IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

OUTLINE PERMISSION FOR DEVELOPMENT

Application No:	**P/21/002/OUT**	**Date Application Registered:**	**12th January 2021**

Applicant:	**Nicola Stinson** **Council of the Isles of Scilly** **Town Hall** **St Marys** **Isles Of Scilly** **TR21 0LW**	**Agent:**	**KTA Architects Ltd** **KTA** **Kensington Court** **Pynes Hill** **Exeter** **EX2 5TY**

Site address: Land To North Of Ennor Farm Old Town Lane Old Town St Mary's Isles Of Scilly
Proposal: Outline planning application for 12 detached and semi-detached self-build homes with appearance as a reserved matter (Major Development) (Amended Plans)

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development, subject to the follow-up Reserved Matters application, to be carried out in accordance with the following Conditions:

C1 **The development hereby permitted in outline shall not be carried out other than in complete accordance with the submitted plans [Condition C2] and shall not be begun until details of the appearance of the dwellings, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in complete accordance with the approved details thereafter.**
Reason: To ensure the development accords with the approved plans and in accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

C2 **The development hereby permitted shall be carried out in accordance with the approved details only including:**

- **Site Location Plan, Drawing Number: SC-KT-XX-XX-DR-A-2002-S0 SK001 – P2, Dated 08/01/2021**
- **Site Plan, as Proposed, Drawing Number: SC-KT-XX-XX-DR-A-2002-S0 SK100 – P7, Dated 05/03/2021**
- **Site Plan, Proposed Plots, Drawing Number: SC-KT-XX-XX-DR-A-2002-S0 SK103 – P4, Dated 08/03/2021**
- **Site Waste Management Plan, Project No: 13394, Dated January 2021**
- **Transport Statement, Project No: 13394, Dated March 2021**
- **Ecological Assessment: Reference 8128.002 V5, Dated January 2021**
- **Flood Risk Assessment and Drainage Strategy, Project No: 13394, Dated January 2021**
- **Swept Path Analysis: Fire Tender, Drawing Number: 6175, Rev P1, Project No: 13394, Dated 09/02/2021**
- **Topographical Survey, Drawing Number: DOC1701A, Dated 05 April 2017**
- **Design and Access Statement, Ref: _2002_L00.01 Rev P4, Dated March 2021**
- **Design Codes, Ref: ALA Architects**

These are stamped as APPROVED
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the

Isles of Scilly Local Plan (2005) and Policy OE1 and OE7 of the emerging Isles of Scilly Local Plan (2015-2030).

Outline: time limit for reserved matters

C3 Application for approval of the reserved matters [referred to in Condition C1 above] shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

Outline: implementation of reserved matters

C4 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

Staging of Development

C5 The works comprising the residential dwellings of the development hereby permitted shall not be commenced before the works comprised in relation to detailed and targeted trial trenching (condition C12), highway and junction layout and completion (condition C8) and surface water drainage, including site drainage and holding tanks, sewerage pumping station and sewerage and water connections (condition 6) are completed.
Reason: To ensure that works take place in an agreed order to protect the amenities of this area.

Implementation of FRA and Drainage Strategy

C6 The foul and surface water drainage systems shall be in accordance with the Campbell Reith Flood Risk Assessment and Drainage Strategy Ref Project Number 13394 dated January 2021. No development approved by this permission shall be commenced until the following details are provided and approved in writing by the Local Planning Authority:

1. **A description of the foul and surface water drainage systems operation.**
2. **Details of the final drainage schemes including calculations and layout.**
3. **Confirmation from South West Water Ltd that the foul network has sufficient capacity to cater for this development.**
4. **A Construction Surface Water Management Plan.**
5. **A Construction Quality Control Plan.**
6. **A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features.**
7. **A timetable of construction.**
8. **Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.**

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken. The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change. Flows discharged from the site will be no greater than Five litres/sec for all rainfall events. The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.
Reason: To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal.

Layout of Car Parking before Occupation

C7 The dwellings hereby approved shall not be occupied until space has been laid out within the site for the parking and turning of vehicles in accordance with approved drawing number: SC-KT-XX-XX-DR-A-2002-S0-SK100-P7. The area allocated for parking and turning on the approved plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.
Reason: To ensure that vehicles can turn and leave the site in forward gear and that there is sufficient off road car parking, in the interests of highway safety and Policy in accordance with Policy 5 of the adopted Isles of Scilly Local Plan (2005) and Policy SS10 of the emerging Isles of Scilly Local Plan (2015-2030).

Layout of Proposed New Vehicular Access

C8 Before any other works commence on site, the proposed access forming part of the development hereby approved, shall be constructed with a minimum width of 3.7m and provided with 2.4m x maximum achievable visibility splays and 2m x 2m x 45º pedestrian intervisibility splays. The access shall be permanently retained as such thereafter with the visibility splays on land in the control of the site owner, maintained permanently clear of all obstructions exceeding 1m in height. All unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that vehicles can turn and leave the site in forward gear and that there is sufficient off road car parking, in the interests of highway safety and Policy in accordance with Policy 5 of the adopted Isles of Scilly Local Plan (2005) and Policy SS10 of the emerging Isles of Scilly Local Plan (2015-2030).

Principal Residence Condition

C9 The dwelling houses [at plot numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 Inclusive], hereby approved, shall not be occupied otherwise than by persons as their only or principal homes and the occupants shall supply to the Local Planning Authority (within 14 days of the Local Planning Authority's request to do so) such information as the Local Planning Authority may reasonably require in order to determine compliance with this condition. For the avoidance of doubt the dwelling(s) shall not be occupied as second homes or as units of holiday letting accommodation and a Section 106 (S106) legal agreement shall be entered into by those with an interest in any of the plots, before the Reserved Matters application can be granted.

Reason: To ensure that new housing stock is prevented from being used as a second or holiday home to help maintain the social wellbeing of communities in accordance with Policy 3 the adopted Isles of Scilly Local Plan (2005) and Policy LC2 of the emerging Isles of Scilly Local Plan (2015-2030)

Restrictions on Extension of Dwellings

C10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the dwellings, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock and in accordance with Policy LC3 of the emerging Isles of Scilly Local Plan (2015-2030).

Restriction of Building Height

C11 The dwellings, hereby approved, site shall not exceed 7.1m (plots 01, 02, 04, 07 and 09), 8.4m (plots 11 and 12) and 7.2m (plots 03, 05, 06, 08, 10) in height when measured from the immediately adjoining ground level.

Reason: In the interests of the visual amenities of the Conservation Area, AONB and the intervisibility and views of Ennor Castle as a Scheduled Monument.

Historic Landscape: Detailed and Targeted Trial Trenching

C12 No ground works, within the site boundary, shall take place until a trench layout plan to cover a selection of the anomalies and blank areas of the 2019 Geophysical Survey, has been submitted to and approved in writing by the Local Planning Authority. Evaluation trenching shall then be undertaken by suitably qualified organisation or induvial in accordance with the agreed trench layout plan. An evaluation report of the findings of the trial trenching shall be submitted to the Local Planning Authority before any commencement of the development. This condition will normally only be discharged when the evaluation report, 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 OE7 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Written Scheme of Investigation

C13 (A) No 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 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 OE7 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Construction Environmental Management Plan

C14 No development shall take place, including any works of demolition of the eastern boundary wall, until a Construction Environmental Management Plan (CEMP) 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 CEMP shall incorporate:

- **industry standard, best-practice measures to control site run-off, manage soils and waste, manage fuel and other materials to prevent spillages and also emergency procedures in the event of a pollution incident.**
- **standard best practice construction measures to avoid significant disturbance of adjacent features (human neighbours and, consequently, nesting and wintering bird populations within the SSSI) arising from vibration, artificial lighting and noise effects.**
- **a groundworks strategy including a watching brief during works (in case of unforeseen ground conditions occurring), details of the use and management of materials, waste management, a plan for Verification Control Documents.**
- **risk assessments and method statements in light of revealed conditions (relating to Health and Safety and buried services) as well as to take account the recommendations of Foundation Works Risk Assessment (if required).**
- **area(s) for the parking of vehicles of site operatives.**
- **space for the loading and unloading of plant and materials.**
- **storage of plant and materials used in constructing the development.**
- **construction vehicles wheel washing facilities.**
- **measures to control the emission of dust and dirt during construction.**
- **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 the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITIONS: Submission of Ground Levels

C15 No development shall take place until details of the proposed finished floor levels of each building, relative to the topographical survey: Drawing Number: DOC1701A, have been submitted to and approved, in writing, by the Planning Authority, once approved the development shall be carried out in accordance with the approved levels.
Reason: In the interests of the visual amenities of the Conservation Area, AONB and the intervisibility and views of Ennor Castle as a Scheduled Monument and to protect the amenities and privacy of adjoining properties and the character of this Islands location.

PRE-COMMENCEMENT CONDITION: Protected Species Enhancement Measures

C16 Prior to the commencement of the development hereby permitted, a scheme for the provision of wildlife habitats including bat roosting and bird nesting and related provision of access to and specifications (5.15 – 5.19) 'Biodiversity enhancements' of the Ecological Survey Report for Ennor Farm dated January 2021 carried out by Campbell Reith, shall be submitted to and approved in writing by the Local Planning Authority, including:

- **details of the number, type and density of native species, appropriate to the local area, for landscape planting to include native berry-bearing and nectar/pollen rich species.**
- **Native wildflower seed mixes for verges, suitable for the soil types of the site.**
- **Production of an educational flier for occupants, to inform on the importance of bio-security and not introducing non-native invasive species into gardens.**
- **A bug hotel, to be mounted near to new or existing shrub planting with deadwood and brash that arises from tree pruning and scrub clearance should be retained to enhance habitat piles within the wider site.**
- **Bat and bird boxes should be incorporated onto the new dwellings for bat roosting and bird nesting opportunities. Roost/Nest boxes should be appropriate to species found locally and should be located at an appropriate height and aspect with suitable lighting levels and close to vegetation.**

Once agreed those elements of bat roosting and bird nesting opportunities required for each plot, shall be implemented prior to the first occupation of each dwelling, and the wider measures shall be implemented as part of the landscaping of the site and when the site is 50% occupied, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once fully implemented the bats' roost area and agreed openings shall be permanently retained and maintained.
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 achieve measurable biodiversity net-gains and retain control over the development, to safeguard protected species and their habitats, in accordance with Policy SS2(g) and Policy OE2 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Sustainable Design Measures

C17 Prior to the construction of any of the dwellings, hereby approved, a detailed scheme indicating the detailed sustainable design measures to be incorporated into each dwelling shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation, including a water consumption standard of no more than 110 litres per person, per day. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.
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 minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2(2) of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan for Occupation

C18 Prior to the commencement of the development, hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate areas within each plot for the daily storage of household waste and recycling as well as a presentation area for the weekly collection of waste (communally or plot specific), shall be submitted to and agreed in writing with the Planning Authority. The presentation area(s) for waste and recycling collection shall be well-screened, accessible, secure and vermin proof. The development shall thereafter proceed in strict accordance with the approved scheme only.
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to ensure adequate space is available to for the safe and secure storage of household waste and recycling, including being accessible for waste collection vehicles, to be submitted and agreed by the Local Planning Authority. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan (2005) and Policy SS2(2) and Policy OE5 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Biodiversity Enhancing Landscaping Scheme

C19 Prior to the commencement of the development hereby approved, a site-wide biodiversity enhancing landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- **Reasonable Avoidance Measures Method Statement (RAMMS) to ensure development avoids killing or injuring small fauna species, including amphibians, reptiles, hedgehogs or the Scilly shrew which may be potentially utilise habitats within the site (including the hedgerow and stone wall to be realigned along the east boundary). The RAMMS should include methods such as staged strimming, hand searching and removal to a safe location of any small animals found.**
- **The submission of a sensitive lighting strategy to avoid impacts of lighting on nocturnal species.**
- **the details and locations of all existing trees and hedgerows on the land,**
- **identification of trees and hedges to be retained and outline measures for their protection during the course of the development.**
- **confirmation of the measures to re-build the stone wall along the east boundary, which shall include careful dismantling of materials, which should be stored onsite for re-use in its reconstruction along a parallel line set slightly further to the west. Reused stone should, as far as**

practical, ensure any moss, lichen or bryophyte growth is set back with its original orientation to retain biodiversity interest of the hedge bank feature.

- **details of the number, type and density of native species, appropriate to the local area, for replanting the east boundary hedgerow along its new alignment.**
- **details of the number, type and density of native species, appropriate to the local area, for new native tree planting and landscape management along the north and west boundaries to strengthen these boundary features.**
- **details of the number, type and density of native species, appropriate to the local area, for the replacement of lost areas of tall ruderal habitat so as to ensure these areas can continue to provide valuable habitat for several species, including breeding birds.**
- **confirmation that areas of fencing around the site or around individual gardens are to contain linkages for wildlife, this should include 13cm diameter holes cut into the bottom of fences, where applicable, to allow hedgehogs and other small animals to pass freely through the completed development.**

Once approved, the works required by the landscaping scheme shall be carried out in full during the planting season (September through to March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species. All trees to be retained on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition and construction recommendations). Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to enable the Local Planning Authority to consider details to ensure the assimilation of the development into the landscape, to safeguard the appearance and character of this part of the Islands and to mitigate any adverse impact upon biodiversity in accordance with Policy 1 of the Isles of Scilly Local Plan (2005) and Policy OE1 and Policy OE2 of the emerging Isles of Scilly Local Plan (2015-2030).

All Services Underground

C20 Any electricity, water, sewage, telephone and cabling services to the dwellings shall be placed underground.
Reason: In the interest of the visual amenities of this Islands area and the character and siting of the building.

Lighting

C21 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 the amenities of neighbouring residential properties and to protect the amenities of 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.

Construction Hours of Operation

C22 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.

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.

Signed: 

Chief Planning Officer

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: 12th April 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 Nicola Stinson

Please sign and complete this certificate.

This is to certify that decision notice: P/21/002/OUT and the accompanying conditions have been read and understood by the applicant: Nicola Stinson.

1. **I/we intend to commence the development as approved:** Outline planning application for 12 detached and semi-detached self-build homes with appearance as a reserved matter (Major Development) (Amended Plans) at: Land To North Of Ennor Farm Old Town Lane Old 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.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name: **Contact Telephone Number:**

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.

Staging Conditions: Pre-Reserved Matters in accordance with C5

Historic Landscape: Detailed and Targeted Trial Trenching	
C12	No ground works, within the site boundary, shall take place until a trench layout plan to cover a selection of the anomalies and blank areas of the 2019 Geophysical Survey, has been submitted to and approved in writing by the Local Planning Authority. Evaluation trenching shall then be undertaken by suitably qualified organisation or induvial in accordance with the agreed trench layout plan. An evaluation report of the findings of the trial trenching shall be submitted to the Local Planning Authority before any commencement of the development. This condition will normally only be discharged when the evaluation report, including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Layout of Proposed New Vehicular Access

C8 Before any other works commence on site, the proposed access forming part of the development hereby approved, shall be constructed with a minimum width of 3.7m and provided with 2.4m x maximum achievable visibility splays and 2m x 2m x 45º pedestrian intervisibility splays. The access shall be permanently retained as such thereafter with the visibility splays on land in the control of the site owner, maintained permanently clear of all obstructions exceeding 1m in height. All unless otherwise agreed in writing by the Local Planning Authority.

Implementation of FRA and Drainage Strategy

C6 The foul and surface water drainage systems shall be in accordance with the Campbell Reith Flood Risk Assessment and Drainage Strategy Ref Project Number 13394 dated January 2021. No development approved by this permission shall be commenced until the following details are provided and approved in writing by the Local Planning Authority:

1. A description of the foul and surface water drainage systems operation.
2. Details of the final drainage schemes including calculations and layout.
3. Confirmation from South West Water Ltd that the foul network has sufficient capacity to cater for this development.
4. A Construction Surface Water Management Plan.
5. A Construction Quality Control Plan.
6. A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features.
7. A timetable of construction.
8. Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken. The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change. Flows discharged from the site will be no greater than Five litres/sec for all rainfall events. The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Pre-Commencement Conditions

PRE-COMMENCEMENT CONDITION: Submission of Written Scheme of Investigation

C13 (A) No 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 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.

PRE-COMMENCEMENT CONDITION: Construction Environmental Management Plan

C14 No development shall take place, including any works of demolition of the eastern boundary wall, until a Construction Environmental Management Plan (CEMP) 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 CEMP shall incorporate:

- industry standard, best-practice measures to control site run-off, manage soils and waste, manage fuel and other materials to prevent spillages and also emergency procedures in the event of a pollution incident.
- standard best practice construction measures to avoid significant disturbance of adjacent features (human neighbours and, consequently, nesting and wintering bird populations within the SSSI) arising from vibration, artificial lighting and noise effects.
- a groundworks strategy including a watching brief during works (in case of unforeseen ground conditions occurring), details of the use and management of materials, waste management, a plan for Verification Control Documents.
- risk assessments and method statements in light of revealed conditions (relating to Health and Safety and buried services) as well as to take account the recommendations of Foundation Works Risk Assessment (if required).
- area(s) for the parking of vehicles of site operatives.
- space for the loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- construction vehicles wheel washing facilities.
- measures to control the emission of dust and dirt during construction.
- 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.

PRE-COMMENCEMENT CONDITIONS: Submission of Ground Levels

C15 No development shall take place until details of the proposed finished floor levels of each building, relative to the topographical survey: Drawing Number: DOC1701A, have been submitted to and approved, in writing, by the Planning Authority, once approved the development shall be carried out in accordance with the approved levels.

PRE-COMMENCEMENT CONDITION: Protected Species Enhancement Measures

C16 Prior to the commencement of the development hereby permitted, a scheme for the provision of wildlife habitats including bat roosting and bird nesting and related provision of access to and specifications (5.15 – 5.19) 'Biodiversity enhancements' of the Ecological Survey Report for Ennor Farm dated January 2021 carried out by Campbell Reith, shall be submitted to and approved in writing by the Local Planning Authority, including:

- details of the number, type and density of native species, appropriate to the local area, for landscape planting to include native berry-bearing and nectar/pollen rich species.
- Native wildflower seed mixes for verges, suitable for the soil types of the site.
- Production of an educational flier for occupants, to inform on the importance of bio-security and not introducing non-native invasive species into gardens.
- A bug hotel, to be mounted near to new or existing shrub planting with deadwood and brash that arises from tree pruning and scrub clearance should be retained to enhance habitat piles within the wider site.
- Bat and bird boxes should be incorporated onto the new dwellings for bat roosting and bird nesting opportunities. Roost/Nest boxes should be appropriate to species found locally and should be located at an appropriate height and aspect with suitable lighting levels and close to vegetation.

Once agreed those elements of bat roosting and bird nesting opportunities required for each plot, shall be implemented prior to the first occupation of each dwelling, and the wider measures shall be implemented as part of the landscaping of the site and when the site is 50% occupied, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once fully implemented the bats' roost area and agreed openings shall be permanently retained and maintained.

PRE-COMMENCEMENT CONDITION: Sustainable Design Measures

C17 Prior to the construction of any of the dwellings, hereby approved, a detailed scheme indicating the detailed sustainable design measures to be incorporated into each dwelling shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation, including a water consumption standard of no more than 110 litres per person, per day. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan for Occupation

C18 Prior to the commencement of the development, hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate areas within each plot for the daily storage of household waste and recycling as well as a presentation area for the weekly collection of waste (communally or plot specific), shall be submitted to and agreed in writing with the Planning Authority. The presentation area(s) for waste and recycling collection shall be well-screened, accessible, secure and vermin proof. The development shall thereafter proceed in strict accordance with the approved scheme only.

PRE-COMMENCEMENT CONDITION: Biodiversity Enhancing Landscaping Scheme

C19 Prior to the commencement of the development hereby approved, a site-wide biodiversity enhancing landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Reasonable Avoidance Measures Method Statement (RAMMS) to ensure development avoids killing or injuring small fauna species, including amphibians, reptiles, hedgehogs or the Scilly shrew which may be potentially utilise habitats within the site (including the hedgerow and stone wall to be realigned along the east boundary). The RAMMS should include methods such as staged strimming, hand searching and removal to a safe location of any small animals found.
- The submission of a sensitive lighting strategy to avoid impacts of lighting on nocturnal species.
- the details and locations of all existing trees and hedgerows on the land,
- identification of trees and hedges to be retained and outline measures for their protection during the course of the development.
- confirmation of the measures to re-build the stone wall along the east boundary, which shall include careful dismantling of materials, which should be stored onsite for re-use in its reconstruction along a parallel line set slightly further to the west. Reused stone should, as far as practical, ensure any moss, lichen or bryophyte growth is set back with its original orientation to retain biodiversity interest of the hedge bank feature.
- details of the number, type and density of native species, appropriate to the local area, for replanting the east boundary hedgerow along its new alignment.
- details of the number, type and density of native species, appropriate to the local area, for new native tree planting and landscape management along the north and west boundaries to strengthen these boundary features.
- details of the number, type and density of native species, appropriate to the local area, for the replacement of lost areas of tall ruderal habitat so as to ensure these areas can continue to provide valuable habitat for several species, including breeding birds.
- confirmation that areas of fencing around the site or around individual gardens are to contain linkages for wildlife, this should include 13cm diameter holes cut into the bottom of fences, where applicable, to allow hedgehogs and other small animals to pass freely through the completed development.

Once approved, the works required by the landscaping scheme shall be carried out in full during the planting season (September through to March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species. All trees to be retained on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition and construction recommendations).

Pre-Occupation Conditions

Layout of Car Parking before Occupation

C7 The dwellings hereby approved shall not be occupied until space has been laid out within the site for the parking and turning of vehicles in accordance with approved drawing number: SC-KT-XX-XX-DR-A-2002-S0-SK100-P7. The area allocated for parking and turning on the approved plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE E	2B4P	DETACHED
11	TYPE D	2B4P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED

***SEMI/ DETACHED** - Plots are to be detached or semi detached in accordance with the site plan and plot table above.

Scale, materiality and form are to be informed the the Design Code.

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA or the contract administrator before proceeding.

Do not scale from planning drawings, work to figured dimensions.

This drawing must be read in conjunction with all relevant consultants drawings.

This drawing is © KTA.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
P4	MAR 2021	PLANNING UPDATED	MC/AC
P3	MAR 2021	PLANNING reduced to 12 plots to ease HE issue	
P2	JAN 2021	PLANNING ISSUE	MC/AC
P1	JAN 2021	DRAFT PLANNING ISSUE	MC/AC

Existing tree/ grouping
Refer to Arboricultural Impact Assessment for further detail

Tree/ grouping removed
Refer to Arboricultural Impact Assessment for further detail

Proposed tree

Proposed landscaped stone hedge bank

Proposed communal space/ landscaping

Proposed front garden

Proposed back garden

Proposed home zone/ parking

Proposed landscaped path

SITE BOUNDARY

SELF BUILD PLOT BOUNDARY

PLANNING ISSUE

APPROVED
By Lisa Walton at 10:37 am, Apr 12, 2021

RECEIVED
By Lisa Walton at 11:26 am, Mar 08, 2021

REVISED
11:26 am, Mar 08, 2021

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Project
Ennor Farm

Title
SITE PLAN - PROPOSED PLOTS
DRAFT ISSUE Author AC/MC Checked by AC

Date 08/03/2021 10:36:20 Scale As indicated @ A1

Project 2002 Status Pre Construction

Drawing number
SC-KT-XX-XX-DR-A-2002-S0-SK103 -P4

SITE PLAN - PROPOSED PLOTS
1 : 200

N

0 5 10 m 20 m

REVISED
6:04 pm, Mar 05, 2021

RECEIVED
By Lisa Walton at 6:04 pm, Mar 05, 2021

APPROVED
By Lisa Walton at 10:36 am, Apr 12, 2021



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE E	2B4P	DETACHED
11	TYPE D	2B4P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED

*SEMI/ DETACHED - Plots are to be detached or semi detached in accordance with the site plan and plot table above.

Scale, materiality and form are to be informed the the Design Code.

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA or the contract administrator before proceeding.

Do not scale from planning drawings, work to figured dimensions.

This drawing must be read in conjunction with all relevant consultants drawings.

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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
P7	MAR 2021	PLANNING-Reduced to 12 Plots to ease HEng. issue	MC/AC
P6	FEB 2021	Post Planning 12 Plots	MC/AC
P5	JAN 2021	PLANNING ISSUE	MC/AC
P4	JAN 2021	DRAFT PLANNING ISSUE - HOME ZONE	MC/AC
P3	JAN 2021	DRAFT PLANNING ISSUE	MC/AC
P2	NOV 2020	DRAFT ISSUE - Foul pumping station added	MC/AC
P1	JULY 2020	DRAFT ISSUE	MC/AC

Existing tree/ grouping
Refer to Arboricultural Impact Assessment for further detail

Tree/ grouping removed
Refer to Arboricultural Impact Assessment for further detail

Proposed tree

Proposed landscaped stone hedge bank

Proposed communal space/ landscaping

Proposed front garden

Proposed back garden

Proposed home zone/ parking

Proposed landscaped path

PLANNING ISSUE

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Project
Ennor Farm

Title
SITE PLAN AS PROPOSED
DRAFT ISSUE Author AC/MC Checked by AC

Date 05/03/2021 17:48:53 Scale As indicated @ A1

Project 2002 Status Pre Construction

Drawing number
SC-KT-XX-XX-DR-A-2002-S0-SK100 -P7

SITE PLAN AS PROPOSED
1 : 200

N

0 5 10 m 20 m

REVISED
2:04 pm, Mar 05, 2021

CampbellReith
consulting engineers

APPROVED
By Lisa Walton at 10:38 am, Apr 12, 2021

Ennor Farm, St Mary's, Isle of Scilly

Transport Statement

RECEIVED
By Lisa Walton at 2:04 pm, Mar 05, 2021

For

Council of the ISLES OF SCILLY

Project No. 13394

March 2021

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P1	November 2020	Draft Issue to Design Team	GJ	CDS	TT
F1	January 2021	Issued for Planning	GJ	CDS	TT
F2	March 2021	Amended Post Planning	GJ	CDS	TT

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1.0 INTRODUCTION

1.1. Campbell Reith Hill LLP (CampbellReith) has been appointed by Council of Isles of Scilly to prepare a Transport Statement for the proposed residential housing development on land at adjacent to Old Town Lane, Old Town, St Mary's, Isles of Scilly.

