy living with natural light, and good physical connection to outside. This, coupled with life-cycle considerations of providing adequate number of habitable rooms/bedrooms necessitated by modern living in such a remote area dictates aspects to be considered as framework for design criteria. The Applicants' need to plan for potential growth of the family, consideration for working from home, a room for potential visitors and the flexibility to adjust to changes to lifestyle as the Applicants age. Additional consideration needs to be made for potential future owners throughout the building's lifecycle. During the design of the dwelling it was determined the past applications had created conflicts with the neighbouring properties as a result of non-contextual design. The proposed building crowded the sites boundaries, the form and massing were inappropriate in the setting and orientation of the building on the site caused conflicts with the neighbouring properties' amenities. Great care was taken in the design process of the current application for a proposed dwelling for the site in order to mitigate the issues raised in the consultation with Planning following the refusal of the 2019 now withdrawn application.

Due to the irregular shape and size of the site, the traditional rectangular 'four up four down' design of a dwelling cannot work on this site. A more nuanced, site specific 'L' shaped building was chosen to more sympathetically sit in the site with the main massing of the building reoriented along the NE/SW axis. The use of traditional pitched slate on the main roof of the dwelling further lessens the prominence of the first floor facing the terrace to the west of the property. This along with 'stepping' back the first floor portion of the building on the approach reduces the impact of the frontage's form and has redistributed the massing where the impact will be the least.

In addition to reducing the dominance of the structure through breaking the form, the aesthetic use of materials in the design of the building has been implemented to soften the building's form through use of sympathetic natural materials that bed into the landscape; this breaks up the building's massing on the elevations through the use of varying materials that minimise any issues can arise from monolithic facades. The walls to the building are to be a mixture of materials synonymous to the islands and Cornwall as a whole; random granite, vertical and horizontal timber cladding and painted render. The various materials of this minimised pallet of materials have played part of the local building vernacular throughout the evolving history of the islands. The pitched main roof is to be in

clipped natural slate, slate in keeping with traditional use and clipped as a response to the exposed coastal nature of site. The flat roof portion over the ground floor is to be finished in sedum as a way of mitigating the surface run-off on the site while also minimising the visual impact of the roof through utilising a diffuse natural covering. The small first floor parapeted flat roof will be outside any sight line and is to be dark grey EPDM/Single-ply.

The contemporary use of materials in design looks to complement the traditional context through well-considered modern aesthetic values. That said, behind the modern aesthetic use of materials in cladding buildings, lies additional benefits to the sustainability of the building derived from modern energy efficient building techniques and technically advanced materials.

Another issue with the previous application was the extent of overlooking on neighbouring properties. Through the creative use of high-level and low-level windows, orientation and massing of glazing along South East elevation, the current design has mitigated issues of overlooking while still affording the property healthy levels of natural lighting and passive solar gains. Windows to habitable rooms along the South West elevation have been removed completely with just one high level window to the utility room. On the North West elevation high level windows and one low level window have been utilised to give natural light without causing issues of overlooking toward The Lookout. A similar approach was taken on the North East elevation with the low level window facing Domremy. The majority of the buildings glazing have been concentrated on the South East elevation to fully take advantage of the uninterrupted views out towards Porthcressa Beach and to benefit from passive solar gain. Care was taken at the design stage to ensure the sight lines out of the habitable spaces didn't infringe on the habitable spaces in the neighbouring dwellings.

In relation to the sizing of the property, due consideration was taken in relation to The NDSS, National Described Space Standard, which sets out *minimum* standards for space afforded to properties at defined levels of occupancy. The Isles of Scilly's new Local Plan, yet to be adopted, calls for the *maximum* afforded space for new dwellings to be no more than +10m² over the nationally described *minimum* acceptable internal floor space as defined by the NDSS. The base minimum standard set out by the guide for a 3 bed room home with the potential of 3 double bedrooms is set at 102m². While the property is technically a 2 bedroom dwelling with an office/study, for the purposes of the assessment according to the NDSS, the dwelling would be categorised as a 3b5p. This measure is purely for the accounting of the minimum required space in relation to Table 1 of NDSS and as outlined in "6. Relating internal space to the number of bed spaces is a means for classification for assessment purposes only when designing new homes and seeking planning approval... It does not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard". The proposal's internal floor area is 110m², just 8m² over the *minimum* standard specified by the NDSS and within the limits identified by The Local Planning Authority as the *maximum* standard for the Isles of Scilly.