1.2. The proposed development seeks to introduce a total of 13 residential units comprising of privately owned houses.

1.3. This Transport Statement (TS) is intended to assess the likely impact of the development in transport terms taking into account predicted trip generation and optimum parking provision. This will also highlight any local accessibility issues demonstrating any implications to the local highways authority.

1.4. This TS is written in line with the 'Guidance on Transport Assessment' published by the Department of Transport in 2007. The statement has also been drafted with regards to the National Planning Policy Framework.

1.5. The Transport Statement will be sub-divided into the following chapters:

- Chapter 1: Introduction;
- Chapter 2: Sets out the approach to the Transport Statement;
- Chapter 3: Identifies the relevant planning policies;
- Chapter 4: Provides a description of the location and current use of the site;
- Chapter 5: Sets out the development proposals
- Chapter 6: Describes the trip generation and trip distribution;
- Chapter 7: Summary and Conclusions

2.0 APPROACH TO THE TRANSPORT STATEMENT

2.1. Transport Statements are required to consider the development in relation to all transport modes and its ability to reduce the reliance on the private car and offer a choice in transport. The Transport Statement will be written with reference to best practice "Guidance on Transport Statement", and the current Planning Practice Guidance web-based resource. In preparing the Transport Statement the following considerations are considered relevant:

- Reducing the need to travel, especially by car;
- The accessibility of the location;
- Environmental impact of travel;
- Measures that may assist in influencing travel behaviour; and
- Managing access to the highway network.

2.2. With these considerations in mind, the Transport Statement will consider each of the key modes of transport that will be used by people travelling to and from the development. The key elements of the approach to the Statement of each mode are briefly described below.

Walking and Cycling

2.3. A qualitative statement will be undertaken of the walking and cycling facilities available and the impact, if any, the development proposal will have on these facilities. Walking and cycling isochrones showing the area that can be reached within 15 minutes' travel will be produced.

Public Transport

2.4. The accessibility and the availability of public transport to and from the site will be reviewed. Accessibility of Ferry scehdules and flights will also be reviewed. Quality of service and efficiency of routes will also be noted.

Vehicles

2.5. The number of vehicle trips generated by the development will be estimated using the current TRICS database in order to assess whether there will be any significant impacts on the local road network.

3.0 RELEVANT PLANNING POLICIES

National Policy and Guidance

3.1. The 'National Planning Policy Framework' (February 2019) published by the Ministry of Housing, Communities and Local Government is the current planning guidance document for England. It provides a framework within which locally-prepared plans for housing and other development can be produced. It aims to encourage a sustainable approach to development which reduces the negative environmental impacts associated with the private car. It aims to balance the transport system in favour of sustainable transport modes and give people a choice about how they travel.

3.2. Chapter 9 of the Framework explains how planning decisions should promote sustainable transport. Paragraph 103 is particularly relevant and states:

"Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making."

3.3. Paragraph 108 explains that when assessing sites that may be allocated for development it should be ensured that appropriate opportunities to promote sustainable transport modes can or have been taken, safe and suitable access can be achieved for all users, and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost-effectively mitigated to an acceptable degree.

3.4. Paragraph 109 explains that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe.

Regional and Local Planning Documents

3.5. The national policies noted above are reflected at a more local level in **Draft Isles of Scilly Local Plan**, published in August 2019. The plan sets out a development vision , goals and a planning strategy. It covers the type and scale of development policies that will be supported through criteria-based planning policies, which will be used to assess planning applications.

3.6. The Local Plan sets out policies to deliver strategic outcomes for transport and it s*eeks to achieve its spatial planning vision by addressing key challenges and issues through its policies, guided by the strategic aims and objectives, of which some key one are:*

- *Ensuring the privsion of infrststruce utilities to create a more sustainable resilient and self-suffiucent Scilly*
- *Minimising carbon emission and other greenhouse gases and supporting measure that contribute to carbon neutrality and mitigate against the effects of climate change*
- *Ensure that new development and built environment is designed to promote healthy living and support an aeging population*

The Isles of Scilly Strategic Transport Framework – August 2011

3.7. The Transport Framework published in August 2011 has sought to capture the key travel and transport issues facing the islands and to identify a suite of actions to address them. The purpose of the Framework is to highlight key transport issues on the island, between the island and between the islands and mainland.

3.8. The Framework highlights the importance of sustainable travel and to minimise the amount of travel by private car. It also recognisees the opportunity to promote alternative forms of fuel and transports.

- "Addressing sustainable transport on the Isles of Scilly will support the policies and aspirations of the Islands. It is compatible with the policies and plans for the community, energy, health and well being, economic development, planning, environment and strategic investment. "
- "Encouraging cycling, facilitating electric vehicles (and using renewable energy sources to charge them) and introducing travel plans are all identified as potential solutions."
- "Encourage walking and cycling as alternatives to using cars, through promotional campaigns and provision of facilities such as secure parking and changing facilities at the workplace"

The Isles of Scilly Design Guide

3.9. The primary aim of the Design Guide published in 2006 is to ensure that the islands "meet the highest standards for the built environment, and that safe and sustainable buildings can be given to fulfil the needs of their residents and tourists" . By providing consistent and stimulating design and construction advice, the guide aims to make it easier for those who propose the construction, renovation or extension of properties of all types to obtain planning permission. It also contains principles for the improvements of spaces covering quays, surface treatments, street furniture, signage, lighting and traffic management.

4.0 THE SITE AND EXISTING CONDITIONS

Site Location

4.1. The proposed development site is located north of Ennor Farm, Old Town, part of the Isles of Scilly. The site is located just north of the Old Town and 1.1km east of Hugh Town. The site is approximately 0.53ha in size and is currently classified as a green field site. The site location can be seen within Figure 4.1 (below).

4.2. The site is bordered by hedging and stone walling adjacent to the Old Town Lane, which forms the eastern boundary. The north of the site is constrained by a modest tree line, with other agricultural fields establishing the western boundary. Old Inn and the car park, Orchard Chaped and the Orchard Cottage form its southern boundary.

4.3. The Old Town Lane runs east of the site, which will serve as the primary vehicle access to the existing highway. There is an existing grass track, located to the southern end of the site which is currently used as the primary access point to the site.

4.4. A new access is also set to be provided to the north of the site, this will be in the form of a priority junction with appropriate visibility splays. The northern access road will provide access to sheltered communal parking located to the north of the development site. There is no through vehicular access in the site but a pedestrian/cycle footpath is provided for access to each property.

Figure 4.1 – Site Location



Pedestrian and Cycle Facilities

4.5. Old Town Lane benefits partly from any existing pedestrian footpaths with segrerated paths provided intermittently moving south from the development site into Old Town centre. Follwing north from the sit along Old Town Lane it should be noted that there are no segragrated footpaths for pedestrians.

4.6. Currently, there is no dedicated cycle lane located along the site. However, residential streets, along with safe and secure bicycle parking at key nodes, offer local residents the opportunity to cycle more. It can be assumed that the overall lower levels of vehicle traffic and the relative size of the island offer a friendlier environment for people to adopt cycling as a sustainable means of transport instead of a car.

4.7. The areas that can be reached by walking and cycling for 5, 10 and 15 minutes are shown in Appendix 2 respectively. As can be seen, the vast majority of the Island can be accessed by walking; and especially cycling in less than 10 mintues.

4.8. Old Town Lane and areas directly fronting the site does not currently benefit from an extensive street lighting network, there are however street lamps located in adhoc fashion towards Old Town located to the south.

Public Transport

4.9. At this moment, there are no existing commercial bus services operating within the island. However, there is a community-run bus service which operates a circular route from the town hall. Local amenities such as GP surgery, Pharmacy, School and Convenience stores are located within 5 minutes drive of the proposed site and less than 10minute cycle ride away, offereing adequate convienvice for residents of the proposed site.

4.10. The nearest Ferry terminal (St Mary's Isles of Scilly terminal) is located 1.3 miles northwest from the proposed site, and it runs a daily service to Penzance terminal (Cornwall) operated by the Steamship Company. (Appendix 3)

4.11. The airport is located 0.3 miles east of the site, circa 4 minute cycle and 8 minute walk. It is served by Skybus, operating routes to Land's End, Newquay and Exeter Airports six days a week. In addition there are no rail services operating on the Isle.

Strategic/Local Road Network

4.12. The site is served by an established road network. Old Town Lane runs in a north/south direction forming a priority junction to A3110 to the north, which acts as the primary circular route around the Island. To the south, following Old Town Road it provides connections to Hugh Town centre through Church Road and Kings Edward's Road.

4.13. The carriageway along Old Town Lane ranges from 4-5.5m in width. All roads are subject to the national speed limit (60mph); due to the low number of road users there are very few road signs or markings across the whole Isle.

Accident Analysis

4.14. A review has been made using Crashmap to produce personal injury accident data over the course of the past five years. A total of 1 incident has taken place along Old Town Road, of which it being classified as "Slight" (Appendix 4).

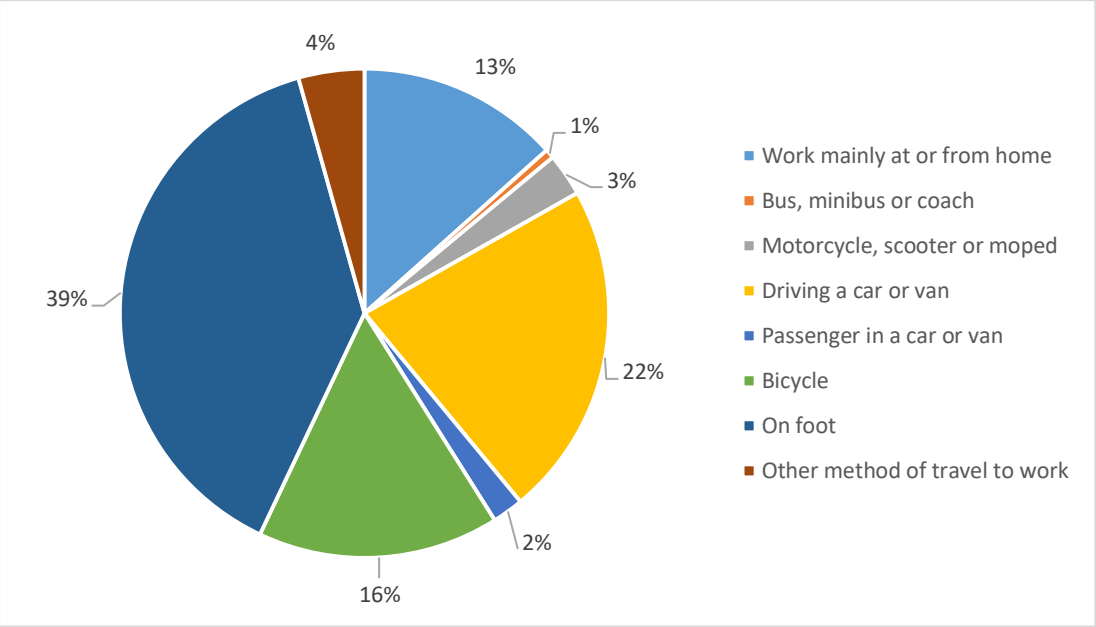
4.15. It is not considered that there is an existing safety problem in the vicinity of the new development.

Existing Travel Pattern

4.16. The site falls within the mid-level Isles of Scilly Super Output Area. The modal split for journeys to work in this area is shown in Figure 4.2. The majority of local residents who travel to work do so by foot at 39%. Approximately 22% of journeys to work involve driving a car or van, 16% by Bicycle.

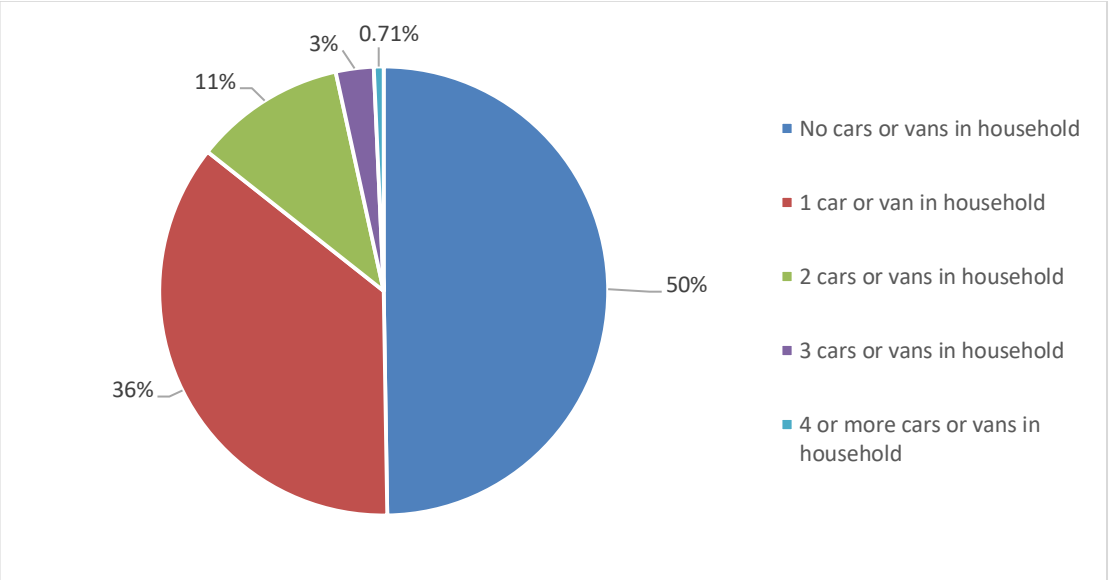
4.17. Due to small size of the Island there is a relatively high proportion of people who travel to work by sustainable modes such as walking and cycling, making up 55% of all journeys to work within. This highlights the importance of providing adequate provision for pedestrian consideration within the scope of the development, it also provides the opportunity to ensure the developemnet has the scope of furture growth in cycling around the island.

Figure 4.2: Modal split of journeys to work for "Isles of Scilly 001" from 2011 Census



4.18. The 2011 Census also reveals that the approximate number of cars and vans available in the "Isles of Scilly 001" area is an average of 0.69 vehicles per household. Around 50 % of households have no access to a car or van, 36 % having access to one car or van, around 11% having access to two cars or vans and 3% having access to 3 or more cars or vans as shown in Figure 4.3 below.

Figure 4.3: Car availability for 'Isles of Scilly 001" from 2011 Census



4.19. This will be taken into consideration when providing the optimum level of parking for this development in terms of allocated and unallocated spaces . It also reiterates points highlighted in 4.17 , that a large proportion of people use alternative modes of transport instead of cars within the Isle.

5.0 DEVELOPMENT PROPOSALS

5.1. The proposed development comprises of 13 units, with 2 Bedroom houses. The schedule of accommodation has been included below in Table 5.1 and the proposed site layout can be found in Appendix 1:

Table 5.1: Ennor Farm - Proposed Units

House Type	No. Units
2B House	13

5.2. The proposed development involves an internal pedestrian link, leading from the communal parking to each of the properites that do not host on-site parking. The internal footways will also provide sufficient walking and cycling accessibility for residents moving within the development. Footways/cycle ways along both ends of the site provides greater permeability and greater ease of people movement.

Parking

5.3. Isle of Scilly does not provide guidance on its own parking standards and as Manual for Streets (DfT, 2010) advises parking standards should be established on a scheme by scheme basis. The guidance states that the availability of car parking on-site should be set at a level which can help to positively influence sustainable travel. Which is directly in support of sustainable vision expressed in Isle of Scilly's Strategic Transport Framework (2014) and Draft Isles of Scilly Local Plan (2019).

5.4. It is therefore considered appropriate in the adoption of these parking standards and the proposed development would require the following parking provision as this application has been accompanied by a Travel Plan:

Table 5.2 Associated Car Parking Space

House Type	Units	Suggested spaces	Total
2B House	13	1 Spaces per unit	13

5.5. In addition, two further spaces have been provided for visitors to prevent vehicles from parking on the public highway and causing an obstruction along Old Town Lane. In accordance with the above a total of **15** car parking spaces (which includes two spaces for visitor parking) are to be provided as part of the development. This will be provided by communal parking.

Cycle Parking

5.6. While the Council's exact requirement for cycle parking is not necessarily clear through the Structure Plan, the proposed development seeks to provide a minimum of one safe, secure cycle parking space per unit to actively encourage cycling as a realistic form of travel.

EV Parking

5.7. Whilst no specific requirements for electric vehicle charging points are provided, the potential inclusion of these points should be explored in order to make appropriate provisions for future government initiatives. It is considered that the development could introduce the passive infrastructure to enable EV Charging points to be readily installed in the future. At this stage it is considered that 2 bays in the parking area should be installed as EV parking bays with passive infrastrucre included for a future 2 bays to be easily upgraded.

5.8. The Local Plan supports the push to cleaner vehicles by seeking to provide charging points for electric vehicles in reference both for residential and non-residential developments. In which there is a proposal for a new commercial or residential development.

5.9. Policy SS10 Managing Movement withing the Draft Local Plan states that "where there is a proposal for new commercial or residential development, then there is a requirement to include electric vehicle charging points in car-parking areas", this will be implemented in accordance with government guidance.

Service and Delivery

5.10. The proposed development will be served on-street using the access road to the north and south of the development; it is acknowledged that refuse and fire tender vehicles are able to access and utilise the turning head provided to the north of the development. While for the southern access fire tender will have reverse out after accessing the site, with the support of banks-men on the rare occasion that access is required for the 2/3 dwellinsg served from this access. The associated swept path analaysis of this can be found in Appendix 5.

Visibility Splays and Proposed Access

5.11. Appropritate visibility will need to be provided as part of the site development at both the northern and southern access points. Existing vegetation exists between the site entrances which will need to be trimmed back or removed as part of the new central, primary access highway works.

5.12. In accordance with Design Manual for Road and Bridges (DMRB) and Manual for Streets (MfS), appropriate visibility splays of 2.4m x 215m for an access in the open countryside on a road with a speed limit of 60mph will need to be provided unless evidence can be produced which identified vehicles travelling at lower speeds .

5.13. On that basis speed survey was commissioned from 17th to 23rd October 2020, of which the weekday average of the 85th percentile of traffic was collected. The speed survey indicated that traffic tarvelling northbound were recorded at an average speed of 28 mph and 27.4 mph southbound. This means that in accordance with MfS, appropriate visibility splay of 2.4m x 37m should be provided to the south of the access and a visibility splay of 2.4m x 34m provided to the north. Taking 30mph as the average speed of vehicles along the road, a 2.4m 43m visibility splay has been provided from the primary site access, in excess of the vehicle speeds recorded. The Speed Survey results have been included as Appendix 6 of this Transport Statement.

5.14. Along the southern access, an existing field access which is to be formalised as part of this application, and the existing visibility splays will be optimised. Given that this is an existing access serving agricultural vehilces for maintenance and farming use and that this secondary access is proposed to serve a small number of parking spaces it is not expected to generate a significant increase in traffic utilising the access.

5.15. It is also noted that the existing hedge could be trimmed back immediately south of the access point which would further enhance visibility splays from the development access as well as users of the Old Town Inn Car Park.

5.16. The internal road layout follows a home zone approach with a 4.8m, minimum width, access which tapers down to a 4.1m access road to the parking areas. A footway has been introduced along the site frontage with a crossing facility for residents to help encourage a safe walking environment within the site.

6.0 TRIP GENERATION AND TRIP DISTRIBUTION

Trip Generation

6.1. The TRICS database has been interrogated to estimate the likely trip generation for the proposed development. The full output from the TRICS database can be found in Appendix 7. The following criteria have been used when selecting appropriate sites from the database for the residential units:

- Land Use 03 – House Privately Owned;
- Development sizes range from 5-20 units excluding Greater London;
- Suburban Area (PPS6 Out of Centre), Edge of Town surveyed from 2011 onwards;
- Population within 1 mile up to 20,000;
- Population within 5 miles up to 100,000;

6.2. Table 6.1 and 6.2 shows the 'Vehicle' trip rates and the likely traffic generation associated with the proposed dwellings for the peak hours 08:00-09:00 and 17:00-18:00.

Table 6.1: Vehicle trip rates for Privately Owned Houses

Trip Rates (Vehicles)	Trip Rate Arrivals	Trip Rate Departures	Trip Rate Total
AM Peak Period (08:00-09:00)	0.077	0.231	0.308
PM Peak Period (17:00-18:00)	0.282	0.167	0.449
Daily Trip Rate	1.962	2.167	4.129

6.3. Taking the above trip rates into consideration, it is likely that the proposed dwellings would generate in the region of 20 two-way, peak hour movements – as indicated in Table 6.2 below:

Table 6.2: Proposed Development Peak Hour Traffic Generation for 13 dwellings

Trip Generation for 13 dwellings (Vehicles)	Trip Generation Arrivals	Trip Generation Departures	Trip Generation Total
AM Peak Period (08:00-09:00)	1.0	3.0	4.0
PM Peak Period (17:00-18:00)	3.67	2.2	5.8
Daily Trip Rate	25.5	28.1	53.6

6.4. Given the proposed development of 13 residential units, it is considered that in total this would introduce approximately 4 additional two-way vehicle movements within the AM Peak (08:00-09:00) and 6 two-way vehicle movements with the PM peak (17:00-18:00).

6.5. This equates to approximately one additional two-way movements every 15 minutes during the AM Peak and one additional two-way movement every 10 minutes during the PM Peak. It is not considered that the proposed development will have any material impact on the existing road network in terms of highway capcity or highway safety.

7.0 SUMMARY AND CONCLUSION

7.1. Campbell Reith Hill LLP (CampbellReith) has been appointed by Council of Isles of Scilly (CIOS) to prepare a Transport Statement in support of a planning application which proposes a 13 residential units development on land adjacent to Old Town Lane, St Mary's, Isles of Scilly.

7.2. The development site has been allocated within the Isles of Scilly Local Plan (Site Allocation H3) for residential uses to be served from Old Town Lane. In terms of local road networks, Old Town Lane runs in a north-south direction along the proposed development site, the road is subject to a 60mph speed limit along the vicinity of the site although it was observed that actual vehicle speeds were much lower.

7.3. Old Town Lane provides direct access to local amenities and local services. It meets High Cross Lane North which establishes direct links between the site and St Mary's Airport. Following the road south it provides links to the centre of Hugh Town which can be regarded as the central hub of the Island.

7.4. There are no official bus stops or rail networks operating on the Island. However there are daily ferries operating from the mainland. The Island is also accessible by air from Exeter, Newquay and Land's End Airports in Cornwall, also offering daily services.

7.5. As the primary vehicular access for cars and services will be off Old Town Lane to the north of the development, a secondary access will be located to the south. Residential and visitor parking spaces are to be provided in the form of communal parking located to the north and south of the development.

7.6. A speed survey was commissioned before the October half term to obtain actual speeds of traffic travelling along Old Town Lane in the vicinity of the application site. The results indicated an average speed of 28mph for northbound traffic and 27mph for southbound traffic respectively. As a result a visibility splays of 2.4 x 43m will be provided for the new, primary access point which is considered in excess of the visibility splays required in Manual for Streets.

7.7. The TRICS database has been used to estimate the number of peak hour vehicle trips associated with the residential development. It is considered that the proposed development could introduce approximately 4 additional two-way vehicle movements within the AM Peak and 6 two-way vehicle movements with the PM peak.

7.8. This equates to approximately one additional two-way movements every 15 minutes during the AM Peak and one additional two-way movement every 10 minutes during the PM Peak. It is not considered that the proposed development will have any material impact on the existing road network in terms of highway capacity or highway safety.

7.9. In accordance with the relevant parking standards, a total of 15 spaces are provided (which includes two parking spaces for visitors), this will be in the form of communal parking parking located at the north and south of the development as well as some limited on-plot parking.

7.10. The proposed development will provide secure, covered and conveniently located cycle parking facilities for all residents. This will be located within each household as garden spaces are provided for each unit.

7.11. Overall this Transport Statement concludes that the proposed development can be safely and conveniently accessed by other, sustainable modes of transport. Taking into account the minor increase in traffic generated and the policy compliant parking provision, we consider there to be no transportation reason why the proposed development should not be granted planning permission.

Appendix 1: Site Layout



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE C	2B4P/ 4B6P	SEMI DETACHED
11	TYPE C	2B4P/ 4B6P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED
13	TYPE D	2B4P	SEMI DETACHED

***SEMI/ DETACHED** - Plots are to be detached or semi detached in accordance with the site plan and plot table above.

Scale, materiality and form are to be informed the the Design Code.

SITE PLAN AS PROPOSED

1 : 200

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA or the contract administrator before proceeding.

Do not scale from planning drawings, work to figured dimensions.

This drawing must be read in conjunction with all relevant consultants drawings.

This drawing is © KTA.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
P5	JAN 2021	PLANNING ISSUE	MC/AC
P4	JAN 2021	DRAFT PLANNING ISSUE - HOME ZONE	MC/AC
P3	JAN 2021	DRAFT PLANNING ISSUE	MC/AC
P2	NOV 2020	DRAFT ISSUE - Foul pumping station added	MC/AC
P1	JULY 2020	DRAFT ISSUE	MC/AC

Existing tree/ grouping Refer to Arboricultural Impact Assessment for further detail

Tree/ grouping removed Refer to Arboricultural Impact Assessment for further detail

Proposed tree

Proposed landscaped stone hedge bank

Proposed communal space/ landscaping

Proposed front garden

Proposed back garden

Proposed home zone/ parking

Proposed landscaped path

PLANNING ISSUE

KTA
Architects | Urban Designers

Kensington Court, Woodwater Park, Pynes Hill, Exeter, EX2 5TY

Tel: 01392 360338
Email: kt@kta.uk.com
Web: www.kta.uk.com

Project
Ennor Farm

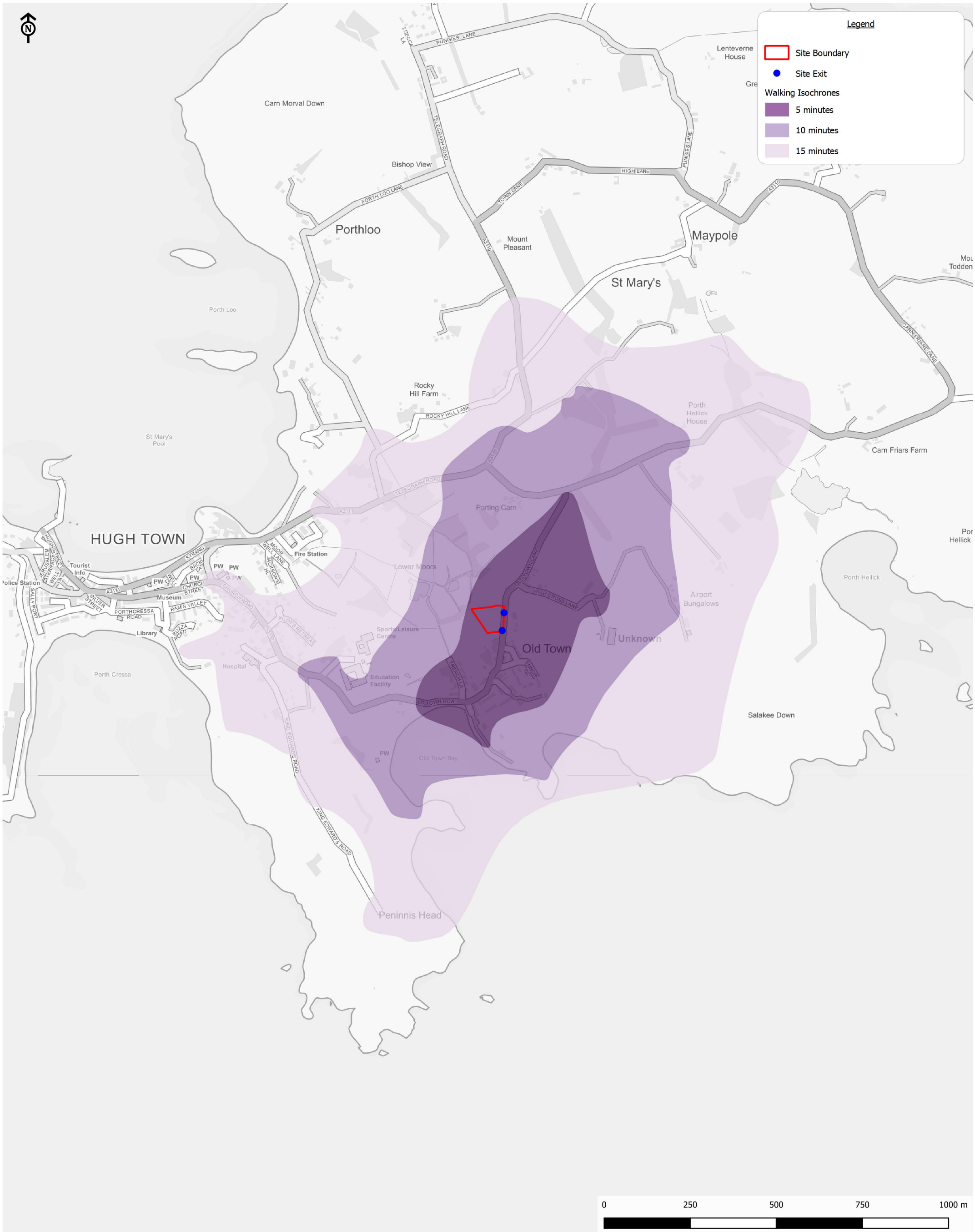
Title
SITE PLAN AS PROPOSED
as proposed Author AC/MC Checked by AC

Date 08/01/2021 08:41:57 Scale As indicated @ A1

Project 2002 Status Pre Construction

Drawing number
SC-KT-XX-XX-DR-A-2002-S0-SK100 -P5

Appendix 2: Walking and Cycling Isochrones



Ennor Farm, St Mary's

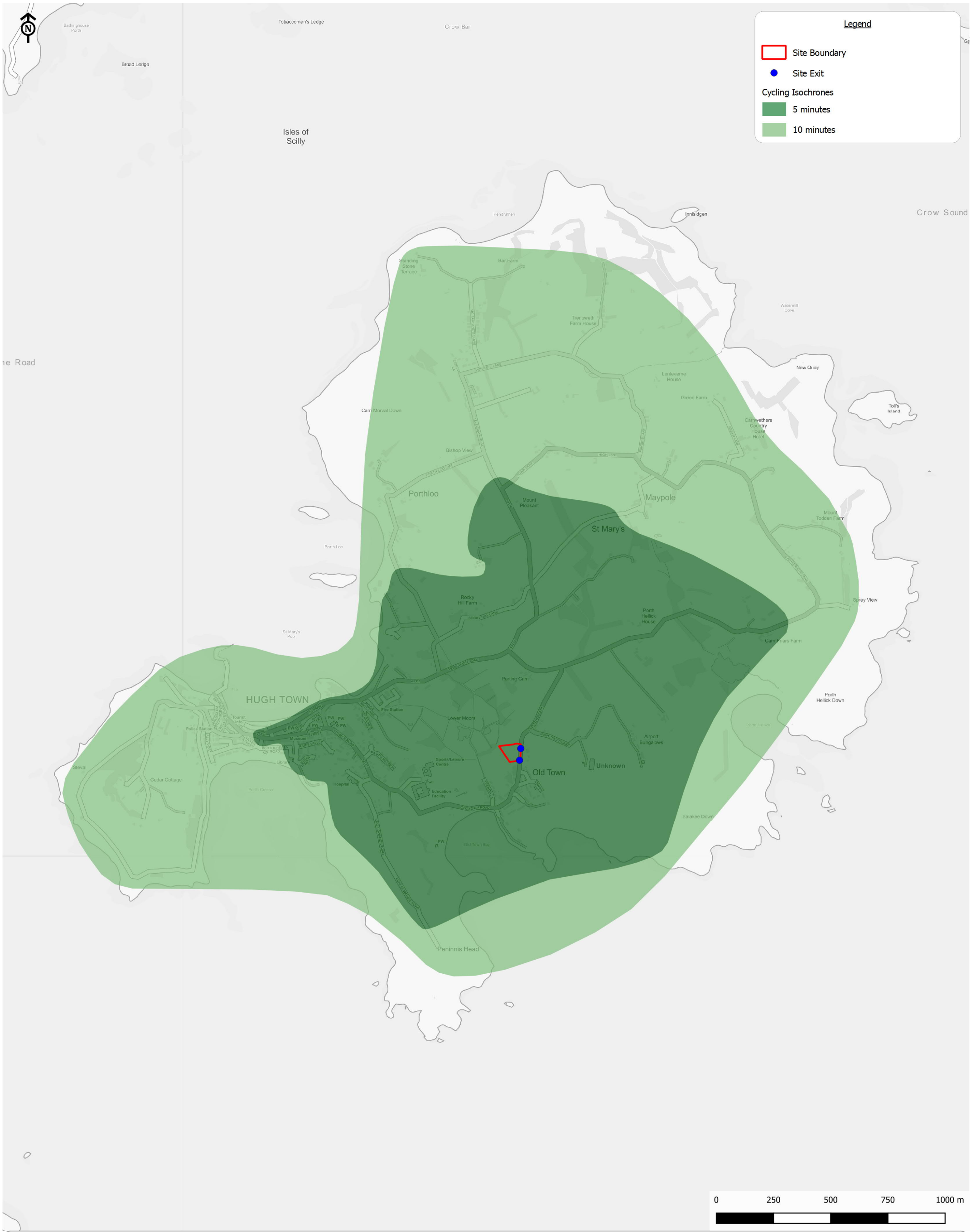
Client: Council of Isle of Scilly

Figure 2:
Walking Isochrones

Scale:	1:10000@A3
CampbellReith OS Copyright:	© Crown copyright. All rights reserved. Licence number 100020027
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Job Number:	13394
Drawn by - Checked by:	RP - GJ
Drg No - Status/Revision:	13394-CRH-XX-XX-FG-G-7008 - P1
File location:	N:\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces\Transport (pdf in Outputs)
Date (Revision History):	02/09/2020 (P1, First Issue, 02/09/20, RP)

CampbellReith
consulting engineers
LONDON 020 7340 1700 ☐ ☐ MANCHESTER 0161 819 3060
REDHILL 01737 784 500 ☒ ☐ BIRMINGHAM 01675 467 484
BRISTOL 0117 916 1066 ☐ ☐ DUBAI 00 971 4453 4735
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Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Figure 3:
Cycling Isochrones

Scale: 1:15000@A3

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Job Number: 13394
Drawn by - Checked by: RP - GJ
Drg No - Status/Revision: 13394-CRH-XX-XX-FG-G-7009 - P1
File location: N:\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces\Transport (pdf in Outputs)
Date (Revision History): 02/09/2020 (P1, First Issue, 02/09/20, RP)

CampbellReith
consulting engineers
LONDON 020 7340 1700 ☐ ☐ MANCHESTER 0161 819 3060
REDHILL 01737 784 500 ☒ ☐ BIRMINGHAM 01675 467 484
BRISTOL 0117 916 1066 ☐ ☐ DUBAI 00 971 4453 4735
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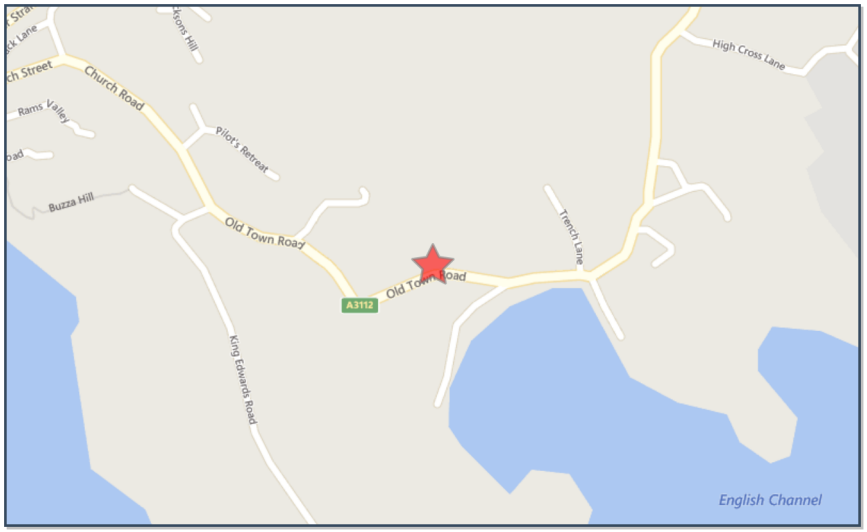
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Appendix 3: Collision Data

crashmap.co.uk

Crash Date:	Wednesday, March 28, 2018	**Time of Crash:**	8:40:00 AM	**Crash Reference:**	**2018500296528**

Highest Injury Severity:	Slight	**Road Number:**	U0	**Number of Casualties:**	1
Highway Authority:	Isles of Scilly			**Number of Vehicles:**	1
Local Authority:	Cornwall (from 2009)			**OS Grid Reference:**	91139 10235
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Not Applicable				



For more information about the data please visit: *www.crashmap.co.uk/home/Faq*
To subscribe to unlimited reports using CrashMap Pro visit *www.crashmap.co.uk/Home/Premium_Services*

powered by agilysis

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneouvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Minibus (8 - 16 passenger seats)	-1	Male	46 - 55	Vehicle is reversing	Back	Journey as part of work	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Pedestrian	Male	11 - 15	In carriageway, not crossing	Unknown or other

Appendix 4: Public Transport Information

2019 Scillonian times and fares



- Penzance Harbour to St Mary's Harbour
- March to November, 2hrs 45 mins sail time
- Check in 1hr before sailing
- Daytrips available

Fares	Standard single	Return day trip
Adult (16+)	from £55*	from £48
Child (2–15)	from £28.50*	from £24
Infant (under 2)	from £17*	from £16

MARCH	PZ	IOS
18/03/19	0915	1630
20/03/19	0900	1630
22/03/19	1030	1630
23/03/19	0830	1630
25/03/19	0915	1630
27/03/19	0915	1630
29/03/19	0915	1630
30/03/19	0915	1630

APRIL	PZ	IOS
01/04/19–04/04/19	0915	1630
05/04/19	1000	1630
06/04/19	0845	1630
08/04/19–13/04/19	0915	1630
15/04/19	0915	1630
16/04/19	0845	1630
17/04/19	0900	1630
18/04/19	0945	1630
19/04/19	1030	1630
20/04/19	1115	1630
22/04/19–27/04/19	0915	1630
29/04/19	0915	1630
30/04/19	0915	1630

MAY	PZ	IOS
01/05/19	0915	1630
02/05/19	1000	1630
03/05/19*	0630	1000
	1330	1700
04/05/19	0800	1630
06/05/19*	0800	1130
	1500	1830
07/05/19	0915	1500
08/05/19–11/05/19	0915	1630
13/05/19–14/05/19	0915	1630
15/05/19	0830	1630
16/05/19	0900	1630
17/05/19	0915	1630
18/05/19	0945	1630
20/05/19	0900	1630
21/05/19–24/05/19	0915	1630
25/05/19*	0630	1000
	1330	1700
27/05/19–31/05/19	0915	1630

JUNE	PZ	IOS
01/06/19*	0630	1000
	1330	1700
03/06/19	0930	1630
04/06/19	0845	1630
05/06/19	0915	1500
06/06/19–08/06/19	0915	1630
10/06/19–13/06/19	0915	1630
14/06/19	0900	1630
15/06/19	0915	1630
17/06/19–22/06/19	0915	1630
24/06/19–28/06/19	0915	1630
29/06/19	0800	1200

JULY	PZ	IOS
01/07/19–02/07/19	0915	1630
03/07/19	0830	1630
04/07/19	0900	1630
05/07/19	0915	1630
06/07/19	1015	1500
07/07/19–12/07/19	0915	1630
13/07/19	1015	1500
14/07/19–19/07/19	0915	1630
20/07/19	1015	1500
21/07/19–26/07/19	0915	1630
27/07/19*	0630	1000
	1330	1700
28/07/19–31/07/19	0915	1630

AUGUST	PZ	IOS
01/08/19	1015	1630
02/08/19	0830	1630
03/08/19*	0845	1215
	1545	1915
04/08/19–09/08/19	0915	1630
10/08/19*	0630	1000
	1330	1700
11/08/19–16/08/19	0915	1630
17/08/19*	0715	1045
	1415	1745
18/08/19–23/08/19	0915	1630
24/08/19	1015	1500
25/08/19–29/08/19	0915	1630
30/08/19	1000	1630
31/08/19	1100	1500

SEPTEMBER	PZ	IOS
01/09/19	0845	1630
02/09/19–06/09/19	0915	1630
07/09/19	1015	1500
08/09/19–13/09/19	0915	1630
14/09/19	1015	1500
15/09/19–21/09/19	0915	1630
23/09/19–27/09/19	0915	1630
28/09/19	0945	1630
30/09/19	0830	1630

OCTOBER	PZ	IOS
01/10/19–05/10/19	0915	1630
07/10/19	0915	1630
09/10/19	0915	1630
11/10/19–12/10/19	0915	1630
14/10/19	0915	1500
16/10/19	0915	1500
18/10/19–19/10/19	0915	1500
21/10/19	0915	1500
23/10/19	0915	1500
25/10/19–26/10/19	0915	1500
28/10/19	0915	1400
30/10/19	1030	1400

NOVEMBER	PZ	IOS
01/11/19–03/11/19	0915	1400

PZ Departs Penzance Quay
IOS Departs St Mary's Quay, IOS
*Double sailing

Scillonian runs from March to November. The timetable includes alterations for tide times and Sunday sailings but sailings may be changed without prior notification at the Captain's discretion. Please check the Travel Updates section of our website before travelling.

ISLES OF SCILLY Travel

islesofscilly-travel.co.uk

Isles of Scilly Travel, Steamship House, Quay Street,
Penzance Cornwall TR18 4BZ

2019 Skybus times and fares



- Land's End (LEQ), Newquay (NQY) and Exeter (EXT) airports to Isles of Scilly Airport (ISC)
- Year round service (LEQ/NQY)
- 20mins (LEQ) / 30mins (NQY) / 60 mins (EXT) fly time
- Check in 1hr before flying
- Daytrips available from Land's End and Newquay

Fares		Standard single	Return day trip
Land's End	Adult (16+)	from £89*	£125
	Child (2–15)	from £71.25*	£100
	Infant (under 2)	from £29.50*	£43.50
Newquay	Adult (16+)	from £115*	£160
	Child (2–15)	from £88*	£120
	Infant (under 2)	from £30*	£55
Exeter	Adult (16+)	from £168.75*	N/A
	Child (2–15)	from £124*	N/A
	Infant (under 2)	from £47*	N/A

LAND'S END AIRPORT (LEQ)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monday	11	11	15	17	21	21	21	21	17	15	11	11
Tuesday	11	11	12	15	16	16	16	16	15	12	11	11
Wednesday	11	11	12	15	16	16	16	16	15	12	11	11
Thursday	11	11	12	15	16	16	16	16	15	12	11	11
Friday	11	11	15	17	21	21	21	21	17	15	11	11
Saturday	6	11	17	19	23	23	23	19	19	17	6	6

NEWQUAY AIRPORT (NQY)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monday	2	2	4	5	5	5	5	5	4	4	2	2
Tuesday	0	2	4	5	5	5	5	5	4	4	0	0
Wednesday	2	2	4	5	5	5	5	5	4	4	2	2
Thursday	0	2	4	5	5	5	5	5	4	4	0	0
Friday	2	2	4	5	5	5	5	5	4	4	2	2
Saturday	0	1	4	5	5	5	5	5	4	4	0	0

EXETER AIRPORT (EXT)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monday	0	0	3	4	4	4	4	5	4	3	0	0
Tuesday	0	0	2	3	4	4	4	4	4	2	0	0
Wednesday	0	0	2	3	4	4	4	4	4	2	0	0
Thursday	0	0	2	3	4	4	4	4	4	2	0	0
Friday	0	0	3	4	4	4	5	5	4	3	0	0
Saturday	0	0	3	4	4	5	5	5	4	3	0	0

*limited seats available at the from price.
There are currently no flights on Sundays. The timetable shows the maximum number of flights per day. Skybus schedules vary depending on demand and the number of departing flights shown represents a guide only. For exact flight times and availability visit islesofscilly-travel.co.uk or contact the travel centre on 01736 334220.

islesofscilly-travel.co.uk

Isles of Scilly Travel, Steamship House, Quay Street, Penzance Cornwall TR18 4BZ

ISLES OF SCILLY Travel

Community Bus Timetable

Sunday service, 3rd Sunday in May-1st Sunday in Sept

Flag bus down anywhere	7 Day	7 Day	Not Sun	7 Day	Not Sun	7 Day	7 Day
Town Hall & Holgate's Grn	9:20	10:00	11:00	12:30	15:00	16:45	17:30
Carreg Dhu	9:22	10:02	11:02	12:32	15:02	16:47	17:32
Juliets Garden	**≈5 mins from junction Telegraph Rd & Porthloo Lane**						
Telegraph	9:24	10:04	11:04	12:34	15:04	16:49	17:34
McFarlands Down	9:24	10:04	11:04	12:34	15:04	16:49	17:34
Watermill/Trenoweth	**Ask for Maypole Triangle or McFarlands Down**						
Kaffeehaus/High Lanes	9:27	10:07	11:07	12:37	15:07	16:52	17:37
Holy Vale/Vineyard	9:28	10:08	11:08	12:38	15:08	16:53	17:38
Pelistry/Carn Vean	9:29	10:09	11:09	12:39	15:09	16:54	17:39
Normandy	9:30	10:10	11:10	12:40	15:10	16:55	17:40
Lunnon	9:31	10:11	11:11	12:41	15:11	16:56	17:41
Porth Hellick	9:32	10:12	11:12	12:42	15:12	16:57	17:42
Old Town	9:34	10:14	11:14	12:44	15:14	16:59	17:44
Camera Obscura	9:35	10:15	11:15	12:45	15:15	17:00	17:45
Town Hall (Terminus)	9:37	10:17	11:17	12:47	15:17	17:02	17:47

Under 16s 1/2. Family Rates On Request. For Info/Bookings Call 07810 435417

Appendix 5: Swept Path Analysis



Notes

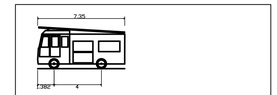
1. Do not scale from this drawing on print or electronically. Work from figured dimensions only.
2. No deviation from the details on this drawing is allowed without CampbellReith's prior permission in writing.
3. Read this drawing with all Architect's, Service Engineer's and CampbellReith's relevant details, specifications and drawings.
4. All work is to be done in accordance with the relevant specifications issued by CampbellReith, British Standard Codes of Practice, Statutory Requirements and the Contract Documents.
5. Drawing status:

   P: Preliminary — Evolving drawings for approvals, tenders, billings etc.

   C: Construction — Fully developed drawings issued under instructions for construction.

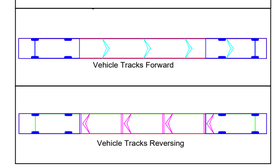
6. Only status **C** drawings to be used for construction.
7. Suitability code:

Work in progress
S0 - Work in progress
Shared (Non-contractual)
S1 - For coordination, **S2** - For information, **S3** - For internal review and comment, **S4** - For construction approval.
Documentation (For contractors purposes)
D1 - For Costing, **D2** - For Tender, **D3** - For contractor design, **D4** - for manufacture/procurement.
Construction
A - For construction, **B** - For construction but with comments (i.e. areas in abeyance), **CR** - Construction Record (Final Construction ONLY. Any deviations to that which is on site is not the liability of CampbellReith)



Dennis Sabre Fire Tender (MWB)

Overall Length	7.350m
Overall Width	2.430m
Overall Body Height	2.750m
Min Body Ground Clearance	0.397m
Track Width	2.380m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	7.100m



Rev	Description	Date	By
P1	Issued for information	09/02/21	GJ

CampbellReith
consulting engineers

London	020 7340 1700	Manchester	0161 819 3060
Surrey	01737 784 500	Birmingham	01675 467 484
Bristol	0117 916 1066	Dubai	00 971 4345 7088

www.campbellreith.com

Job Title
Ennor Farm, St Marys

Client
Council of Isle of Scilly

Swept Path Analysis Fire Tender

Drawn by	Date made	Scale @ A1	Checked by	Suitability	CR Project
GJ	09/02/21	1:200	CS	S2	13394

Project No.	Originator	Volume	Lvl/Loc	Type	Role	Number	Rev
13394	CRH	XX	XX	DR	D	6175	P1

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Appendix 6: Survey Data

Appendix 5 – Speed Survey Data

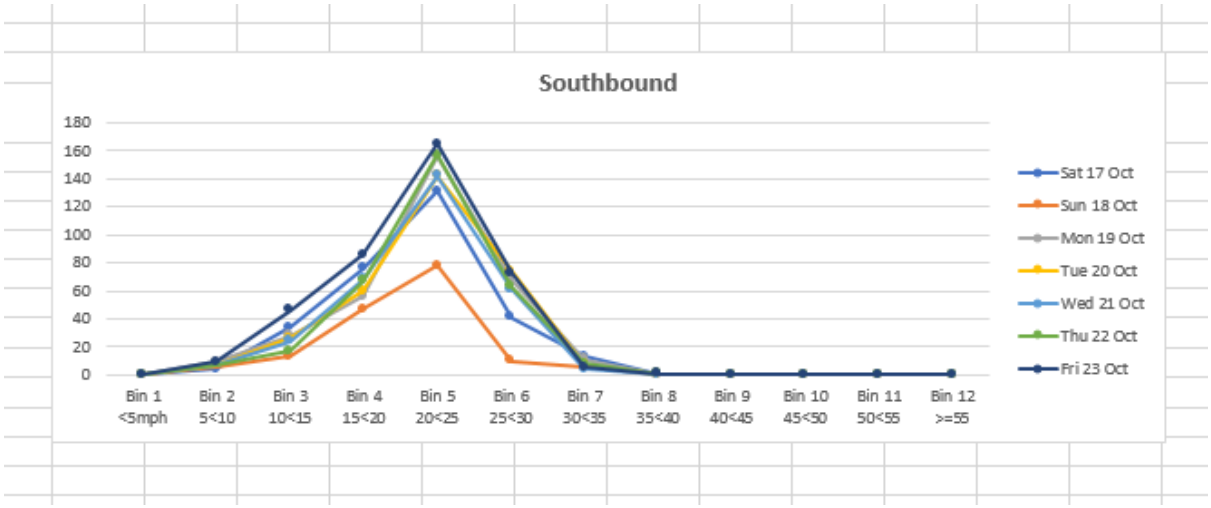
Old Town Lane: 17/10/20 – 23/10/20

Southbound:

Direction: Southbound

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5mph	Bin 2 5<10	Bin 3 10<15	Bin 4 15<20	Bin 5 20<25	Bin 6 25<30	Bin 7 30<35	Bin 8 35<40	Bin 9 40<45	Bin 10 45<50	Bin 11 50<55	Bin 12 >=55
Sat 17 Oct	299	26.1	21.0	5.1	0	4	34	76	131	41	13	0	0	0	0	0
Sun 18 Oct	159	24.4	20.3	4.9	0	6	13	47	78	10	5	0	0	0	0	0
Mon 19 Oct	329	27.3	21.8	5.3	0	9	28	56	156	68	11	1	0	0	0	0
Tue 20 Oct	316	27.3	21.8	5.1	0	7	26	60	142	74	7	0	0	0	0	0
Wed 21 Oct	306	26.6	21.4	4.9	0	7	24	68	142	61	4	0	0	0	0	0
Thu 22 Oct	320	26.9	21.9	4.8	0	7	17	67	157	63	8	1	0	0	0	0
Fri 23 Oct	385	26.5	21.0	5.2	0	9	46	86	165	73	5	1	0	0	0	0
5 Day Ave.	331	26.9	21.6	5.0	0	8	28	67	152	68	7	1	0	0	0	0
7 Day Ave.	302	26.4	21.3	5.0	0	7	27	66	139	56	8	0	0	0	0	0

360 TSL Ltd

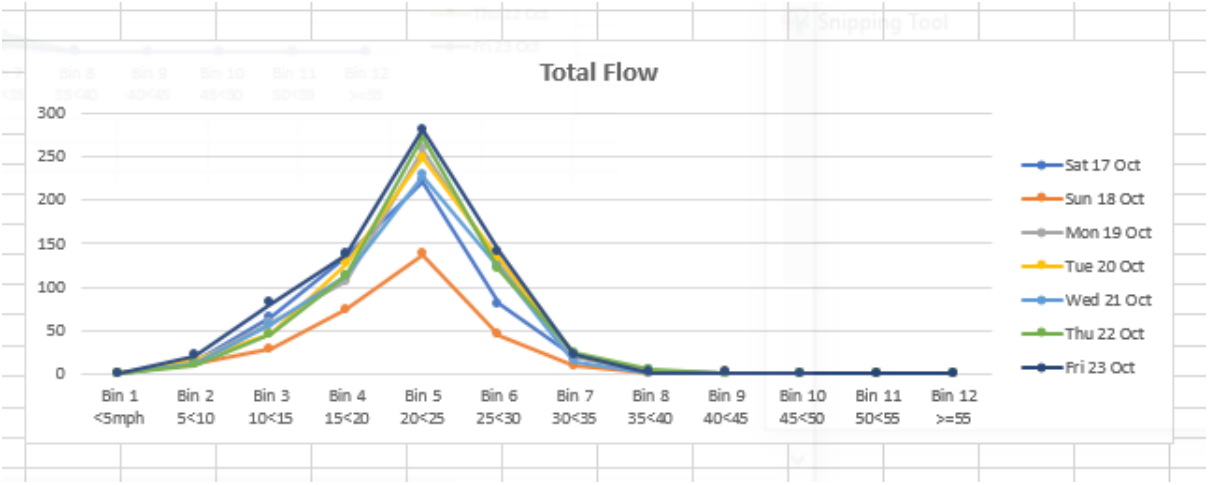


Northbound:

Direction: Total Flow

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5mph	Bin 2 5<10	Bin 3 10<15	Bin 4 15<20	Bin 5 20<25	Bin 6 25<30	Bin 7 30<35	Bin 8 35<40	Bin 9 40<45	Bin 10 45<50	Bin 11 50<55	Bin 12 >=55
Sat 17 Oct	539	26.4	20.9	5.5	0	13	65	135	222	80	20	4	0	0	0	0
Sun 18 Oct	305	25.9	20.8	5.3	0	12	28	74	137	45	9	0	0	0	0	0
Mon 19 Oct	586	27.4	21.7	5.4	0	13	59	106	259	126	20	3	0	0	0	0
Tue 20 Oct	594	27.5	21.8	5.4	0	16	46	127	249	133	22	0	1	0	0	0
Wed 21 Oct	545	27.2	21.5	5.3	0	12	56	113	228	122	14	0	0	0	0	0
Thu 22 Oct	591	27.5	22.1	5.2	0	10	46	113	273	120	24	5	0	0	0	0
Fri 23 Oct	686	27.2	21.3	5.6	0	21	81	138	281	141	22	1	1	0	0	0
5 Day Ave.	600	27.4	21.7	5.4	0	14	58	119	258	128	20	2	0	0	0	0
7 Day Ave.	549	27.0	21.4	5.4	0	14	54	115	236	110	19	2	0	0	0	0

360 TSL Ltd



Appendix 7: TRICS

Calculation Reference: AUDIT-426201-200818-0808

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : A - HOUSES PRIVATELY OWNED
VEHICLES

Selected regions and areas:

04	EAST ANGLIA		
	NF	NORFOLK	2 days
	SF	SUFFOLK	1 days
06	WEST MIDLANDS		
	SH	SHROPSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE		
	NY	NORTH YORKSHIRE	1 days
11	SCOTLAND		
	AG	ANGUS	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
Actual Range: 7 to 18 (units:)
Range Selected by User: 5 to 20 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:
Selection by: Include all surveys

Date Range: 01/01/12 to 12/09/18

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday	1 days
Wednesday	4 days
Thursday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	5 days
Directional ATC Count	1 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre)	2
Edge of Town	4

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	6

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	6 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

1,001 to 5,000	1 days
10,001 to 15,000	3 days
15,001 to 20,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

25,001 to 50,000	3 days
50,001 to 75,000	2 days
75,001 to 100,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	3 days
1.1 to 1.5	3 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	6 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	6 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1 AG-03-A-01 BUNGALOWS/DET. ANGUS
KEPTIE ROAD
ARBROATH

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total No of Dwellings: 7
Survey date: TUESDAY *22/05/12* *Survey Type: MANUAL*

2 NF-03-A-03 DETACHED HOUSES NORFOLK
HALING WAY
THETFORD

Edge of Town
Residential Zone
Total No of Dwellings: 10
Survey date: WEDNESDAY *16/09/15* *Survey Type: MANUAL*

3 NF-03-A-10 MIXED HOUSES & FLATS NORFOLK
HUNSTANTON ROAD
HUNSTANTON

Edge of Town
Residential Zone
Total No of Dwellings: 17
Survey date: WEDNESDAY *12/09/18* *Survey Type: DIRECTIONAL ATC COUNT*

4 NY-03-A-13 TERRACED HOUSES NORTH YORKSHIRE
CATTERICK ROAD
CATTERICK GARRISON
OLD HOSPITAL COMPOUND
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total No of Dwellings: 10
Survey date: WEDNESDAY *10/05/17* *Survey Type: MANUAL*

5 SF-03-A-05 DETACHED HOUSES SUFFOLK
VALE LANE
BURY ST EDMUNDS

Edge of Town
Residential Zone
Total No of Dwellings: 18
Survey date: WEDNESDAY *09/09/15* *Survey Type: MANUAL*

6 SH-03-A-06 BUNGALOWS SHROPSHIRE
ELLESMERE ROAD
SHREWSBURY

Edge of Town
Residential Zone
Total No of Dwellings: 16
Survey date: THURSDAY *22/05/14* *Survey Type: MANUAL*

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES
Calculation factor: 1 DWELLS
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	6	13	0.103	6	13	0.205	6	13	0.308
08:00 - 09:00	6	13	0.077	6	13	0.231	6	13	0.308
09:00 - 10:00	6	13	0.090	6	13	0.205	6	13	0.295
10:00 - 11:00	6	13	0.218	6	13	0.167	6	13	0.385
11:00 - 12:00	6	13	0.077	6	13	0.128	6	13	0.205
12:00 - 13:00	6	13	0.192	6	13	0.154	6	13	0.346
13:00 - 14:00	6	13	0.167	6	13	0.192	6	13	0.359
14:00 - 15:00	6	13	0.154	6	13	0.167	6	13	0.321
15:00 - 16:00	6	13	0.179	6	13	0.218	6	13	0.397
16:00 - 17:00	6	13	0.218	6	13	0.179	6	13	0.397
17:00 - 18:00	6	13	0.282	6	13	0.167	6	13	0.449
18:00 - 19:00	6	13	0.205	6	13	0.154	6	13	0.359
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.962			2.167			4.129

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

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Parameter summary

Trip rate parameter range selected:	7 - 18 (units:)
Survey date date range:	01/01/12 - 12/09/18
Number of weekdays (Monday-Friday):	6
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

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APPROVED
By Lisa Walton at 10:47 am, Apr 12, 2021

Building Elements and Materials : BE01

General

- The external appearance of the housing at Old Town is intended to reflect the distinctive character of the Isles of Scilly and its vernacular architecture within the landscape.
- The architectural form and detail should be kept simple and functional.
- Material qualities including colour and texture shall reflect the vernacular of St Mary's and be guided by sustainable principles for sourcing where possible.
- The images below aim to convey some of the local distinctiveness and material qualities as a basis for this Design Code.









Building Elements and Materials : BE01

General

- Materials shall be sourced in order of preference from Cornwall, South West or UK.
- The use of locally and South West sourced and produced materials will be encouraged, particularly for external walls and roofing materials.

BRE Green Guide

The BRE Green Guide for Specification shall be used as the guide for comparing the environmental performance of construction types. The following elements are to obtain an ‘A’ rating;

- Roof
- External Walls
- Internal Walls
- Windows

The following elements should obtain not less than a ‘B’ rating and should aim for an ‘A’ rating;

- Floors
- External Surfaces Boundary Protection.
- All timber for basic elements shall be from managed sources selected from suppliers certified by the Forest Stewardship Council (FSC) or Programme for Endorsement of Forest Certification (PEFC) or equivalent, with appropriate chain of custody documentation and from UK sources where appropriate and available.





Building Elements and Materials : BE02

External Wall Finishes

The palette of building materials should reflect those that are traditional to Cornwall and the Isles of Scilly and limited to:

- Stone
- Roughcast Render
- Self-coloured lime render
- Painted Render
- Timber Weatherboard – vertical or horizontal
- Slate hanging
- Traditional red brickwork for details including plinths, chimney stacks and other similar elements.

Granite

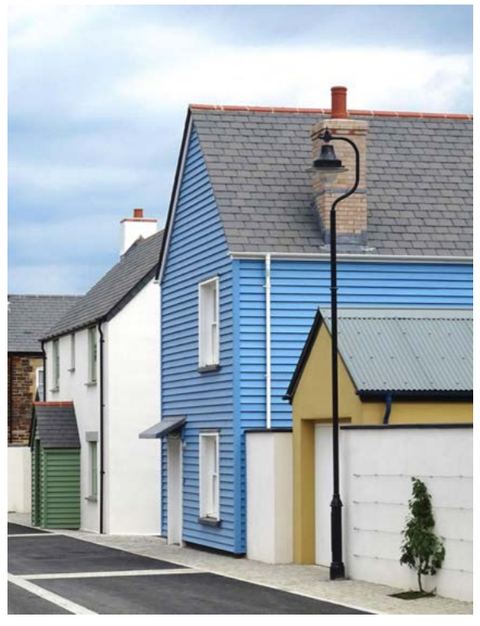
There is a limited quantity of granite on the Isles of Scilly and therefore use of it, if required, should be limited to plinths, garden walls and other smaller elements such as post bases for porches.



Roughcast render.



Painted Render.



Weatherboarding.



Stone and Render.

Building Elements and Materials : BE03

Render

- Render can be applied to stone, concrete block or timber framed backgrounds
- Render should be thrown roughcast or wood floated. Stop beads must not be used.
- Bell drop mouldings should not be used.
- Proprietary weepholes are to be avoided.

Airbricks

- Where necessary to satisfy Building Regulations, these shall be made of terracotta, stacked tile, stone or painted cast iron and not plastic.

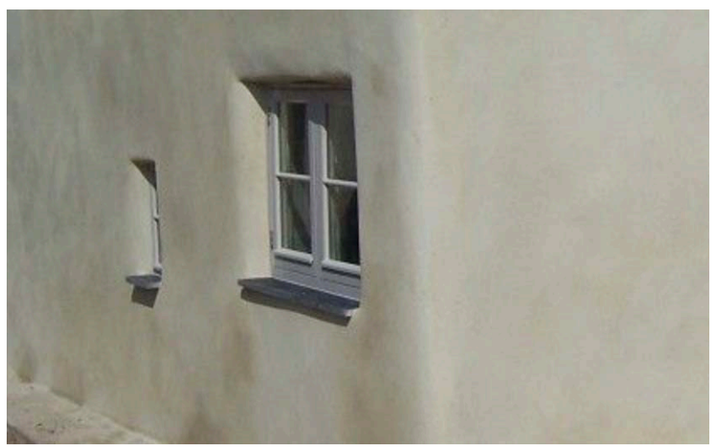




Render Plinth



Bell drip render stop beads

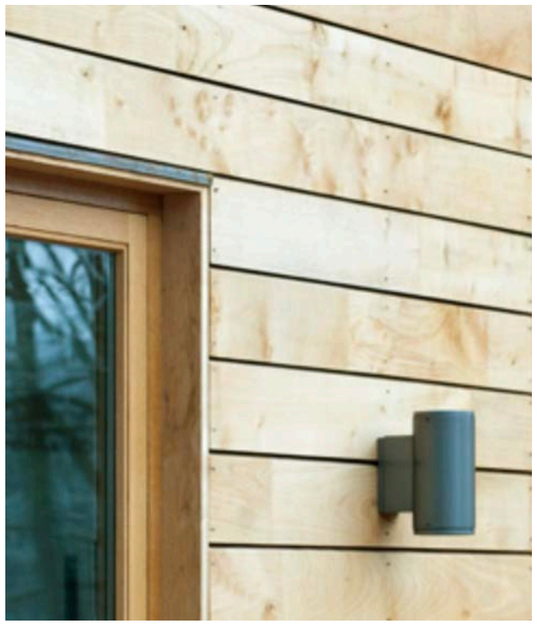


Soft corners and edges.

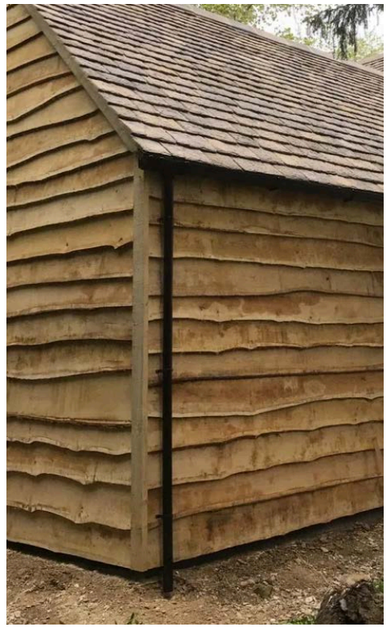
Building Elements and Materials : BE04

Timber Cladding

- Cladding shall be plain weatherboarding laid horizontally or vertically.
- Timber for cladding shall generally be either Western Red Cedar or European Oak if left untreated or Douglas Fir if painted. Colours in accordance with agreed palette.
- Boards should be a minimum 16mm thick with minimum exposed face of 100mm.
- Corners may be formed either with boards crossed and cut or with corner posts.
- Window and door openings should be lined with boarding.
- Highly contemporary and precise timber cladding is not acceptable.
- Self-colour fibre cement cladding is not acceptable.



Precise timber cladding



Wany edged



Square edged weatherboarding



Painted stonework with subtly painted fenestration.

Paint Finishes

- Environmentally friendly natural paints (which are odourless and solvent free) shall be used.
- Colours shall generally be white or tones made with natural pigments which can be found elsewhere in the locality.
- Colours in accordance with approved palette.

Building Elements and Materials : BE05

Porches

- The design of the porch should respect the pattern and rhythm of other porches of adjoining buildings, but retain its own individuality.
- Dwellings are reasonably small and therefore where possible, porches should be simple and of lean-to or duo-pitched construction.
- It is noted that partially glazed storm porches on the Isles of Scilly were historically used for propagation and as such, larger lean-to or duo-pitched structures may also provide additional space and benefit from solar gain.
- Columns, posts, piers and brackets can be of hardwood, treated timber or cast-iron. All timber preservative treatments must be transparent if paint is not used.
- When painted, porches should generally match the painted finish of the buildings, windows and compliment the colour chosen for the front door.
- The design of porches must reflect the scale and importance of the building.
- Door surrounds are not permitted.
- Stained timber or uPVC glazed porches are not permitted.
- Ornate timberwork or stone detailing is not acceptable.



Simple timber lean-to porch



Simple enclosed porch



Inappropriate uPVC porch

Building Elements and Materials : BE06

External Doors

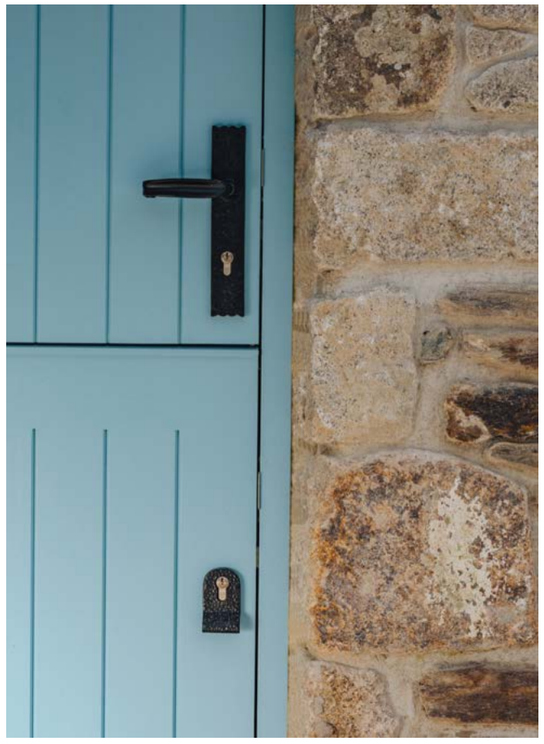
- Doors must reflect the character of the building to which they relate. External doors must be made of treated softwood or hardwood, kept simple and well-proportioned, normally with a strong vertical emphasis to the openings and a deep reveal. Composite timber doors are acceptable.
- Doors should be painted and should complement the colour of the building & window frames. Bright colours should be generally avoided. Varnished hardwood doors will not be allowed, even if authentically constructed, nor will stained tropical hardwood or glazed aluminium doors. Colours in accordance with approved colour palette.
- Preferred doors are panel and glazed doors, simple ledged and braced doors and Batten Doors.
- Moulded or pressed UPVC or metal doors will not be allowed.
- Very ornamental or patterned doors are not allowed.
- Ironmongery shall be stainless steel grade 316, solid brass, bronze or black iron of a type appropriate to the style of the door and house. Plastic or chrome numerals, letterboxes and knockers shall not be permitted.



Authentic painted timber door



Good example of lights



Appropriate ironmongery



Inappropriate uPVC door

Building Elements and Materials : BE07

Windows

- The overall size and shape of windows; the solid to void ratio of an elevation, pane sizes and proportions and glazing bars, are all critical elements to the overall appearance of a building.
- Window proportions to be based on a diagonal of 53 degrees. They are either side hung casements or sash windows, with a simple arrangement of glazing bars. Windows are generally between 797mm and 1135mm wide, with heights of 1350mm to 1500mm most common. Where present, dormers are small and simple with lead, rendered or slate hung cheeks.
- Ground floor windows on the property line shall be of the sash or inward opening casement type. Outward opening casements may be used only if, when fully opened, the window remains within the private margin.
- Windows must reflect the overall scale, proportions and design of the building. See table below for solid to void ratios and other criteria.
- Windows should be constructed of wood from sustainable sources and painted. Tropical hardwoods are not allowed. The size of all frame elements should be as slim as possible to maintain proportion and appearance.
- Stained timber, UPVC, or plastic-coated timber frames will not be permitted.
- Through frame trickle vents are to be avoided. Over frame concealed trickle vents are preferred.
- All glass shall be clear and free of colour; frosted, obscured, coloured or textured glass shall not be used. Obscured glass for bathrooms is acceptable.
- Windows should be painted white / off white or neutral shades but some can be white painted casement with neutral coloured window frames.
- All windows, as a minimum, should be double glazed with low e glass. Sealed units are to be filled with low emissivity argon. French doors and window panes below 800mm above floor level should have laminated safety glass.

• Average Percentage Void: o Maximum percentage void up to 2500 sq. ft. o Minimum percentage void more than 2500 sq. ft.:	25% 30% 20%
• Minimum distance from opening to building edge:	450mm
• Maximum area of one Window/Door:	2.5m²/3.5m²
• Maximum height of one Window/Door:	2400mm/2400mm
• Maximum width of one Window/Door:	1500mm/1800mm
• Roof Windows o Total area of openings on roof-plane: o Maximum area (projected onto floorplan) of one Dormer Window/Rooflight: o Maximum height of one Dormer Window/ Rooflight (window size) o Maximum width of one Dormer Window/ Rooflight (window size):	 10% 2.25m²/1.0m² 1500mm/1000mm 1500mm/1000mm

Solid to void ratios for windows



Rise and fall sash.



Side hung casement



Poorly proportioned uPVC window.

Building Elements and Materials : BE07

Window Proportions

- When used, glazing bars in sash windows should create panes that are vertical in emphasis and follow the traditional 4, 9, 12 or 16 pane pattern. All panes must be the same size and proportion on an elevation.
- Glazing bars shall not exceed 25mm finished width. Timber beads should have a small moulded profile.
- Widths of frames on casement windows should not exceed a total of 100mm.
- Windows should generally be set back at least 50mm from the building face, creating a shadow line and a sense of solidity. Windows in stone buildings will normally be set back from the face of the building by a minimum of 100mm.
- Fenestrations should maintain a vertical configuration and window panes must approximate to the root-two rectangle as described above.
- Window designs which are asymmetrical or of horizontal emphasis are not permitted.
- Windows on upper floors must be either equal or smaller than windows on the ground floor.
- Windows shall be placed no closer than 900mm to the centre line of the nearest party wall or to a corner of the building.

Finishes

• Windows should be painted white or off white or neutral tones.

Details

- Shutters are not allowed externally.
- Clip on mullions or applied glazing bars should be avoided where possible. Where clip or glazing bars are used, integral spacers in the double-glazed unit are to be incorporated in a colour to match the window frame.
- Glazing with stick on lead strips are not acceptable.

Building Elements and Materials : BE08

Roofs

- Roofs on the Isles of Scilly are characterized by a limited palette of materials, simple forms and details. These are essential features of the roofscape and the palette should be limited to materials that are traditional to the Isles of Scilly as follows such as slate and clay roof tiles. Concrete plain tiles or interlocking tiles are not permitted.
- Materials samples must be submitted to the Planning Department for approval.
- Roofs should be simple in form and symmetrical.
- Gables must have a simple design.
- Roof overhangs and thickness should be kept to a minimum
- Roof-top solar collectors, such as solar panels or photovoltaic cells, must be incorporated into the roofscape wherever possible but they must be positioned to mitigate visual impact.

Eaves Details

- Eaves must be simple in design and not decorative.
- Eaves must generally not extend any further than 300mm from the external envelope of the building.
- Eaves generally must be constructed with no or minimal exposed timber boxing. Rafter ends are acceptable.
- UPVC and other manmade materials are not acceptable.

Close Clipped Eaves

- Eaves should be closed with just a rake board, clipped tight against the building, no soffit boards.
- Underside of gutter must be placed at rake board level and not below.

Open Rafter Eaves

- Exposed rafters must be made of timber.
- Installation of fake rafter ends for decorative purposes only will not be permitted.
- The wall finish must either carry on to the under-eaves or a rake board may be inserted between the rafter ends.











Building Elements and Materials : BE09

Verges

- Verges generally should be simple with the wall finish taken up to the underside of the roof. Slates or tiles should project between 35–50 mm.
- Slate verges may be used where appropriate.
- Projecting timber bargeboards, for reasons on maintenance, may be used occasionally; if used they must be: simple painted white, cream, black or classic dark tones.
- Timber boards must have a regular maintenance plan in place.
- The use of UPVC or any other manmade material will not be acceptable in place of timber bargeboards.

Ridges

- Ridges shall be finished with either angled, half round or hogback clay ridge tiles. Where used with slate roofing these shall be generally be black, although warm orange tiles will be permitted on some buildings. Where used with clay roofing tiles these shall be the same colour as the main roof. Lead roll ridges will be permitted on slate roofs.

Valleys

- To slate roofs valleys shall be constructed of lead. To clay tiles roofs valleys may be constructed of either lead or clay valley tiles.







Building Elements and Materials : BE010

Slate Roofs

- Natural slate with a rough edge should be specified.
- Mid/pale grey slates from local quarries from the mainland should be used wherever possible.
- Slate clips should be avoided by double nailing.
- Slates must not be cut to less than 150mm wide.
- Slates in any one course are to be of the same thickness to prevent kicking slates or unsightly gaps.









Building Elements and Materials : BE11

Corrugated Roofs

- Corrugated metal roofing material is found on many agricultural buildings and outbuildings.
- This material may be a suitable alternative depending on the situation and should only be used on subservient elements like small sheds, garages or covered car parking.



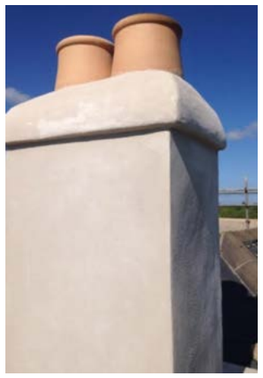


Building Elements and Materials : BE12

Chimneys

- Chimneys are integral components of traditional houses on the Isles of Scilly.
- The majority of chimneys on dwellings are of a simple design, traditionally sitting on the gable end of a building. Chimneys tend to be made of stone, render or brick with a corbel detail at the top and finished with a slate or terracotta pot.
- Every dwelling must have at least one Class 1 chimney.
- Chimney stacks may be used to disguise a ventilation system within.
- Chimneys should usually be placed on the gable-end of the building unless on a terrace where it should be located on the party wall.
- Smaller houses should generally have short and squat chimneys with a very simple corbel and pot.
- Chimneys should complement the façade finish.
- Chimney pots are available in a variety of forms and those used should reflect this variety but remain simple in design. Generally pots will be made of terracotta




Building Elements and Materials : BE13

Dormers

- Dormer windows are seen in later buildings from the 19th Century onwards.
- They must be in proportion and subservient to the main roof.