Site Analysis

In depth site analysis and contextual consideration has been undertaken at the very outset of design considerations for the latest proposed design for a dwelling on the site. The design focus has been to provide comfortable internal spaces with views, respect the amenities of the neighbours, enhance the local building vernacular, all while embracing a South East aspect for passive gains and on site solar energy generation. The proposed Plan's form has been influenced by this analysis married with the contextual design considerations specific to the site.

Sustainability

The Applicants wish is for this house to be a low energy building, employing passive design techniques and also the current advancements of on-site renewable technology. Similarly, construction advancements of air-tight and energy efficient fabric throughout the building, while at the same time respecting local form and materials. Sustainability on the Isles of Scilly has been a due consideration for all new builds and is reflected in the repurposing of the granite for use in the new build along with utilising sustainable sources and low 'net carbon' building materials where possible.

The site analysis helped to form site (building) lines to respond to the sites best aspects and with south passive solar gains. On site renewables will also be employed. A PV array is proposed on the South East portion main roof pitch. The PV array will also have a switch to re-direct excess generation to heat water for heating and domestic hot water usage. The building will be constructed using highly thermally efficient and air-tight construction with robust thermal detailing to create a low carbon impact, contextually sensitive dwelling with built in longevity to sustain this as a family dwelling for generations.

Access

Access to the site will be pedestrian through the main gate entrance off Buzza Road. Comments back from Highways on the preceding application have indicated that there is no requirement for on site parking since locally there is parking available nearby. Once on site, pedestrian access to the dwelling will be on level paving with flush door thresholds in compliance with DDA requirements and in line with the life-cycle considerations for the proposed dwelling.

PLANNING STATEMENT

Sustainability

As explained above, a low carbon dwelling with well naturally lit spaces for a healthy living environment are at the heart of this application and is fully encouraged and supported in the NPPF.

The National Planning Policy Framework ('NPPF') has been used to inform this design proposal.

National Planning Policy Framework

Section 2: Achieving sustainable development

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

The proposal also embodies other recommendations from:

The Isles of Scilly Local Plan 2005,

Policy 2 Sustainable Development

Policy 3 Housing

The Isles of Scilly Design Guide 2006,**The Isles of Scilly Design Guide 2015-2030** (Final draft, unadopted),**Nationally Described Space Standard****Conclusion**

This is a unique dwelling of technical and architectural merit, designed to be visually contextual within the site's surrounds and so in harmony with the local building vernacular and materials. It is modest in scale, within the $\pm 10m^2$ variation to the NDSS's specified minimum standards for dwelling size allowed by Isles of Scilly Design Guide. The design has been fully considered through site analysis to best consider aspects for views and natural gains, weather protection and also a respectful consideration of the surrounding buildings. It is contextual in its response to form and material yet with a modern edge in respect of the spirit of the industrial and technological advances which have characterised the area to make it so distinct. Furthermore, the design was envisioned with respect to making a building for the 21st Century and the obvious relevance of that to 'now'.

Closing Conclusion

The Applicant's desire is applaudable, to make this a building of architectural and environmental technical merit and at the same time unify the form and materiality in harmony with its contextual surroundings. Throughout the UK such admirable schemes are approved and constructed, adding new and contemporary benchmarks to the ever-evolving portfolio of design in the built environment. The Isles of Scilly should also benefit architecturally from such a vision. We feel most passionately for the sake of architecture that such a scheme should be approved and celebrated, as is the case elsewhere throughout the country.