Rooflights

- Rooflights are to be 'flush' with the roof surface and be of a suitable scale.







Building Elements and Materials : BE14

Rainwater Goods and Plumbing

- Rainwater goods shall generally be in cast iron, zinc or aluminium painted black, white, cream or classic dark tones..
- Gutters shall generally be half round or ogee profile.
- Plastic uPVC gutters will not be allowed.
- On buildings without fascia boards it is recommended that ‘rise and fall’ or ‘rafter and gutter’ support brackets are used.
- Flue terminal and extract ventilation terminals will not be permitted in walling on front elevations, or elevations facing public areas.
- Vent stacks should be enclosed within a chimney. Where this is not practical, vent pipes should be clad in lead where they emerge above the roof slopes or should be terminated within the roof space by an air admittance valve where accepted by Building Control.



Swan neck gutter on rafter brackets



Rise and fall gutter





Plastic gutters are not acceptable.

Building Elements and Materials : BE15

Renewables

Definition of Sustainability

- The ability to meet the needs of the present without damaging the ability of future generations to provide for themselves. When a process is sustainable, it can be carried out over and over without negative environmental effects or impossibly high costs to anyone involved.

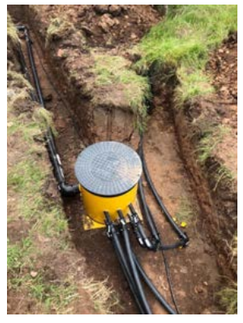
Sustainable Development: a process of change in which exploitation of resources, the direction of investments, the orientation of technological development, and institutional change are made consistent with the future as well as present needs.

Sustainable design principles

Efficient and responsible use of resources – water management (meters, low water use appliances and sanitaryware); rainwater and/or grey water systems; sustainable drainage

- Improved building performance beyond the building regs – high level of insulation, double glazed windows, mechanical heat recovery and ventilation, minimising cold bridges.
- Optimising natural daylight and thermal gain.
- Energy efficient systems and appliances.
- Air tight external envelope – draught free to reduce heat loss
- Ventilation options include: having opening windows; local timed mechanical ventilation; passive stack ventilation; mechanical supply ventilation; whole house mechanical ventilation with heat recovery providing both supply and extract in one system and chimneys.
- Low carbon energy generation either communal or individual– air source heat; solar hot water; photovoltaics;
- Monitor energy consumption post occupation
- Sign up to Green Energy Providers
- Smart meters
- The storm water run-off system from the Development through the SUDS system will be designed to ensure that the new housing does not increase run-off from undeveloped land and for redevelopment to reduce run off.











Building Elements and Materials : BE16

Integrated Services

A common trench containing services, utilities and water should be provided wherever possible in accordance with best practice for future proofing service installations within each plot.

Generally, all services wherever possible must be underground and suitable manholes must be provided for access points.

- All meter housings must be concealed in a chamber or recessed into walls.
- Meter boxes, air extractors and rooftop solar must not be visible from the street.
- No waste or soil pipes may be attached to the exterior of any building. Combined internal drainage systems are to be used.
- There will be no flue terminals, balanced flues, extract ventilation terminals, vents, exposed stacks or other plumbing pipes except rainwater pipes visible on front elevations, or elevations facing public areas.
- Generally external individual television aerials, satellite dishes or any other radio or television receiving devices are not permitted externally but can be accommodated within roof spaces.
- Vent stacks must be enclosed within chimneys where possible, otherwise vent pipes must be clad in lead where they emerge above roof slopes, or should be terminated within the roof space by an air admittance valve wherever acceptable to Building Control or the Council.
- Plastic meter housings must match the colour of surrounding material as much as possible but not be visible from the front of the property.









Building Elements and Materials : BE17

Landscape Boundaries

- A key characteristic of the islands is the way buildings integrate with the landscape. The boundary to a property provides the linking element between the dwelling and its surroundings.
- A typical boundary treatment is a local stonewall softened by planting or an informal hedge.
- Hedging and trees provide shelter from prevailing winds and help to soften or screen a property.
- There are not many native trees on the Isles of Scilly but Elm, Elder, Hawthorn and some Grey Sallow are evident.
- The use of Pittosporum, Ragwort, Escallonia, Euonymus and Veronica to form informal hedges is a distinctive feature of the islands and should be encouraged.
- All hedging & planting must be from a certified UK provenance source.
- Robust treated timber post and rail stock fencing is acceptable when used in conjunction with native hedge planting.
- Panelled fencing is not acceptable.







Building Elements and Materials : BE18

Fences

- Fences may occasionally be used, although stonewalls and Cornish hedges are preferable. Picket fences would be appropriate and can be painted white or left unfinished.
- Close boarded fences are acceptable in rear gardens.
- Post and rail fences 1.0 metres high, may be used to define boundaries between building plots in front or rear gardens.

Railings

- Railings dividing buildings plots in front gardens will be metal
- All railings will be 1.1m high maximum and will be painted black or a dark colour – blue or green.
- Railings will not be used for more than 25 metres in any single length of frontage

Gates

- Garden gate and pergola piers should be no less than 450mm wide. Where heavy gates are to be hung on hinges, they should be in stone blocks built into the piers
- Garden gates shall be built of painted timber, mild steel or wrought iron

Copings

- Coping stones to finish a wall up-stand or to close a cavity must be made of natural stone. Careful detailing, water runoff, appropriate proportions and overhangs must be carefully designed.







Building Elements and Materials : BE19

Extensions

Extensions include any types of additions to the main building that create further space. It is anticipated that extensions may be permissible under Permitted Development Rights. The effects of the extension on neighbouring properties and the impact on the integrity of the existing building and surrounding dwellings within the streetscape must be carefully considered. Each Plot Passport will define the extent of development, however in the absence of any other control:

- Any extension must be respectful and subordinate to the parent building in terms of style and design, scale, siting, materials and finishes, complementing not competing with its presence in its surrounding.
- An extension must not detract from the quality of the existing building and must be architecturally attractive in its own right.
- Simple forms must be achieved and it must be constructed from good quality, natural materials.
- Extensions in excess of 25% of the volume of the original building would likely prove to be visually unacceptable.
- Development above the existing roof line will not be allowed.
- The pitch and form of an extension must match that of the existing roof, except where it forms a subservient roof when it can be of a lower pitch.
- Eaves heights of extensions must either match or be lower than the existing eaves.
- A rear roof terminating at a similar or equivalent height as the existing roof must be no greater in length than 50% of the depth of the original building.
- Flat roofs are unacceptable except for modest, single storey extensions.
- There is a general presumption against extensions that project beyond the front building line. Modest porches may be acceptable where they do not detract from the design of the original building.
- Extensions into the roof space make the most of a building's volume and will generally be encouraged. Great care must be taken to ensure that the design of dormers and roof lights are sympathetic to the original building.
- The form, materials and detailing of the extension must match those of the existing building.
- The position and design of a proposed extension must not be detrimental to the ability of neighbours to add similar or equivalent extensions.
- All extensions and alterations will be required to meet the provisions of daylighting, sunlight and privacy guidelines.
- Any extension must retain a reasonable proportion of private external amenity space and must not occupy more than one third of the applicant's original rear garden area.
- The use of sustainably sourced, long lasting materials, being locally sourced, with the potential for later recycling must be considered.



Building Elements and Materials : BE20

Conservatories

Conservatories must be single storey and of a modest size in relation to the ground floor of the house. They must not be complex or overly elaborate in design and must have their windows and other elements in proportion to each other and to the main building. Conservatories will not normally be permitted on principal elevations, although this may be acceptable when concealed behind the property boundary wall.

Conservatories are to be made of timber and painted white or very neutral tones. Natural hardwoods such as oak can be left untreated but all softwoods must have some form of opaque finish. uPVC structures are not allowed.

Conservatories which form an extension or part thereof should also comply with the requirements for extensions as noted above.





Building Elements and Materials : BE21

Bin stores & Recycling Bins

- Bin stores should be located at the rear or sides of houses and generally out of sight.
- Communal bin stores may be appropriate subject to the site landscape strategy and refuse arrangements, however this should be fully integrated into the landscape design.
- Bin stores & recycling bins must not be exposed on front elevations.





Sustainable Design Principles

Efficient and Responsible Use of Resources

Water Management

The efficient supply and use of potable water, coupled with sustainable techniques for disposal of waste water are all important considerations for the development at Old Town.

Water Efficiency

The use of water should be minimised by the careful selection of sanitary ware and appliances to ensure that they meet the standards of low water use. All buildings should utilise dual flush toilets and efficient taps and showers. If possible, water meters should be installed in all houses. This will enable occupants to make money savings as a result of the water saving measures installed.

Rainwater and Grey Water Systems

Rainwater harvesting and recycling is an integral component in achieving efficient water management. Subject to a detailed appraisal and design, dwellings should aim for 70% of the water for flushing toilets to be supplied from roof water, together with the water for the irrigation of gardens and landscaped areas generally within the site. It is anticipated that this will form part of a site wide infrastructure design for water management and sustainable drainage.

Similarly, grey water recycling is a technology that could be used instead of rainwater collection if wished and should be considered as part of any site wide design.

Sustainable Drainage Systems

The drainage infrastructure for the site will be designed to appropriate Environment Agency and local water authority guidelines. The design strategy developed to date ensures that the new development does not increase surface water run-off from undeveloped areas and that it is reduced in developed areas.

A sustainable approach to regulating storm water is to be adopted within the site and this will be based upon best practice and aims to utilise the principles of Sustainable Urban Drainage Systems (SUDS) incorporating the existing pond as a catchment area to collect and attenuate the discharge of surface water.

Porous paving materials could also be used wherever possible to enable stormwater to percolate into the ground, further reducing the volume of run-off.



Landscape & Ecology

Site Landscape Design

- The site plan will set the framework for the hard and soft landscape design.
- The landscape design should respond to the character of the surrounding countryside and areas of settlement.
- The landscape design should reinforce the built form and open spaces contextually and create a cohesive environment reflecting the collective aspiration of its inhabitants.
- Open space should be clearly defined and the landscape treatment must relate to its function.
- Sustainable principles should inform the landscape design, its implementation and use.
- Site permeability should be encouraged, integrating cycle and pedestrian movement.
- Full accessibility should be integrated in the design of external spaces.
- Where appropriate shading should be provided to help prevent any summertime overheating.
- A hard and soft landscape strategy should be prepared by a specialist Landscape Architect.
- Trees and planting species will be carefully selected, suited to location, use and maintenance of the spaces.
- Structural planting will generally be native species. Plants, where possible, should be sourced locally.
- All planting, new and retained, is to be protected throughout the construction of the site.
- Habitats that have been identified will require stringent protection during the construction phase of the development. Any works to be carried out in any of these areas should be timed to minimise any disturbance to wildlife.
- A site wide Sustainable Urban Drainage Systems (SUDS) strategy shall be developed incorporating the pond to collect and attenuate the discharge of surface water.
- A long-term management strategy shall be prepared to conserve and enhance the quality of the external hard and soft landscaped areas.

Hard Landscaping

- All hard landscaping and surface materials should comprise a co-ordinated limited palette of materials will enable different areas of responsibility to be distinguished and enhance the legibility.
- It is understood that generally a soft approach to landscaping is preferred, however secondary roads are likely to be adopted and finish may be governed by highways.
- Roads should be edged by rough surfaced granite kerbs and will have dropped kerb details at junctions with access points to rear courts or individual properties.
- Paths must comply with the requirements of the Disability Discrimination Act.



Landscape & Ecology

External Lighting

- The street lighting shall be selected from a range of fittings approved by the Duchy of Cornwall
- The site landscape design shall be reinforced by the choice of lights and height of lights. Street lighting columns shall be low level or wall mounted on more remote areas.
- The fitting type should be selected to reduce their impact on the environment in the form of light pollution.
- Fittings should be shielded or hooded to minimize sky glow by controlling upward light spillage and to avoid pedestrian glare.
- Lamp sizes and spacing of fittings will be designed to provide adequate illumination without over-lighting.
- Column heights will be restricted to 4m generally.
- Wall mounted light fittings should be used wherever possible away from the main routes to minimize clutter of the public realm. Their locations should be carefully selected in relation to window openings to ensure light pollution does not create a problem to residents.
- Ceramic Discharge Metal Halide lamps should be utilised as far as possible, particularly on and around buildings to ensure that the resultant white light does not pollute the colours of materials.
- If High Pressure Sodium lights are used, these should be restricted to public open space areas.





Outline Proposals



Private gardens



Community Orchard



Communal car parking



Pedestrian landscaped paths

SITE ARRANGEMENT



Painted & roughcast render BE1.3



Rendered chimney stack with terracotta pot BE1.2





Planted hedge boundary feature BE1.1



Timber front door with simple entrance porch BE1.1

Outline Proposals – elevation studies



type E | type E | type A/B | type E

EAST ELEVATION 1

Outline Proposals – elevation studies



WEST ELEVATION 2

Outline Proposals – elevation studies



type E | type E | type A/B | type E

EAST ELEVATION 3

boundary walls omitted for clarity

Outline Proposals – elevation studies



type C type C type A/B type E

WEST ELEVATION 4

showing stone wall boundary features with gates & planting



Weatherboarding with extended eaves



Brickwork chimney stack



In roof PV's or solar slates at rear



Roughcast render



Stonework with timber joinery

THE ENVIRONMENT PARTNERSHIP



ENNOR FARM
ISLES OF SCILLY

ECOLOGICAL ASSESSMENT

January 2021

8128.002

Version 5.0

APPROVED

By Lisa Walton at 10:39 am, Apr 12, 2021

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5.0	11/01/2021	RAR	LG	Amendment to reflect additional tree removal and replacement required to accommodate visibility splay; phase 1 map correction	Final for Planning Issue

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Appendices

Appendix 1: Proposals Plan

Appendix 2: Desk Study Report

Appendix 3: Target Note Report

Appendix 4: Briefing Note - Lower Moors SSSI Ecological Impact Assessment

Executive Summary

(i) TEP was commissioned by Campbell Reith in March 2020 to carry out an ecological assessment of a site called Ennor Farm in Old Town, St Mary's, Isles of Scilly. This assessment is required to inform proposals for the construction of 13 new dwellings, a community allotment and associated car parking.

(ii) The site comprises an area of semi-improved modified neutral grassland with some areas of tall ruderal vegetation, bordered to the north, west and east by a dry stone wall interspersed with broad-leaved trees.

(iii) There is potential for impacts during construction and operation to affect the Lower Moors Site of Special Scientific Interest (SSSI) as a consequence of changes to water quality, pathways or flows entering the SSSI. Construction activities may also result in vibration, noise or light disturbance of important bird populations supported by the SSSI. Sensitive sustainable drainage design and the implementation of best practice construction control measures will be sufficient to avoid significant adverse effects arising upon the SSSI.

(iv) There is potential for indirect impacts relating to the Important Plant Area (IPA) around the land at Carn Thomas, St Mary's Airport and Porth Hellick during construction works. The drainage solution and the implementation of best practice pollution prevention measures as recommended to avoid adverse effects upon Lower Moors SSSI will be sufficient to minimise impacts to this site.

(v) No significant adverse impacts on any statutory designated sites are therefore anticipated as a result of the proposals.

(vi) The Arboricultural Impact Assessment (TEP Ref 8128.003) identifies the requirement to remove the hedge, including four hedgerow trees, from the east boundary to facilitate appropriate visibility splay for the development as illustrated by the proposed site layout (Appendix 1). The canopy of one further tree may also require reduction. Tree and hedge removal and pruning will follow recommendations as set out in the Arboricultural Impact Assessment. Trees will also be subject to ecological inspections prior to their removal or pruning and subject to these findings further recommendations may be made in regards the timing or method or these works.

(vii) The stone wall along the east boundary will be dismantled and the materials stored on site for re-use in its reconstruction along its new line, parallel but set slightly further west to the original. Hedgerow and tree planting will be implemented along the east boundary and elsewhere within the site to avoid net loss and should utilise locally appropriate native species. A species rich mix should be replanted on the realigned hedgerow along the east boundary to deliver additional biodiversity value.

(viii) All retained trees on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with the recommendations set out in the Arboricultural Impact Assessment.

(ix) A Reasonable Avoidance Measures Method Statement (RAMMS) for amphibians, reptiles and hedgehogs will be required to ensure any common amphibians, reptiles and hedgehogs that may be present within the site are suitably protected during construction.

(x) A sensitive lighting design will be required to ensure there are no adverse impacts on nocturnal species using the site following completion of the development.

(xi) A nesting bird check prior to construction works is required if clearance works are undertaken during the nesting bird season (March - August inclusive).

(xii) Further recommendations for biodiversity enhancement in line with local planning policy are outlined in Chapter 5.

1.0 INTRODUCTION

1.1 TEP was commissioned in March 2020 by Campbell Reith to carry out an ecological assessment of a site called Ennor Farm, Old Town on St Mary's, Isles of Scilly (hereby referred to as "the site").

1.2 This ecological assessment has been requested to inform a planning application for the construction of 13 dwellings, a community allotment and associated car parking (KTA Architectural Drawing SC-KT-XX-XX-DR-A-2002-S0-SK100-P5 Proposed Site Layout Option 1, presented at Appendix 1).

1.3 This report has the following objectives:

- To describe the existing vegetation and give an overview of the habitats present on the site;
- To identify whether there are any features of conservation value such as legally protected species or habitats of biodiversity importance;
- To advise of further surveys or mitigation requirements that may be needed prior to development on the site; and
- To identify opportunities to provide biodiversity enhancement within the proposed development.

Site Description

1.4 The site (central grid reference SV 91439 10456) is approximately 0.5ha in size and is located to the west of Old Town Lane in Old Town, St Mary's, Isles of Scilly.

1.5 The site is bounded to the east by Old Town Lane, to the south by the Old Town Inn and associated car park, and to the north and west by arable farmland. There is an area of woodland bordering the north-east of the site and hedgerows along the north and east boundaries. In the wider area, Old Town lies to the south of the site, with the Isles of Scilly Airport to the east and farmland to the north and west.

1.6 The extent of the area covered by the ecological assessment is represented by the red line boundary in the site location plan (Figure 1).

Figure 1: Site location



2.0 Methods

Desktop Study

2.1 Information regarding planning policies, historic species records and protected sites within a 2km buffer, as a minimum, of the site was collated from a variety of sources (Table 1).

Table 1: Ecological information and consultations

DATA SOURCE	DATA OBTAINED
MAGIC Map: Multi-Agency Geographic Information for the Countryside	Online mapping system identifying statutory protected sites, habitat designations etc.
Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS)	Designated nature conservation sites and protected/notable species
ERCCIS	Lists habitats and species considered to be locally important and the plans that are in place to help conserve them
The Isles of Scilly Local Plan - A 2020 Vision (Adopted November 2005)	Local planning policy
Ordnance Survey/Google Maps	OS and aerial imagery

Habitat Survey

2.2 A habitat survey of the site was undertaken by TEP ecologist Lee Greenhough on 25th August 2020. The survey was carried out following the Phase 1 habitat survey method, which standardises the way habitats and characteristic vegetation are recorded (JNCC, 2010). Habitat types were subsequently mapped and both dominant and invasive vegetation species were recorded in the form of target notes.

2.3 The habitat survey method was extended to also assess habitats for their suitability and potential to support both protected species, species of conservation concern and invasive species, following the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

Limitations

2.4 The habitat survey was undertaken within the recommended Phase 1 habitat survey season of mid-April to mid-October. Therefore there are no limitations to the survey.

Protected and Notable Species Appraisal

Ground-based Assessment of Trees for Bats

2.5 A ground-level inspection of all trees within the site, including those along the site boundaries, was undertaken to assess their potential to support roosting bats. The inspection was completed by TEP Ecologist Lee Greenhough concurrently with the habitat survey.

2.6 In addition, the habitats within and surrounding the survey area were assessed for their potential to support foraging and commuting bats.

2.7 These assessments were undertaken in line with Bat Conservation Trust (BCT) guidance (Collins, 2016), as summarised in Table 2.

Table 2: Evaluation criteria for the potential suitability of trees and habitats for bats (from Table 4.1 of Collins, 2016)

SUITABILITY	DESCRIPTION OF ROOSTING HABITAT	COMMUTING/FORAGING HABITATS
Negligible	No PRF present.	No features present that are likely to be used by commuting or foraging bats. A general lack of linear features and low habitat, structural or floristic diversity.
Low	A tree of sufficient size and age to contain PRFs but with none seen from the ground, or features seen with only very limited roosting potential (as per BS 8596:2015)	Habitat that could be used by small numbers of commuting bats (e.g. a gappy hedgerow or an unvegetated stream) or foraging bats (e.g. a lone tree or small patch of scrub) but which is isolated from the surrounding countryside.
Moderate	A tree with one or more PRF that could be used by bats due to their size, shelter, protection, conditions (i.e. temperature, light levels, humidity, height above ground or disturbance levels) and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, irrespective of species conservation status)	Continuous habitat connected to the wider landscape that could be used by bats for commuting (e.g. lines of trees or scrub or linked back gardens), or foraging bats (e.g. trees, scrub, water, grassland).
High	A tree with one of more PRF that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous high quality habitat that is strongly connected with the wider landscape that is likely to be used regularly by commuting bats (e.g. river valley, vegetated stream, woodland edge, hedgerow with trees) or foraging bats (e.g. broad-leaved woodland, grazed parkland, tree-lined watercourses or ponds).

Limitations

2.8 There are no strict seasonal constraints for ground-level tree inspections, however visibility could be restricted by the presence of foliage and vegetation as the inspection was carried out during the summer months.

3.0 Results

Desktop Study

3.1 A summary of the key findings from the desk study are outlined below. Full results of the desk study, including maps of designated sites and habitats of importance, are set out in Appendix 2.

Planning Context

3.2 The site and adjacent land is not currently allocated for biodiversity purposes under the Isles of Scilly Local Plan - A 2020 Vision (adopted November 2005).

3.3 The following policies relating to biodiversity are most relevant to this assessment:

- Core Policy 1 - Environmental Protection;
- Policy OE2 - Biodiversity and Geodiversity;
- Policy SS6 - Water and Waste Management;
- Policy SS8 - Renewable Energy; and

3.4 The following planning guidance documents are also of relevance:

- The Isles of Scilly Local Development Framework Supplementary Planning Document Biodiversity and Geological Conservation. Planning Good Practice Guidance for the Isles of Scilly December 2008 (hereafter referred to as the Biodiversity SPD); and
- The Isles of Scilly Bat Group Bats and Buildings Guidance to Applicants for Planning Permission for Building and Restoration Works.

Designated Wildlife Sites

Statutory Designations

3.5 There are three internationally designated sites within 10km of the site.

3.6 The Isles of Scilly Ramsar comprises a composite site covering many areas of several of the uninhabited islands surrounding the site. The closest of these areas is located approximately 2.9 km south-west of the site and is designated for its habitats and populations of breeding birds.

3.7 The Isles of Scilly Special Protection Area (SPA) comprises a composite site covering many areas of several of the uninhabited islands surrounding the site. The closest of these areas is located approximately 2.9km south-west of the site and is designated for its breeding bird populations, including storm petrel and lesser black-backed gull. The Isles of Scilly Potential SPA extends around the entirety of the islands shorelines, the closest point of which is approximately 280m south of the site. The potential SPA is designated for its breeding population of European shag and great black-backed gull.

3.8 The Isles of Scilly Complex SAC is located, at its nearest point, approximately 350m south-east of the site. It is designated for its habitats including intertidal mudflats, and its populations of shore dock and grey seal.

3.9 There are 15 nationally designated site within 5km of the site. Five of these are located on the island of St Mary's:

- Lower Moors (St Mary's) Site of Special Scientific Interest (SSSI) is located approximately 6m to the north-west of the site and is designated for its habitats and wintering bird populations.
- Peninnis Head (St Mary's) SSSI is located approximately 0.6km south-west of the site and is designated for its habitats and plant species
- Higher Moors & Porth Hellick Pools (St. Mary's) SSSI is located approximately 0.7km north-east of the site and is designated for its open water habitats, breeding bird populations and plant species.
- Porthloo SSSI is located approximately 1km north of the site and is designated for its geological features
- Watermill Cove SSSI is located approximately 2km north-east of the site and is designated for its geological features.

3.10 The Isles of Scilly Peninnis to Dry Ledge Marine Conservation Zone (MCZ) is located approximately 230m to the south-west of the site at its nearest point. It is designated for its habitats and marine species such as stalked jellyfish and spiny lobster.

3.11 The site falls within two Natural England Impact Risk Zone (IRZ) for Lower Moors (St Mary's) SSSI (Band B and Band C) located approximately 6m to the north-west east of the site. The advice states that the local planning authority may need to consult Natural England for a variety of proposals in this zone, including:

- rural residential development of 10 units or more;
- any development which could produce dust or air pollution during its construction or operation;
- any discharge of water or liquid waste to ground or surface water (excluding discharge to mains sewers); and
- any development needing its own water supply as being of potential risk to the integrity of the SSSI.

3.12 There are no statutory locally designated sites within 2km of the site.

Non-statutory Designations

3.13 Lower Moors SSSI, Higher Moors and Porth Hellick Pool SSSI and land around and including Peninnis Head SSSI are also identified as Important Bird Areas (IBA). They are designated for their large congregations of over-wintering birds and breeding seabirds.

3.14 Lane around the coastlines of St. Mary's, including Peninnis Head (closest point to Ennor Farm being approximately 455m south), Land at Carn Thomas, St. Mary's Airport and Porth Hellick Point to Puncheon Rock, form part of the Isles of Scilly Important Plant Area (IPA). It is designated for its rare plant species including dwarf pansy and orange bird's foot.

3.15 A total of 30 non-statutorily designated sites were identified within the 1km search radius, all of which are monuments and are therefore designated for their heritage or geological interest. The closest monument to the site is known as Ennor Castle,

located approximately 45m to the south of the site. These sites are excluded from further ecological assessment, except where they may support ecological features of value such as priority habitats.

3.16 Lower Moors (St Mary's) SSSI and the surrounding area is managed by the Isles of Scilly Wildlife Trust and is designated as a wildlife reserve for nature conservation. It is located approximately 6m to the north-west of the site.

Notable Habitats

3.17 No notable or priority habitats occur within the site. The closest area of priority habitat is found within Lower Moors approximately 6m to the north-west of the site.

3.18 The site is bounded by native hedgerows, which are usually classified as priority habitat.

Notable Species Records

3.19 There are several notable species detected within 2km of the site. A summary of relevant records is presented below. Species are listed if they have one or more of the following designations:

- The Conservation of Habitats and Species Regulations 2017 (as amended), Schedule 2 (EPS);
- Wildlife and Countryside Act 1981 (as amended), Schedule 1 (WCA1);
- Wildlife and Countryside Act 1981 (as amended), Schedule 5 (WCA5);
- Wildlife and Countryside Act 1981 (as amended), Schedule 8 (WCA8);
- Wildlife and Countryside Act 1981 (as amended), Schedule 9 (WCA9);
- Natural Environment and Rural Communities Act 2006, Section 41 (S41);
- Protection of Badgers Act 1992 (as amended) (PBA);
- Red listed (BRd) and Amber listed (BAm) Birds of Conservation Concern (BoCC); and
- Cornwall Red Data Book (RDB).

<u>Flora</u>

3.20 Several records of the protected (WCA8) plant species English bluebell *Hyacinthoides non-scripta*, Jersey cudweed *Gnaphalium luteoalbum*, cilicate strap-lichen *Heterodermia leucomelos* and golden hair-lichen *Teloschistes flavicans* were returned from within the search area. These records are located approximately 100m from the site. Numerous other notable flora and non-native including invasive (WCA9) flora were returned within the 2km data search radius, further details of which are provided in the Appendix 2.

<u>Amphibians</u>

3.21 The following amphibian records have been reported within the 2km search radius:

- Palmate newt *Lissotriton helveticus* (WCA5, S41); and
- Common frog *Rana temporaria* (WCA5, S41).

3.22 A total of 151 birds of conservation concern (BoCC) have been reported within the 2km search radius. The majority of these are seabirds, waders and wildfowl but records also include species such as barn owl *Tyto alba* (WCA1), bullfinch *Pyrrhula* (S41, BAm), dunnock *Prunella modularis* (S41, BAm), greenfinch *Chloris chloris* (BRd), house sparrow *Passer domesticus* (S41, BRd, LBAP), linnet *Linaria cannabina* (S41, BRd), meadow pipit *Anthus pratensis* (BAm), mistle thrush *Turdus viscivorus* (BRd), short-eared owl *Asio flammeus* (BAm), skylark *Alauda arvensis* (S41, BRd), song thrush *Turdus philomelos* (S41, BRd), starling *Sturnus vulgaris* (S41, BRd), stock dove *Columba oenas* (BAm), swift *Apus apus* (BAm), tree pipit *Anthus trivialis* (S41, BRd, LBAP), turtle dove *Streptopelia turtur* (S41, BRd, LBAP), and yellowhammer *Emberiza citrinella*(S41, BRd, LBAP). Full details are provided in the ERCCIS data report presented at Appendix 2.

Terrestrial Invertebrates

3.23 Numerous protected notable invertebrate species have been reported within the 2km search radius (Appendix 2). These include four species of butterfly, 57 moths, four annelids, two centipedes, six beetles, two dragonflies, one cockroach, four species of bee, two ants, one cricket, two coneheads, two stick-insects, one bug and five flies (including hoverflies). Several non-native species were also reported within the search area.

Terrestrial Mammal

3.24 The following bat records have been reported within the 2km search radius:

- Common pipistrelle *Pipistrellus pipistrellus* (EPS, WCA5, LBAP);
- Soprano pipstrelle *Pipistrellus pygmaeus* (EPS, WCA5, LBAP);
- Nathusius's pipistrelle *Pipistrellus nathusii* (EPS, WCA5); and
- Unidentified bat (EPS, WCA5).

3.25 In addition to bats, the following other notable mammals have been reported within the 2km search radius:

- West European hedgehog *Erinaceus europaeus* (S41, LBAP); and
- Lesser white-toothed shrew (the Scilly shrew) *Crocidura suaveolens* (WCA6, Cornwall RDB).

Other protected/notable species

3.26 Several records of marine mammals, marine reptiles, marine invertebrates and fish were also returned within the 2km search, such as common porpoise, common dolphin, leatherback turtle and several species of coelenterate, crustacean, alga, echinoderm, flatworm and tunicates. However, as the site is over 400m from the sea, it is not anticipated that there will be any impacts on these species or their habitats as a result of the proposals.

Habitat Survey

Habitats and Flora

3.27 The habitats within the site are illustrated in Drawing G8128.013. Target notes for the site are presented in Appendix 3. The following habitats are present within or immediately adjoining the site:

- Semi-improved neutral grassland;
- Tall ruderal;
- Species-poor hedgerow/line of trees;
- Scattered broad-leaved trees;
- Dry stone wall; and
- Bare ground.

3.28 The site is a small plot, gently sloping north towards Lower Moors, bounded on three sides by a dry stone wall. The central part of the site consists of semi-improved modified neutral grassland with some scattered bracken *Pteridium aquilinum* and broad-leaved trees running parallel with the boundary wall. Several areas of bracken and bramble *Rubus fruticosus* are located within the site. A bare ground (ballast) track running from north-east to south-west divides the site.

Semi-improved Neutral Grassland

3.29 The majority of the site consists of semi-improved neutral grassland. This habitat is abundant in grass species such as Yorkshire fog *Holcus lanatus* and red fescue *Festuca rubra*, with white clover *Trifolium repens*, red clover *Trifolium pratense* and cat's-ear *Hypochaeris radicata* (TN1) (Figure 2). There is evidence that the area is grazed by cattle (Figure 3).

Tall Ruderal

3.30 To the west of the site, running alongside the dry stone wall, there are several stands of bracken and bramble with areas of scattered bracken surrounding (Figures 4 and 5) (TN3). In the centre of the western field, beyond the bare ground track, there is a small stand of bramble with scattered bracken which has been recently cleared but is starting to return (Figure 6) (TN2).

Dry Stone Wall, Species-poor Hedgerow / Line of Broad-leaved Trees

3.31 The west, north and east of the site are bordered by a dry stone wall. Along the eastern, northern and north-western boundaries, the wall is paralleled with lines of small Cornish elm trees *Ulmus stricta* (Figures 7 and 8) (TN3), some locations with canopy gaps and some with contiuous canopy. In places the wall is covered with stands of bracken and bramble 'hedgerow' (Figures 4, 5, 7 and 8) (TN3).

Figure 2: Modified neutral grassland on site looking south-west towards the road



Figure 3: Cattle crush in the centre of field



Figure 4: Stands of bracken along western dry stone wall with scattered bracken in front



Figure 5: Stands of bramble along dry stone wall



Figure 6: Patch of bramble in the centre of the field



Figure 7: Northern site boundary looking east with dry stone wall and associated broad-leaved trees



Figure 8: Northern corner of the site



Protected and Non-Native Invasive Flora

3.32 No protected plant species (WCA8) or invasive plant species WCA9) were identified during the habitat survey.

Habitat Connectivity

3.33 The site has connectivity with habitats to the north-west and east due to areas of woodland and hedgerows immediately adjacent to the site. There is limited connectivity to habitats to the south of the site owing to the presence of a main road and residential development.

Protected and Notable Species Appraisal

Ground Based Assessment of Trees

3.34 Ten trees were inspected on site, all found along the northern and eastern boundaries associated with the dry stone wall. Tree 1, located in the north-western corner of the site, was identified as having a small hole on the western side and ivy cover on the southern side, however both of these features were considered minor and the tree was assessed as having negligible suitability for roosting bats (Figure 9).

Figure 9: Tree 1



Other Protected or Notable Fauna

Amphibians

3.35 Records of common frog and palmate newt have been returned within 2km of the site. The closest record of common frog is approximately 475m from the site.

3.36 There are no waterbodies on site, however there are a number of waterbodies within 500m of the site as identified on Ordnance Survey mapping, the closest lying approximately 142m to the north-west of the site within Lower Moors SSSI. These aquatic habitats could be suitable for supporting breeding amphibians.

3.37 The tall ruderal and semi-improved modified neutral grassland habitats on site provide suitable foraging and sheltering habitat for amphibians. There is connectivity to the wider area from the site through woodland and hedgerows, meaning the site could be used by amphibians commuting through the wider landscape.

Bats

3.38 Bats have been recorded within the 2km of the site. The closest record for bats is approximately 115m from the site. None of the trees on site were assessed to have suitability for supporting roosting bats. No features such as cracks or crevices that could support roosting bats were identified.

3.39 The tall ruderal habitat within the site provides suitable foraging habitat, and it is possible that the site is used by bats foraging and commuting through the wider landscape.

Birds

3.40 Several bird species have been recorded within 2km of the site. The closest record is for cuckoo, house sparrow, collared dove, blackbird, starling and song thrush, located approximately 104m from the site. Some of the more common bird species such as skylark and swift were observed on site during the Ecological Walkover survey.

3.41 The dense bramble scrub in the north and west of the site, and the semi-mature scattered broad-leaved trees across the site provide suitable nesting and foraging opportunities for several bird species. There are however no suitable nesting habitats on site for any Schedule 1 bird species.

3.42 The semi-improved modified neutral grassland habitat on site provides limited opportunities for ground-nesting species. Although the site is enclosed, evidence of disturbance from grazing cattle was observed during the survey, which would likely deter ground-nesting birds.

Reptiles

3.43 Several records of reptiles have been recorded within 2km of the site, but these all relate to marine species (leatherback turtle).

3.44 Terrestrial reptiles are generally absent from the Isles of Scilly with the exception of slow worm, which is rare on the islands although could possibly be under-recorded. The bare ground habitats on site (i.e. the bare ground track), could provide limited basking and sheltering habitat for slow worm, while the tall ruderal and grassland habitats provide some foraging opportunities. The site has connectivity to the north, east and west, meaning it could be used by these reptiles commuting through the wider landscape. However, considering the rarity of slow worms on the islands, the risk of reptiles utilising habitats within the site is considered low.

Invertebrates

3.45 Several records of invertebrate species have been recorded within 2 km of the site.

3.46 There are breeding, foraging and sheltering opportunities for invertebrates on site. The tall ruderal habitat in the north and west of the site provides a small number of nectar sources for invertebrates. This habitat, as well as the bare ground and semi-improved modified neutral grassland on site, also provides potential breeding and sheltering habitat for invertebrates.

Other Notable Species

3.47 Hedgehog and the Scilly shrew have been recorded within 2km of the site. The tall ruderal and grassland habitats on site would provide foraging, dispersal and refuge opportunities for these small mammals. There is also terrestrial connectivity between the site and other habitats in the wider area which hedgehogs may utilise, such as woodland and hedgerows.

3.48 With the exception of those listed in this chapter, no other protected/notable species are likely to be affected by the proposals.

4.0 Conclusions

Site Proposals

4.1 This section will conclude the potential impacts on the ecological receptors of the development proposed at this site. The proposals (Appendix 1) are for the construction of 13 new dwellings, a community allotment and associated car parking in addition to green infrastructure features including a community orchard and pond.

4.2 With the exception of the new access creation in the northeast corner, requiring an extended visibility splay along the east boundary, existing field boundaries would be retained. The hedgerow along the east boundary would be removed and the stone wall realigned to provide the required visibility splay. The hedgerow would then be replanted along this new alignment. Some canopy pruning and hedge reduction may be required in other locations, but boundaries would be retained intact.

4.3 Tree and hedgerow replacement planting will be implemented to avoid net loss, with replacement planting focussed along north and west boundaries in addition to the creation of the community orchard.

Planning Context

4.4 Biodiversity-related planning policies from the Isles of Scilly Local Plan - A 2020 Vision (adopted November 2005) are applicable to the site.

4.5 Under Core Policy 1 of the Isles of Scilly Local Plan, developments are expected to conserve or enhance nature, and safeguard the integrity of SACs, SPAs, Ramsar Sites and SSSIs in the area, including locally important biodiversity habitats, species and landscape features.

4.6 Policy OE2 expects developments to conserve, protect, restore and provide measurable net gains to biodiversity. Statutory and local sites of biodiversity importance should also be conserved and enhanced.

4.7 Policies SS6 and SS8 require developments to protect habitats and protect and enhance biodiversity respectively.

4.8 Policy LC6 expects that surface water impacts on any adjacent SSSIs should be avoided.

4.9 The Biodiversity SPD sets out a mitigation hierarchy whereby impacts on the surrounding environment should be avoided, mitigated for where avoidance is impossible, and as a last resort compensate for any effects that could not be sufficiently mitigated.

4.10 Provided the recommendations outlined within Chapter 5 of this document are implemented and biodiversity enhancements are incorporated into the scheme it is anticipated that the requirements of the biodiversity-related planning policies will be met.

Designated Wildlife Sites

4.11 The Isles of Scilly Ramsar site and Isles of Scilly SPA are located approximately 2.9 km to the south-west of the site. Given the distance from the site and the barrier of the sea, it is not anticipated that there will be any impacts on these areas as a result of the proposed works.

4.12 The Isles of Scilly complex SAC is located approximately 350m south of the site. Given the distance from the site and the barrier of residential development, it is not anticipated that there will be any impacts on this area from the proposed works.

4.13 Lower Moors (St Mary's) SSSI is located approximately 6m to the north-west of the site. The site slopes down to the northwest corner towards the SSSI. The site lies across two impact risk zones for this SSSI. The north-western third or so of the site is closest to the SSSI and this risk zone includes "any planning application with the exception of individual householders", while the remaining portion of the site is covered by risk thresholds that would also apply to the proposals – namely "rural residential development of 10 units or more" and risk criteria relating to discharges (except to mains sewers), water supply and air pollution (including dust that could be generated during construction).

4.14 The Draft Local Plan was amended following public consultation to require surface water impacts on the SSSI be avoided. Furthermore, the list of operations likely to damage the special interest of the SSSI includes drainage, modification of structure of watercourses and the changing of water levels and tables and water utilisation (including irrigation, storage and abstraction from existing waterbodies and through boreholes).

4.15 In addition to drainage concerns, consideration would also be needed during construction to avoiding disturbance of the nesting and wintering bird populations that the SSSI supports.

4.16 An ecological impact assessment of the proposed upon Lower Moors SSSI is presented Appendix 4. Given the combination of measures including sustainable drainage design (Appendix 4) and the implementation of a Construction Environmental Management Plan, no adverse impacts on this SSSI are anticipated during construction. Existing mature vegetation around northern and western boundaries are expected to avoid the potential for significant disturbance effects upon SSSI bird populations during occupation.

4.17 Peninnis Head (St Mary's) and Higher Moors & Porth Hellick Pools (St Mary's) SSSIs are located 0.6km and 0.7km from site respectively. Peninnis Head is located across a bay from site and High Moors& Porth Hellick Pools lie uphill from the site. Given the distances and barriers from site, there are not impacts anticipated on these sites as a result of the proposals.

4.18 Porthlon SSSI and Watermill Cove SSSI are both designated due to their geological features and therefore no impacts on these sites are anticipated as a result of the proposals.

4.19 The remaining ten statutory designations within 2km of the site are located on other islands and therefore will not be impacted as a result of the proposals.

4.20 There are no statutory locally designated sites within 2km of the proposals and therefore no impacts on any statutory locally designated sites are anticipated as a result of the proposals.

4.21 The IBA surrounding Lower Moors SSSI, Higher Moors & Porth Hellick Pool SSSI and Peninnis Head SSSI lies uphill of the site, therefore no direct impacts on this designation are anticipated. However, given that the area is designated for congregations of birds, there may be some indirect impacts from the proposals on the IBA with noise and light spill.

4.22 The IPA surrounding the coastline of St Mary's is located, at its nearest point, approximately 445m from the site. Given this distance, it is unlikely that the designation will be directly impacted as a result of the proposals. However, there may be some indirect impacts on the area such as dust pollution.

4.23 All other non-statutory designations returned in the 2km data search were monuments and it is not anticipated that these will be affected by the proposals.

Habitats and Flora

4.24 There are no areas of priority habitat located within or adjacent to the site, therefore no direct impacts are anticipated from the proposals given the distance between these habitats and the site.

4.25 There are no main rivers within or adjacent to the site, but there are waterbodies found within the Lower Moors SSSI, meaning there are implications from run-off etc. from the works on the surrounding area.

4.26 No protected plant species were identified on site. The site is considered unsuitable for supporting protected plant species and therefore no implications with regard to protected plant species are anticipated during site clearance works.

4.27 No invasive species were identified on site. Therefore no implications with regard to invasive plant species are anticipated during site clearance works.

4.28 The indicative development proposals indicate that the majority of the semi-improved modified neutral grassland present on site will be lost along with a few patches of tall ruderal habitat present in the centre of the site.

4.29 The hedgerow along the east boundary, containing four trees (G1 and trees T6 – T9 identified in the AIA, TEP Ref 8128.003 Version 4) requires removal to deliver the necessary visibility splay for the site access. The stone wall will be dismantled and reconstructed along a parallel line set slightly further west (Appendix 1). The hedgerow will be replanted on this new alignment. Remaining hedgerows around the edges of the site, with their associated trees and scrub, are to be retained.

4.30 Currently, the proposals illustrate post-development landscaping with the construction of a community allotment (including an orchard) and residential gardens which could mitigate for the loss of habitats on site. Taking into consideration the proposed realignment and replanting of the east boundary hedge, with associated hedgerow trees, and the additional tree planting identified in the illustrative layout, there would be an overall gain of biodiversity on the site.

4.31 Connectivity with habitats to the east, west and north of the site will be maintained following completion of the development with the retention of hedgerows and trees on site.

Fauna

Amphibians

4.32 There are no known suitable habitats available for breeding amphibians on or within 500m of the site. As such no impacts to breeding amphibians are anticipated as a result of the proposals.

4.33 The habitats on site are suitable for supporting foraging, sheltering and commuting amphibians. Although the risk of encountering amphibians on site is considered low due to the location of the site and the abundance of suitable amphibian habitat in the wider area, there is potential, albeit limited, of killing or injury to amphibians to occur during site clearance works, particularly the relocation of the stonefaced hedgebank along the east boundary.

Bats

4.34 Bats are designated as European Protected Species under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981.

4.35 No impacts to roosting bats are currently anticipated from the proposals. There are no buildings on the site and none of the trees on or adjacent to the site to be affected by proposals are currently identified to be suitable for supporting roosting bats. Therefore no implications to roosting bats are anticipated.

4.36 The trees on site and tall ruderal habitats provide opportunities for foraging and commuting bats. Therefore there may be impacts on foraging and commuting bats as a result of the proposals as a result of vegetation clearance during construction and additional light spill from the completed buildings.

Birds

4.37 Under the Wildlife and Countryside Act, 1981 (as amended) it is an offence to take, damage or destroy the nest of any wild bird whilst it is in use or being built.

4.38 The habitats on site provide nesting opportunities for a small number of bird species. Therefore there will be impacts with regard to nesting birds if site clearance works are undertaken within the nesting bird season (March to August inclusive).

4.39 The habitats on and adjacent to the site are unsuitable for supporting Schedule 1 bird species. Therefore no implications with regard to any Schedule 1 bird species are anticipated from the proposals.

Reptiles

4.40 Slow worm is the only terrestrial reptile species recorded on the Isles of Scilly and its recorded distribution is limited, but the species may be under-recorded. Slow worm

is afforded partial protection under Schedule 5 of the Wildlife and Countryside Act 1981 and development activities must avoid risk of killing or injury of this species.

4.41 The habitats on site provide limited sheltering, foraging and basking opportunities for reptiles and there is connectivity between the site and suitable reptile habitats to the east, west and north. Therefore there is a risk, albeit limited, of killing or injury to reptiles during site clearance works.

Invertebrates

4.42 The habitats on site, in particular the tall ruderal habitat in the north and west of the site, provide limited breeding, foraging and sheltering opportunities for invertebrates. Although most of this habitat will be permanently lost as part of the proposals, this is not likely to have a significant impact on the local invertebrate population given the small area being lost and the abundance of alternative breeding, foraging and sheltering areas in the wider area, such as residential gardens and meadows. New gardens and the creation of the community orchard will provide replacement foraging and shelter opportunities.

Other Protected and Notable Species

4.43 Hedgehog is a species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006. The habitats on site provide foraging and sheltering habitat for hedgehogs and the site has connectivity with suitable hedgehog foraging habitats to the north, east and west. As such, hedgehogs may be present on site and site clearance works may pose the risk of killing or injury. Therefore there will be implications for this species as a result of the development.

5.0 Recommendations

Planning Context

5.1 The development should be undertaken with due consideration to Core Policy 1, Policies OE2, SS6, SS8 and LC6 of the Isles of Scilly Local Plan - A 2020 Vision (adopted November 2020) and the Biodiversity SPD.

Lower Moors SSSI

5.2 The following mitigatory measures are recommended during construction of the proposed development to protect the current integrity of the SSSI:

- A groundworks strategy including; a watching brief during works (in case of unforeseen ground conditions occurring), details of the use and management of materials, waste management, a plan for Verification Control Documents.
- Risk assessments and method statements in light of revealed conditions (relating to Health and Safety and buried services) as well as to take account the recommendations of Foundation Works Risk Assessment (if required).
- A Construction Environmental Management Plan (CEMP) incorporating industry standard, best-practice measures to control site run-off, manage soils and waste, manage fuel and other materials to prevent spillages and also emergency procedures in the event of a pollution incident.
- The CEMP to also include standard best practice construction measures to avoid significant disturbance of adjacent features (human neighbours and, consequently, nesting and wintering bird populations within the SSSI) arising from vibration, artificial lighting and noise effects.

Habitats and Flora

5.3 Best practice pollution prevention measures as described for Lower Moors SSSI should be implemented to also ensure any indirect impacts on the IPA surrounding the land at Carn Thomas, St Mary's airport and Porth Hellick will be avoided.

5.4 All trees to be retained on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition and construction – recommendations).

5.5 The stone wall along the east boundary of the site should be carefully dismantled and materials stored onsite for re-use in its reconstruction along a parallel line set slightly further to the west. Reuse of stone should, as far as practical, ensure any moss, lichen or bryophyte growth is set back with its original orientation to retain biodiversity interest of the hedgebank feature. Replanting of the east boundary hedgerow along this new alignment should utilise native species appropriate to the local area. Planting a native species rich hedgerow mix would deliver additional biodiversity value.

5.6 Planting within the scheme design should take place in order to ensure there is no net loss of biodiversity, in line with the Biodiversity SPD. Any trees that will be lost to facilitate the development should be replaced in line with policy OE2 of the Isles of

Scilly Local Plan - A 2020 Vision. This would also contribute to the requirements of policy SS6 and SS8. Trees should be replaced on a minimum one-for-one basis (accounting for appropriate risk of failure during the planting and aftercare period) to ensure there is no net loss of trees and native species should ideally be used in replacement planting.

5.7 New tree planting and landscape management should endeavour to strengthen the north and west boundaries in particular.

5.8 The areas of tall ruderal habitat on site that will be lost should be replaced as these areas provide valuable habitat for several species, including breeding birds. This could be done by scrub planting, using native species, within areas of open space within the completed development, for example in the community allotment to the west of the proposed buildings. These measures would also help to enhance biodiversity assets in line with policies OE2, SS6 and SS8 of the Isles of Scilly Local Plan - A 2020 Vision.

Fauna

Amphibians, Reptiles and Small Mammals

5.9 A Reasonable Avoidance Measures Method Statement (RAMMS) should be implemented to avoid killing or injury of small fauna species, including amphibians, reptiles, hedgehogs or the Scilly shrew which may be potentially utilise habitats within the site (including the hedgerow and stone wall to be realigned along the east boundary). The RAMMS should include methods such as staged strimming, hand searching and removal to a safe location of any small animals found.

5.10 Additionally, during construction or upon completion, it is recommended that approximately 13cm diameter holes are cut into the bottom of fences, where applicable, to allow hedgehogs and other small animals to pass freely through the completed development. Hedgehogs in particular need easy and safe access over a large area, but fences, walls and other barriers reduce the habitat available to them and force them into dangerous situations such as crossing roads. Linking open spaces with access gaps provides valuable habitat links for hedgehogs.

Bats

5.11 If more than 12 months pass from the time of the ground-based inspection, trees should be reinspected for their suitability for roosting bats prior to their removal. Reinspection should be undertaken by an appropriately experienced ecologist. If potential roost features are subsequently identified by this reinspection, further survey may be required prior to tree removal.

5.12 A sensitive lighting strategy should be devised to avoid impacts of lighting on nocturnal species, primarily foraging and commuting bats. New artificial lighting introduced by the proposals should be designed in line with the Institution of Lighting Professionals Guidance Note 08/18 Bats and Artificial Lighting in the UK.

Birds

5.13 Removal of the hedge and tree canopy along the east boundary should preferably avoid the bird nesting season (March to August inclusive). Any site clearance which cannot be undertaken at a time which avoids the nesting bird season must be subject to a nesting bird check prior to works commencing. The nesting feature will be checked by a suitability qualified ecologist no more than 24 hours prior to any clearance works. If nests are identified, works must cease in that area and an appropriate buffer zone established around the nest until the young have fledged. This will require monitoring by an ecologist who will advise when works within the buffer zone can proceed.

5.14 Any loss of nesting bird habitat, in particular trees, hedgerow and tall ruderal habitats, should be mitigated through replacement of appropriate habitat in order to maintain or increase the amount of breeding and nesting habitat available to birds. This could include tree planting, scrub planting and planting fruiting tree and shrub species to provide additional foraging resources and/or installing nest boxes on retained trees or the new buildings.

Biodiversity Enhancement

5.15 Under the National Planning Policy Framework (2019), developments should aim to minimise impacts on biodiversity and provide net gain in biodiversity.

5.16 Landscape planting should aim to utilise native species appropriate to the local area and should maximise berry-bearing and nectar and pollen rich species. These can provide a valuable foraging resource for a range of pollinators and other invertebrates, which in turn benefits wildlife such as bats, small mammals and many bird species. Native wildflower seed mixes, suitable to the soil type at the application site, are available commercially and could be planted on site. This would also be beneficial to invertebrates such as bees and butterflies.

5.17 An educational flier should be provided for occupants of the new dwellings to inform new residents of the risks of introducing certain non-native invasive species into gardens, particularly the potential threat such species may have upon the botanical interest and integrity of the nearby SSSI.

5.18 A 'bug hotel' should be mounted near to new or existing scrub planting. Any deadwood and brash that may arise from tree pruning and scrub clearance should be retained to create habitat piles within the wider site.

5.19 Bat and bird boxes should be incorporated onto the new buildings to provide roosting opportunities for bat species and nesting opportunities for birds. Nest boxes should be appropriate to species that occur locally. Bat and bird boxes should be located at an appropriate height and aspect, with suitable lighting levels and close to vegetation.

6.0 References and Further Reading

Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal - Second Edition [online]. Available at: https://www.cieem.net/data/files/Publications/Guidelines_for_Preliminary_Ecological_Appraisal_Jan2018.pdf.

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Joint Nature Conservancy Committee (2010). Handbook for Phase 1 habitat survey: A technique for environmental audit [online]. Available at: http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf.

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Wildlife and Countryside Act 1981 (c.69). London: HMSO.

APPENDIX 1
Proposals Plan



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE C	2B4P/ 4B6P	SEMI DETACHED
11	TYPE C	2B4P/ 4B6P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED
13	TYPE D	2B4P	SEMI DETACHED

***SEMI/ DETACHED** - Plots are to be detached or semi detached in accordance with the site plan and plot table above.

Scale, materiality and form are to be informed the the Design Code.

SITE PLAN AS PROPOSED
1 : 200

N

0 5 10 m 20 m

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA or the contract administrator before proceeding.

Do not scale from planning drawings, work to figured dimensions.

This drawing must be read in conjunction with all relevant consultants drawings.

This drawing is © KTA.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
P5	JAN 2021	PLANNING ISSUE	MC/AC
P4	JAN 2021	DRAFT PLANNING ISSUE - HOME ZONE	MC/AC
P3	JAN 2021	DRAFT PLANNING ISSUE	MC/AC
P2	NOV 2020	DRAFT ISSUE - Foul pumping station added	MC/AC
P1	JULY 2020	DRAFT ISSUE	MC/AC

Existing tree/ grouping Refer to Arboricultural Impact Assessment for further detail

Tree/ grouping removed Refer to Arboricultural Impact Assessment for further detail

Proposed tree

Proposed landscaped stone hedge bank

Proposed communal space/ landscaping

Proposed front garden

Proposed back garden

Proposed home zone/ parking

Proposed landscaped path

PLANNING ISSUE

KTA
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Project
Ennor Farm

Title
SITE PLAN AS PROPOSED
as proposed Author AC/MC Checked by AC

Date 08/01/2021 08:41:57 Scale As indicated @ A1

Project 2002 Status Pre Construction

Drawing number
SC-KT-XX-XX-DR-A-2002-S0-SK100 -P5

APPENDIX 2
Desktop Study Report

THE ENVIRONMENT PARTNERSHIP



Ennor Farm
St. Mary's, Isles of Scilly

Ecological Desk-based Information

DRAFT

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WA3 7BH

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Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Ennor Farm, St. Mary's, Isles of Scilly – Ecological Desk-Based Information
Prepared for	Homes England
Prepared by	TEP
Document Ref	8128.001

Author	Graham Roberts MCIEEM
Date (First Issued)	April 2020
Checked	Dr Rachel Roberts CEnv MCIEEM
Approved	Dr Rachel Roberts CEnv MCIEEM

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
1.0	April 2020	-	-	Draft for information	Draft

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1.0 Methods

1.1 Information regarding historic flora species records, protected habitats and protected sites was collated as part of a desk-based assessment (DBA). A 1km search area from the site boundary was applied to obtain pre-existing ecological information regarding ancient semi-natural woodlands (ASNW) and habitats of principal importance (HPI), protected species and species of principal importance (SPI) and non-statutory wildlife sites, while a 5km search area was applied for regionally and nationally important sites and a 10km search area for internationally important sites.

1.2 The site location and landscape context are illustrated in Figure 1.

Figure 1: Site Location



Source © Open Streetmap (and) contributors, CC-BY-SA

2.0 Relevant Local Planning Policy

The Isles of Scilly Local Plan – A 2020 Vision

2.1 The Isles of Scilly Local Plan – A 2020 Vision was adopted in November 2005. The Local Plan is currently under review, with the Pre-Submission Draft Local Plan 2015-2030 having been subject to public consultation from 22nd February to 5th April 2019. All of the Policies of the Local Plan adopted 2005 have been saved by the Secretary of State until such time as the Local Planning Authority has adopted the new Local Plan.

2.2 Core Policy 1 covers Environmental Protection, including the following of particular relevance to biodiversity:

- Conserving or enhancing wildlife;
- Safeguarding the integrity and nature conservation objectives of Special Protection Areas (SPA), Ramsar sites, and Special Areas of Conservation (SAC);
- Protecting statutorily protected plant or animal species and the wildlife interest features of designated Sites of Special Scientific Interest (SSSI) and locally important biodiversity habitats, species and landscape features.

2.3 In the Pre-Submission Draft Local Plan 2015-2030:

- Policy OE2 Biodiversity and Geodiversity will require development to conserve, protect, restore and provide measurable net gains to biodiversity. Similar to the current Core Policy 1, Draft Policy OE2 will require the protection and preservation of international, European and national nature conservation designations or proposed designations and habitats and species of importance to biodiversity or geodiversity. The policy will also require development to adopt the mitigation hierarchy and secure long-term management measures (where mitigation or compensation is required).
- Policy SS6 (water and waste management) and SS8 (renewable energy) were subjections to reflect protection of habitats and protection and enhancement of biodiversity, respectively.
- Policy LC6 (Housing Allocation) identifies the Ennor Farm site as H3 and an amendment to this policy at criteria (iv) states that surface water impacts on the adjacent SSSI should be avoided.

2.4 Also of relevance are the following planning guidance documents:

- The Isles of Scilly Local Development Framework Supplementary Planning Document Biodiversity and Geological Conservation. Planning Good Practice

Guidance for the Isles of Scilly December 2008 (hereafter referred to as the Biodiversity SPD)

- The Isles of Scilly Bat Group Bats and Buildings Guidance to Applicants for Planning Permission for Building and Restoration Works

2.5 The Biodiversity SPD sets out guiding principles for developers regarding requirements for site surveys and information gathering, design, construction and monitoring, management and enforcement. The mitigation hierarchy is an underlying principle of the Biodiversity SPD, that being the requirement to avoid impact first and foremost, to mitigate where avoidance is not possible or does not fully reduce the impact to tolerable levels and then, as a last resort only, compensate for any residual effect that cannot be sufficiently mitigated.

3.0 Designated Sites

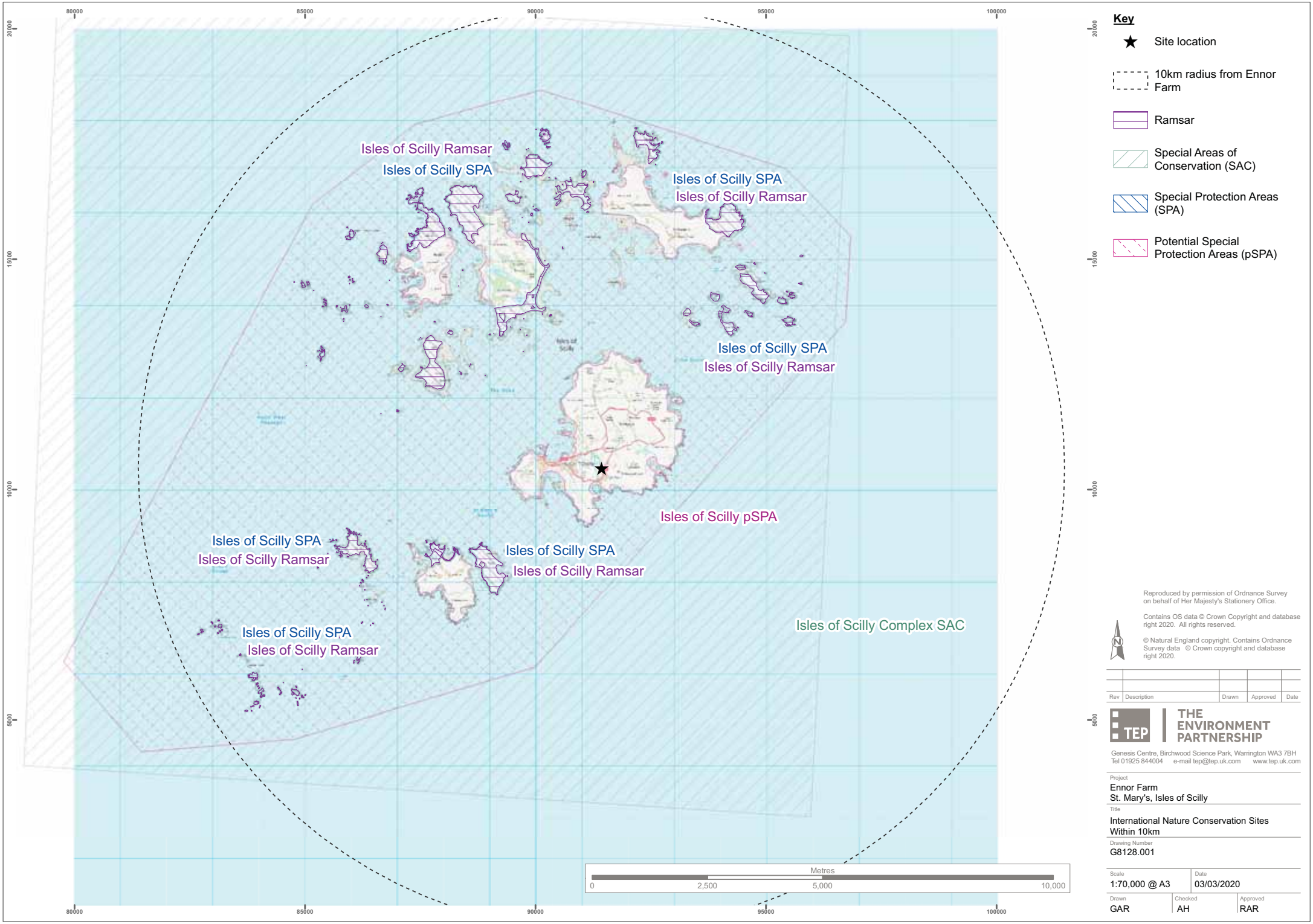
International Wildlife Sites

3.1 The Isles of Scilly Ramsar (Drawing G8128.001) comprises a composite site covering many of the small uninhabited islands and parts of several inhabited islands. Habitats covered include coastal cliffs, boulder beaches, heathland and dune grassland. Qualifying features are populations of European shag, lesser black-backed gull and European storm-petrel which are regularly supported during the breeding season

3.2 The Isles of Scilly SPA (Drawing G8128.001) comprises a composite of sites around the islands. However, the Isles of Scilly potential SPA (pSPA) (Drawing G8128.001) extends around the entirety of the islands' shorelines. The Ennor Farm site is located approximately 280m north, at its nearest point, from the Isles of Scilly pSPA and approximately 2.9km northeast of the nearest component Isles of Scilly SPA.

3.3 The SPA qualifies for its breeding populations of storm petrel and lesser black-backed gull, in addition to its breeding bird assemblage including storm petrel, lesser black-backed gull, European shag and great black-backed gull. The SPA citation also identifies breeding common tern and roseate tern as non-qualifying species of interest. The pSPA conservation objectives do not amend the existing SPA qualifying features but includes breeding great black-backed gull and breeding European shag as additional (individual) qualifying features and substantially extends the coverage of the designated area. Annex A presents further information relating to the SPA and pSPA.

3.4 The Isles of Scilly Complex SAC (Drawing G8128.001) covers extensive areas of intertidal and subtidal habitats, notably intertidal mudflats, intertidal and subtidal sandflats and reefs, in addition to important populations of shore dock and grey seal. The SAC extends completely around the island of St Mary's and the Ennor Farm site is located approximately 350m to the northwest from the SAC at its closest point.



Key

- Site location
- 10km radius from Ennor Farm
- Ramsar
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- Potential Special Protection Areas (pSPA)

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Project
Ennor Farm
St. Mary's, Isles of Scilly

Title
International Nature Conservation Sites Within 10km

Drawing Number
G8128.001

Scale	Date
1:70,000 @ A3	03/03/2020

Drawn	Checked	Approved
GAR	AH	RAR

National Wildlife Sites

3.5 Lower Moors (St. Mary's) SSSI is the closest SSSI to the site, being located approximately 6m from the northwest corner of the Ennor Farm site (Drawing G8128.002). Lower Moors SSSI comprises topogenous mire, comprising a range of wetland habitats which provides feeding for passage and wintering snipe and water rail. The SSSI also supports corncrake and spotted crake on passage. The Ennor Farm site is located across two Impact Risk Zones (IRZ) for Lower Moors SSSI (Band B and Band C, identified on Drawing G8128.003). The closest IRZ to the SSSI (Band B) extends approximately 47m across the northwest portion of the Ennor Farm site – all planning applications except householder applications, are identified as potential risks to the integrity of the SSSI within this IRZ. The remainder of the site falls into Band C; of likely relevance to the development proposals for Ennor Farm within this IRZ are the following:

(a) rural residential development of 10 units or more;

(b) any development which could produce dust or air pollution during its construction or operation;

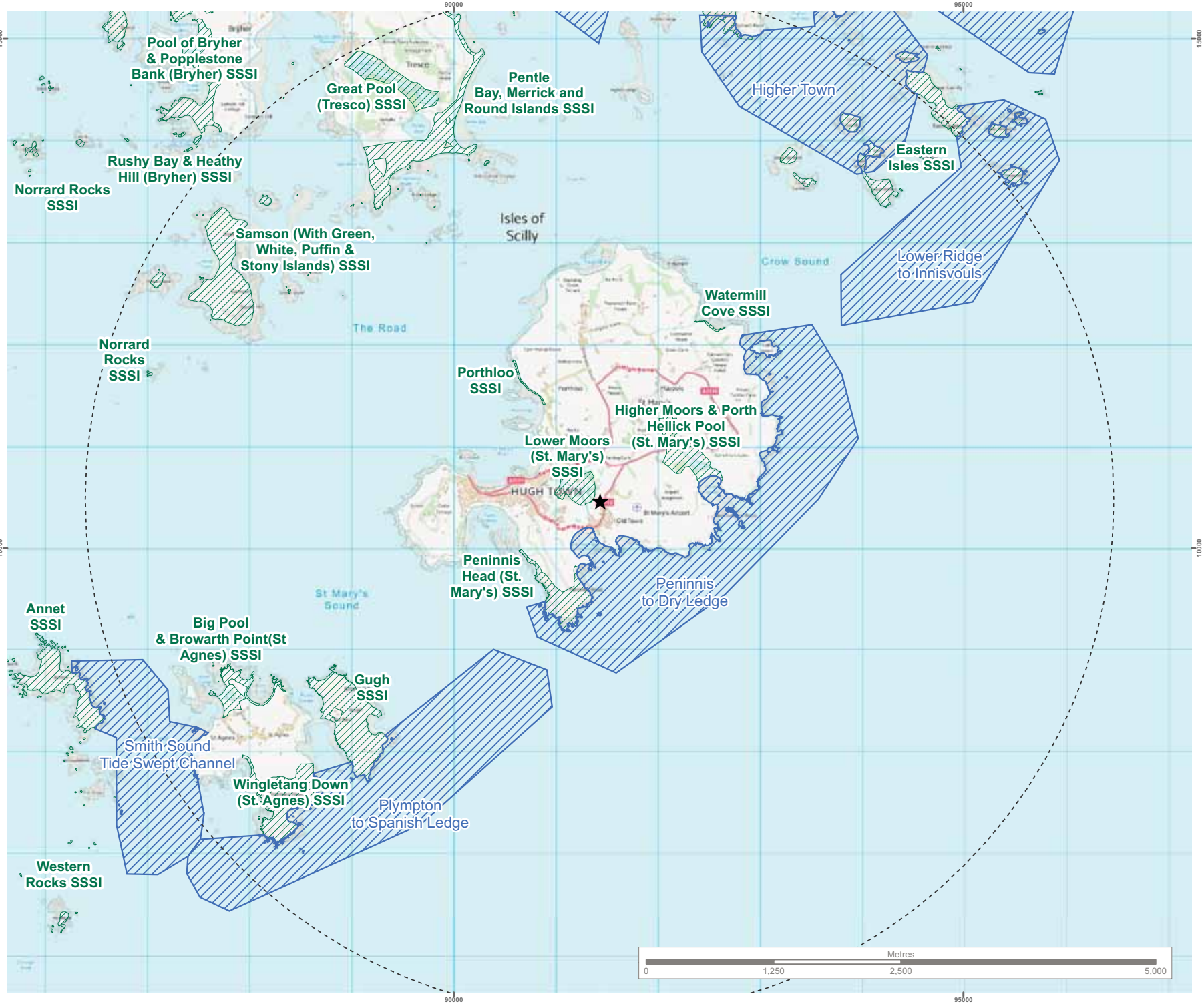
(c) any discharge of water or liquid waste to ground or surface water (excluding discharge to mains sewers); and

(d) any development needing its own water supply as being of potential risk to the integrity of the SSSI.

3.6 The condition of the SSSI is assessed as being "unfavourable recovering" in its entirety; the condition description states "negative indicator species indicate drying of site as does the lack of positive indicator species" suggesting hydrological change is a key consideration for this SSSI. It is also understood from the condition description that the Isles of Scilly Wildlife Trust has also been undertaking hydrological monitoring at the SSSI.

3.7 In relation to the remaining SSSIs located on St. Mary's (Drawing G8128.002), the Ennor Farm site is located approximately:

- 636m northeast of Peninnis Head (St. Mary's) SSSI at its nearest point,
- 677m southwest of Higher Moors & Porth Hellick Pools (St. Mary's) SSSI;
- 1.05km south of Porthloo SSSI; and
- 1.97km southwest of Watermill Cove SSSI.



Key

- ★ Site location
- 5km radius from Ennor Farm
- Sites of Special Scientific Interest (SSSI)
- Marine Conservation Zones (MCZ)

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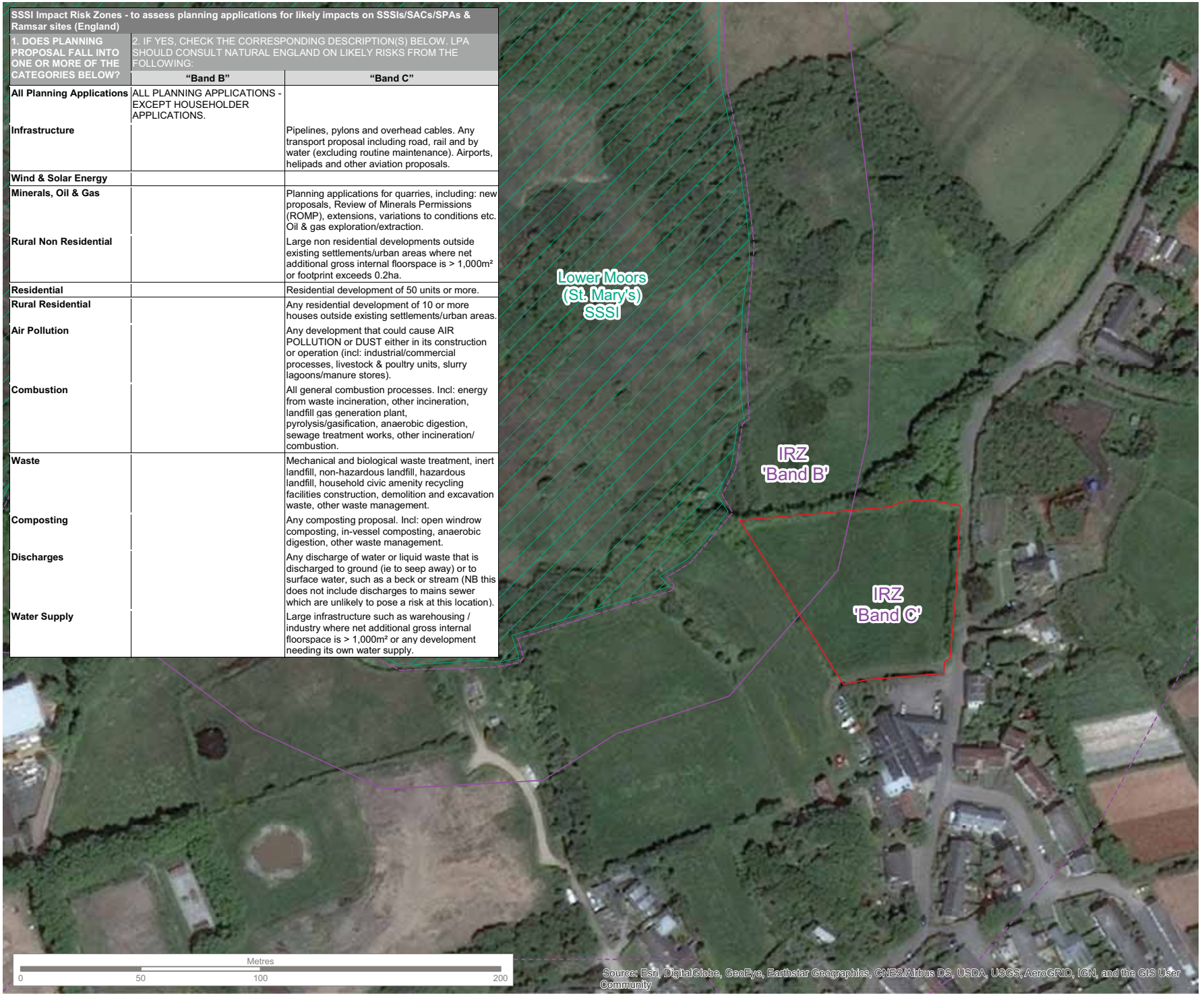
Project
Ennor Farm
St. Mary's, Isles of Scilly

Title
National Nature Conservation Sites Within 5km

Drawing Number
G8128.002

Scale	Date
1:35,000 @ A3	03/03/2020

Drawn	Checked	Approved
GAR	AH	RAR



SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?	2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:	
	"Band B"	"Band C"
All Planning Applications	ALL PLANNING APPLICATIONS - EXCEPT HOUSEHOLDER APPLICATIONS.	
Infrastructure		Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.
Wind & Solar Energy		
Minerals, Oil & Gas		Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
Rural Non Residential		Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha.
Residential		Residential development of 50 units or more.
Rural Residential		Any residential development of 10 or more houses outside existing settlements/urban areas.
Air Pollution		Any development that could cause AIR POLLUTION or DUST either in its construction or operation (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons/manure stores).
Combustion		All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
Waste		Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.
Composting		Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
Discharges		Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream (NB this does not include discharges to mains sewer which are unlikely to pose a risk at this location).
Water Supply		Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply.

Key

- Site boundary
- Sites of Special Scientific Interest (SSSI)
- SSSI Impact Risk Zones (IRZ)

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Site Map



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Project
Ennor Farm
St. Mary's, Isles of Scilly

Title
SSSI Impact Risk Zones

Drawing Number
G8128.003

Scale	Date
1:1,500 @ A3	03/03/2020

Drawn	Checked	Approved
GAR	AH	RAR

3.8 Porthloo and Watermill Cove are designated only on their geological interest and are therefore outside of the scope of this ecological assessment.

3.9 Peninnis Head supports maritime heathland, grassland and scrub habitats supporting a number of rare plants and lichen species. Higher Moors and Porth Hellick Pool SSSI is the largest area of open water on the island, associated with topogenous mire and separate from the open sea by a vegetated sand and shingle bar. The SSSI is of importance for rare and notable plant species and breeding and migrant birds. Higher Moors and Porth Hellick Pool SSSI is identified to be in favourable condition in its entirety, while Peninnis Head is identified as unfavourable recovering. The SSSI condition description notes gorse and bracken control followed by limited grazing as having been of benefit to the integrity of the SSSI, notably increasing the areas of lowland heath. Bramble is noted as still being too abundant. The distances to the Ennor Farm site, in combination with the SSSI characteristics and condition assessments and the relatively small scale of the proposed development at Ennor Farm mean that redevelopment of the Site is unlikely to result in significant risk to the integrity of either of these SSSIs during or post-construction.

3.10 The Isles of Scilly Peninnis to Dry Ledge Marine Conservation Zone (MCZ) is located along the southern shores of St. Mary's (Drawing G8128.002), approximately 230m to the southwest of the Ennor Farm site at its closest point (by Old Town Bay). Protected features include intertidal sediments, sands, underboulder and rock communities in addition to stalked jellyfish species, for which conservation objectives are to maintain in favourable condition, and spiny lobster for which the conservation objective is to recover to favourable condition.

3.11 Further information relating to the statutory sites discussed above is presented at Annex A.

3.12 No National or Local Nature Reserves were identified within the DBA search area.

Non-Statutory Sites

3.13 Lower Moors SSSI, Higher Moors and Porth Hellick Pool SSSI and land around and including Peninnis Head SSSI are also identified as Important Bird Areas (IBA). The IBA Programme of BirdLife International is a worldwide initiative aimed at identifying and protecting a network of sites, critical for the conservation of the world's birds. IBAs are particularly important for species that congregate in large numbers, such as wintering and passage waterbirds and breeding seabirds.

3.14 Lane around the coastlines of St. Mary's, including Peninnis Head (closest point to Ennor Farm being approximately 455m south), Land at Carn Thomas, St. Mary's Airport and Porth Hellick Point to Puncheon Rock, form part of the Isles of Scilly

Important Plant Area (IPA). Plantlife notes for the IPA[1] "*particular attractions in the Scilly Isles are the dwarf pansy and the orange bird's foot, which are found nowhere else in the United Kingdom... Of considerable interest are the western ramping-fumitory and the Scilly buttercup as well as a wide variety of lichens, such as the rare gilt edged, golden hair and ciliate strap lichens". Relevant to St. Mary's: "around Old Town, cretan mallow may be found, particularly on field margins. In the south, around the freshwater lake, plants such as common reed, bulrush, soft rush, yellow iris, lesser spearwort, gypsy wort, water mint, hemlock water dropwort and ragged robin occur. The greater tussock sedge and southern marsh orchid have also been reported whilst the more acidic bog conditions support small populations of bog pimpernel, star sedge, marsh St John's wort and marsh willowherb*".

3.15 The Environmental Records Centre for Cornwall and Isles of Scilly (ERCCIS) records search revealed 30 non-statutorily designated sites within 1km of Ennor Farm (Annex B); the closest being Site Code 15469 (the Scheduled Ancient Monument known as Ennor Castle, located at Old Town), approximately 45m to the south. All the non-statutory sites identified by ERCCIS were identified as 'monuments' and are therefore presumed to be designated locally for their heritage or geological interest.

3.16 Over 50% of the islands are managed by the Isles of Scilly Wildlife Trust (ISWT), under lease from the Duchy of Cornwall for the purposes of nature conservation (and general public access as long as it does not negatively affect the nature conservation activities and value of the land). The nearest ISWT reserve land is located across Lower Moors (broadly covering, but also extending beyond the land designated as Lower Moors (St. Mary's) SSSI), approximately 6m to the northwest of Ennor Farm at its closest point. Additional ISWT reserve lands are located around the coastlines to the west, south and north of the site, as well as further east overlapping with Higher Moors and Port Hellick Pool (St. Mary's) SSSI.

[1] https://www.plantlife.org.uk/uk/nature-reserves-important-plant-areas/important-plant-areas/isles-scilly

4.0 Priority Habitats

Ancient Woodland

4.1 There is no ancient woodland within the Ennor Farm site, or within a search radius up to 1km from the site.

Habitats of Principal Importance

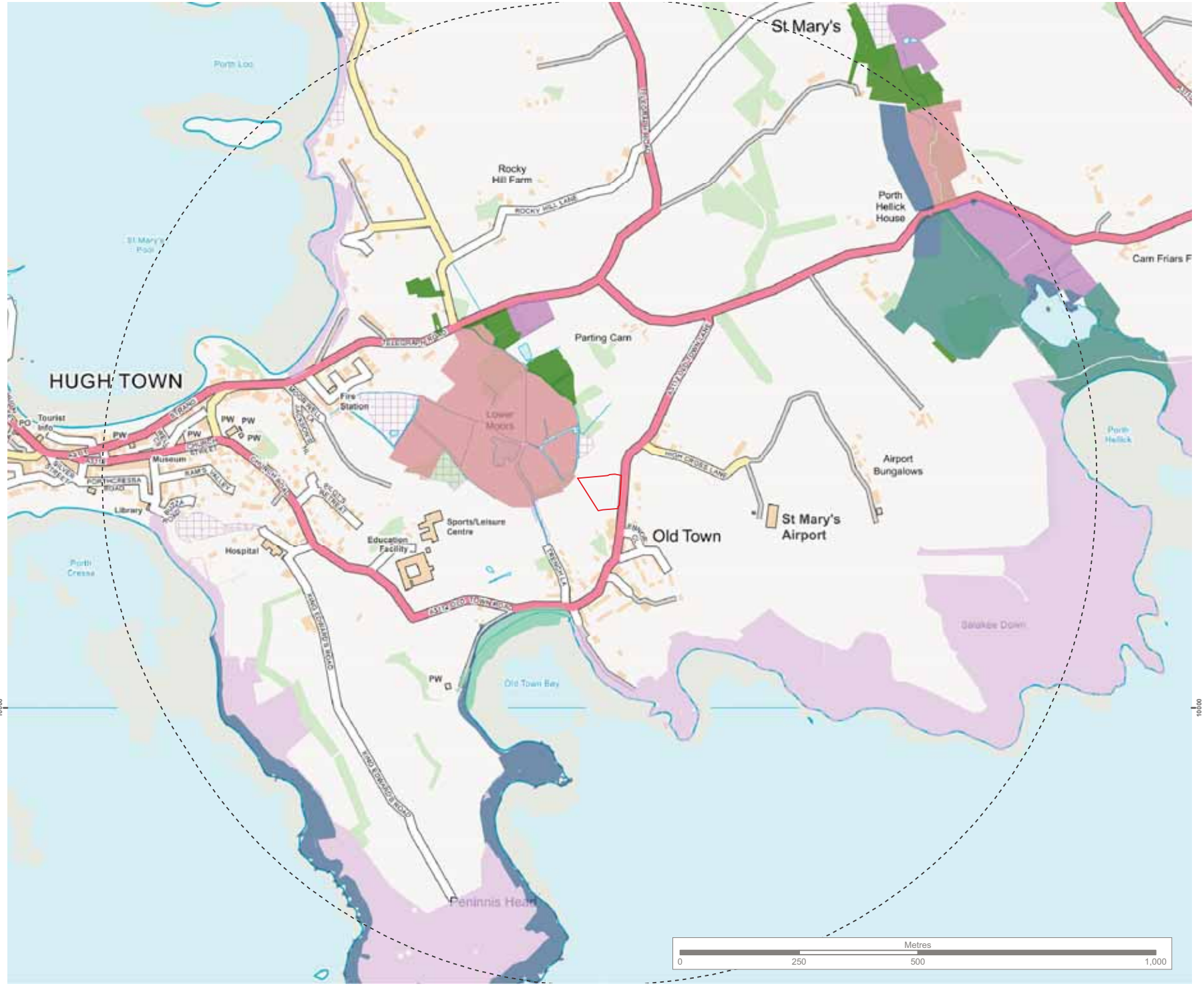
4.2 No HPI are known to occur within the Ennor Farm site.

4.3 Lower Moors, approximately 6m to the northwest of Ennor Farm, is identified by Natural England's Priority Habitat Inventory (Drawing G8128.004) to predominantly comprise lowland fen, with some deciduous woodland in the north and patches of mosaic habitat (where no individual HPI is dominant) around the outskirts.

4.4 Other HPIs within the surrounding landscape (Drawing G8128.004) are generally associated with statutory national and international nature conservation designations and/or ISWT reserves.

4.5 The majority of the coastline around St. Mary's is identified to comprise lowland heathland, with occasional 'good quality' semi-improved grassland and maritime cliff and slope habitats. Higher Moor & Porth Hellick Pond SSSIs comprise lowland fens, deciduous woodland, reedbeds and grasslands. Coastal vegetated shingle is identified across Old Town Bay, to the south.

4.6 Aerial photographs (e.g. Drawing G8128.003) indicate the Ennor Farm is bordered by hedgerows. Native hedgerows would normally qualify as HPI. Given proximity of the Ennor Farm site to Lower Moors (St. Mary's) SSSI, it is also possible that the grassland field comprising the site may qualify as HPI or support flora of interest.



Key

- Site boundary
- 1km radius from Ennor Farm

Priority Habitats Inventory (South) (England) © Natural England

- Coastal vegetated shingle
- Deciduous woodland
- Good quality semi-improved grassland
- Lowland fens
- Lowland heathland
- Maritime cliff and slope
- Reedbeds
- 'No main habitat' (priority habitat(s) present but not dominant)

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Project
Ennor Farm
St. Mary's, Isles of Scilly

Title
Habitats of Principal Importance within 1km

Drawing Number
G8128.004

Scale	Date
1:7,500 @ A3	03/03/2020

Drawn	Checked	Approved
GAR	AH	RAR

5.0 Protected and Priority Species

5.1 ERCCIS returned over thirty thousand records from their records search, of which there were 7,280 records for protected, priority or local priority species, excluding those of non-native origin.

5.2 Table 1 summarises the species list for records of protected, priority and/or local priority status species according to their proximity to the site and tallies the number of records for each species within this proximity zone. Further information relating to species records is presented at the ERCCIS Data Search Report at Annex B.

5.3 Protected, priority or local priority species are grouped by ERCCIS according to the following:

Status	Listed on one or more of the following
Protected:	• Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats) • Bonn Convention (Convention on Migratory Species) • EC Birds Directive • Convention on International Trade of Endangered Species • EC Habitats Directive • Convention for the Protection of the Marine Environment of the North-East Atlantic (OSPAR) • Protection of Badgers Act 1991 • Wildlife and Countryside Act 1981 (including Schedules 1 (birds), 5 (animals), 8 (plants) and 9 (invasive non-natives)) • Natural Environment and Rural Communities Act 2006 (Section 41)
Priority	• National Red Data lists • Biodiversity Action Plan species
Local Priority	• Cornwall Red Data Book

5.4 Non-native species are those listed on the ERCCIS interpreted list for Invasive Non-native Species (INNS). For example, in Table 1 “Protected, Non-native” are predominantly those listed on Schedule 9 of the Wildlife and Countryside 1981, which controls the spread or introduction of listed species into the wild. Further information regarding the summary of species records is presented in Annex B.

5.5 No protected or priority species were recorded from within the Ennor Farm site. However, accuracy of species records returned was variable, ranging from 1m to 2km (i.e. tetrads). The nearest record returned for the site was approximately 45m to the northeast of the site (with an accuracy of 10m). Of the 50 records returned in total that were calculated to be within 100m of the site, 49 were accurate to within 100m (therefore could potentially originate from within or bordering the site). These included 11 protected, priority and/or local priority species and three Schedule 9 INNS.

Table 1: Species list, status and number of records returned by ERCCIS data search

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Protected, Priority, Local Priority			1	11	46	761	481	**1300**
Acanthis cabaret	Lesser Redpoll	Bird				15	6	**21**
Accipiter gentilis	Goshawk	Bird				2		**2**
Actitis hypoleucos	Common Sandpiper	Bird				15	16	**31**
Alca torda	Razorbill	Bird				1	12	**13**
Anas acuta	Pintail	Bird				6		**6**
Anas clypeata	Shoveller	Bird				1	1	**2**
Anas crecca	Teal	Bird				31		**31**
Anas penelope	Wigeon	Bird				5	2	**7**
Anas querquedula	Garganey	Bird				22	1	**23**
Anas strepera	Gadwall	Bird				10	1	**11**
Anguilla anguilla	European Eel	Bony Fish		4		2		**6**
Anthus spinoletta	Water Pipit	Bird				9	2	**11**
Arenaria interpres	Turnstone	Bird			1	4	29	**34**
Bacidia incompta		Lichen			4			**4**
Balaenoptera acutorostrata	Minke Whale	Marine Mammal				4	1	**5**
Calidris alba	Sanderling	Bird					8	**8**
Calidris alpina	Dunlin	Bird				4	7	**11**
Calidris canutus	Knot	Bird			2			**2**
Calidris maritima	Purple Sandpiper	Bird				2	6	**8**
Caprimulgus europaeus	Nightjar	Bird				1		**1**
Cetorhinus maximus	Basking Shark	Cartilagenous Fish		2		2	3	**7**
Chamaemelum nobile	Chamomile	Flowering Plant			2	10	4	**16**
Charadrius hiaticula	Ringed Plover	Bird				4	2	**6**
Chroicocephalus ridibundus	Black-headed Gull	Bird				8	25	**33**
Circus cyaneus	Hen Harrier	Bird				4	2	**6**
Coturnix coturnix	Quail	Bird			3	11	5	**19**
Crocidura suaveolens	Lesser White-toothed Shrew	Terrestrial Mammal		2		7		**9**
Delphinus delphis	Common Dolphin	Marine Mammal			10	32	3	**45**
Dermochelys coriacea	Leathery Turtle	Reptile				2	3	**5**
Erinaceus europaeus	Hedgehog	Terrestrial Mammal	1		4	8		**13**
Eunicella verrucosa	Pink Sea-fan	Coelenterate				4		**4**
Ficedula hypoleuca	Pied Flycatcher	Bird				52	15	**67**
Fratercula arctica	Puffin	Bird				2	5	**7**
Fumaria purpurea	Purple Ramping-fumitory	Flowering Plant			7	4	5	**16**
Gallinago gallinago	Snipe	Bird				116	2	**118**
Gavia arctica	Black-throated Diver	Bird					3	**3**
Gavia immer	Great Northern Diver	Bird					8	**8**
Globicephala melas	Long-finned Pilot Whale	Marine Mammal			1			**1**
Grampus griseus	Risso's Dolphin	Marine Mammal				5	1	**6**
Haematopus ostralegus	Oystercatcher	Bird				2	1	**3**
Haliclystus auricula		Coelenterate					1	**1**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Heterodermia leucomelos	Ciliate Strap-Lichen	Lichen				2	1	**3**
Hydrobates pelagicus	Storm Petrel	Bird					5	**5**
Larus melanocephalus	Mediterranean Gull	Bird				5	56	**61**
Limosa lapponica	Bar-tailed Godwit	Bird				1	5	**6**
Limosa limosa	Black-tailed Godwit	Bird			1	13	6	**20**
Lucernariopsis campanulata		Coelenterate				2	1	**3**
Lullula arborea	Woodlark	Bird				1	1	**2**
Melanitta nigra	Common Scoter	Bird					8	**8**
Nothogeophilus turki	Turk's Earth-centipede	Centipede				1		**1**
Numenius arquata	Curlew	Bird					5	**5**
Numenius phaeopus	Whimbrel	Bird			1	27	28	**56**
Nymphalis polychloros	Large Tortoiseshell	Insect - Butterfly				3		**3**
Oenanthe fistulosa	Tubular Water-dropwort	Flowering Plant		2		4	1	**7**
Orcinus orca	Killer Whale	Marine Mammal				2		**2**
Ostrea edulis	Common Oyster	Mollusc					1	**1**
Palinurus elephas	European Spiny Lobster	Crustacean					1	**1**
Phocoena phocoena	Common Porpoise	Marine Mammal			3	26	3	**32**
Phylloscopus sibilatrix	Wood Warbler	Bird				13	1	**14**
Pipistrellus nathusii	Nathusius's Pipistrelle	Terrestrial Mammal- Bat				1		**1**
Pipistrellus pygmaeus	Soprano Pipistrelle	Terrestrial Mammal- Bat		1				**1**
Platalea leucorodia	Spoonbill	Bird				3	3	**6**
Pluvialis squatarola	Grey Plover	Bird					1	**1**
Podiceps auritus	Slavonian Grebe	Bird					1	**1**
Puffinus mauretanicus	Balearic Shearwater	Bird				2	10	**12**
Puffinus puffinus	Manx Shearwater	Bird				3	13	**16**
Rissa tridactyla	Kittiwake	Bird				2	14	**16**
Salsola kali subsp. kali	Prickly Saltwort	Flowering Plant				1		**1**
Saxicola rubetra	Whinchat	Bird				27	24	**51**
Scandix pecten-veneris	Shepherd's-needle	Flowering Plant					1	**1**
Sphaerocarpos texanus	Texas Balloonwort	Liverwort				1	10	**11**
Sterna hirundo	Common Tern	Bird				4	6	**10**
Sterna sandvicensis	Sandwich Tern	Bird				5	61	**66**
Sylvia undata	Dartford Warbler	Bird					1	**1**
Tadorna tadorna	Shelduck	Bird				2	4	**6**
Teloschistes flavicans	Golden Hair-Lichen	Lichen				2		**2**
Tringa erythropus	Spotted Redshank	Bird			1	6		**7**
Tringa nebularia	Greenshank	Bird			1	87	6	**94**
Tringa ochropus	Green Sandpiper	Bird				81		**81**
Tringa totanus	Redshank	Bird				5		**5**
Tursiops truncatus	Bottle-nosed Dolphin	Marine Mammal				3		**3**
Uria aalge	Guillemot	Bird				1	14	**15**
Vanellus vanellus	Lapwing	Bird			3	13	4	**20**
Wadeana dendrographa		Lichen			2			**2**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Zostera (Zostera) marina	Eelgrass	Flowering Plant				5	5	**10**
Protected, Priority			1	5	84	1375	751	**2216**
Acanthis flammea subsp. flammea	Mealy Redpoll	Bird					2	**2**
Accipiter nisus	Sparrowhawk	Bird				17	5	**22**
Acrocephalus paludicola	Aquatic Warbler	Bird				1		**1**
Acrocephalus palustris	Marsh Warbler	Bird				7		**7**
Acronicta psi	Grey Dagger	Insect - Moth				6		**6**
Acronicta rumicis	Knot Grass	Insect - Moth				15		**15**
Agrochola lychnidis	Beaded Chestnut	Insect - Moth				3		**3**
Alauda arvensis	Skylark	Bird			3	27	26	**56**
Alcedo atthis	Kingfisher	Bird				37	16	**53**
Amphipoea oculea	Ear Moth	Insect - Moth				1		**1**
Amphipyra tragopoginis	Mouse Moth	Insect - Moth				30		**30**
Anas platyrhynchos	Domestic Duck	Bird				8		**8**
Anser albifrons	White-fronted Goose	Bird				1		**1**
Anser albifrons subsp. flavirostris	Greenland White-fronted Goose	Bird				1		**1**
Anser anser	Greylag Goose	Bird			1			**1**
Anthus pratensis	Meadow Pipit	Bird			3	28	14	**45**
Anthus trivialis	Tree Pipit	Bird				15	17	**32**
Apamea remissa	Dusky Brocade	Insect - Moth				10		**10**
Arctia caja	Garden Tiger	Insect - Moth				6	1	**7**
Ardea cinerea	Grey Heron	Bird		1		25	11	**37**
Asio flammeus	Short-eared Owl	Bird			1	12	2	**15**
Atethmia centrago	Centre-barred Sallow	Insect - Moth				1		**1**
Aythya marila	Scaup	Bird				1		**1**
Botaurus stellaris	Bittern	Bird				1		**1**
Branta bernicla	Brent Goose	Bird			2		2	**4**
Branta bernicla subsp. bernicla	Dark-bellied Brent Goose	Bird					1	**1**
Bucephala clangula	Goldeneye	Bird					1	**1**
Calcarius lapponicus	Lapland Bunting	Bird			3	26	17	**46**
Calidris ferruginea	Curlew Sandpiper	Bird			1	1	3	**5**
Calidris pugnax	Ruff	Bird			2	15	1	**18**
Caradrina morpheus	Mottled Rustic	Insect - Moth				14		**14**
Ceramica pisi	Broom Moth	Insect - Moth				8	1	**9**
Charadrius morinellus	Dotterel	Bird			1	16		**17**
Chiroptera	Bat	Terrestrial Mammal- Bat				3		**3**
Chlidonias niger	Black Tern	Bird			1	1	4	**6**
Chloris chloris	Greenfinch	Bird			1	6	11	**18**
Chrysis fulgida	Shimmering Ruby-tail	Insect - Hymenopteran				1		**1**
Circus aeruginosus	Marsh Harrier	Bird				17	6	**23**
Circus pygargus	Montagu's Harrier	Bird					1	**1**
Cirrhia gilvago	Dusky-lemon Sallow	Insect - Moth				3		**3**
Cirrhia icteritia	Sallow	Insect - Moth				7	1	**8**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Clangula hyemalis	Long-tailed Duck	Bird					1	**1**
Coccothraustes coccothraustes	Hawfinch	Bird				12	4	**16**
Columba oenas	Stock Dove	Bird				2		**2**
Corvus frugilegus	Rook	Bird			1	1	6	**8**
Crex crex	Corncrake	Bird				4		**4**
Cuculus canorus	Cuckoo	Bird			1	23	48	**72**
Cupido minimus	Small Blue	Insect - Butterfly				1		**1**
Cygnus olor	Mute Swan	Bird				2	2	**4**
Delichon urbicum	House Martin	Bird			2	28	16	**46**
Diarsia rubi	Small Square-spot	Insect - Moth				36	1	**37**
Ecliptopera silaceata	Small Phoenix	Insect - Moth				1		**1**
Emberiza citrinella	Yellowhammer	Bird			1		3	**4**
Emberiza schoeniclus	Reed Bunting	Bird			1	26	5	**32**
Eremophila alpestris	Shore Lark	Bird			1	3		**4**
Eulithis mellinata	Spinach	Insect - Moth				1		**1**
Euxoa tritici	White-line Dart	Insect - Moth				28		**28**
Falco columbarius	Merlin	Bird				19	16	**35**
Falco tinnunculus	Kestrel	Bird				21	8	**29**
Fulica atra	Coot	Bird				3		**3**
Gallinula chloropus	Moorhen	Bird				14		**14**
Helotropha leucostigma	Crescent	Insect - Moth				7		**7**
Hemistola chrysoprasaria	Small Emerald	Insect - Moth				3		**3**
Hoplodrina blanda	Rustic	Insect - Moth				9		**9**
Hordeum marinum	Sea Barley	Flowering Plant					1	**1**
Hydraecia micacea	Rosy Rustic	Insect - Moth				41		**41**
Idaea ochrata subsp. cantiata		Insect - Moth				1		**1**
Jynx torquilla	Wryneck	Bird			4	29	55	**88**
Lanius collurio	Red-backed Shrike	Bird			1	15	6	**22**
Larus argentatus	Herring Gull	Bird			2	11	9	**22**
Larus canus	Common Gull	Bird				4	21	**25**
Larus fuscus	Lesser Black-backed Gull	Bird				3	29	**32**
Larus glaucoides	Iceland Gull	Bird				1	3	**4**
Larus hyperboreus	Glaucous Gull	Bird				1	2	**3**
Larus marinus	Great Black-backed Gull	Bird				4	5	**9**
Lasiommata megera	Wall	Insect - Butterfly				1		**1**
Leucania comma	Shoulder-striped Wainscot	Insect - Moth				6		**6**
Linaria cannabina	Linnet	Bird				21	23	**44**
Litoligia literosa	Rosy Minor	Insect - Moth				19		**19**
Locustella naevia	Grasshopper Warbler	Bird		1	2	23	4	**30**
Matthiola sinuata	Sea Stock	Flowering Plant				1		**1**
Melanchra persicariae	Dot Moth	Insect - Moth				8		**8**
Meloe proscarabaeus	Black Oil-beetle	Insect - Beetle			1	4		**5**
Mergus serrator	Red-breasted Merganser	Bird					3	**3**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Mniotype adusta	Dark Brocade	Insect - Moth					1	**1**
Morus bassanus	Gannet	Bird				7	14	**21**
Motacilla cinerea	Grey Wagtail	Bird				30	6	**36**
Motacilla flava	Yellow Wagtail	Bird				7	7	**14**
Motacilla flava subsp. flavissima	Yellow Wagtail	Bird				11	2	**13**
Muscicapa striata	Spotted Flycatcher	Bird			2	36	11	**49**
Oceanodroma leucorhoa	Leach's Petrel	Bird					1	**1**
Oriolus oriolus	Golden Oriole	Bird				20	5	**25**
Orthosia gracilis	Powdered Quaker	Insect - Moth				2		**2**
Pandion haliaetus	Osprey	Bird				1		**1**
Passer domesticus	House Sparrow	Bird		1	2	17	15	**35**
Pelurga comitata	Dark Spinach	Insect - Moth				1		**1**
Pernis apivorus	Honey-buzzard	Bird				3		**3**
Phalacrocorax aristotelis	Shag	Bird				1	4	**5**
Phalacrocorax carbo	Cormorant	Bird				3	6	**9**
Phoca vitulina	Harbour Seal	Marine Mammal					1	**1**
Phoenicurus ochruros	Black Redstart	Bird			2	38	92	**132**
Phoenicurus phoenicurus	Redstart	Bird				14	14	**28**
Plectrophenax nivalis	Snow Bunting	Bird				15	10	**25**
Pleuronectes platessa	Plaice	Bony Fish			2			**2**
Porzana porzana	Spotted Crake	Bird				4		**4**
Prunella modularis	Dunnock	Bird		1		7	1	**9**
Rhizedra lutosa	Large Wainscot	Insect - Moth			2	25	5	**32**
Scolopax rusticola	Woodcock	Bird				19	6	**25**
Scopula marginepunctata	Mullein Wave	Insect - Moth				15	1	**16**
Serinus serinus	Serin	Bird				7	3	**10**
Silene gallica	Small-flowered Catchfly	Flowering Plant	1		20	34	34	**89**
Somateria mollissima	Eider	Bird					1	**1**
Spilosoma lubricipeda	White Ermine	Insect - Moth				13	1	**14**
Spilosoma lutea	Buff Ermine	Insect - Moth			1	14		**15**
Stercorarius skua	Great Skua	Bird			1	16	30	**47**
Sterna paradisaea	Arctic Tern	Bird			3	6	9	**18**
Sternula albifrons	Little Tern	Bird			2	1	1	**4**
Streptopelia decaocto	Collared Dove	Bird			2	17	12	**31**
Streptopelia turtur	Turtle Dove	Bird			3	31	10	**44**
Sturnus vulgaris	Starling	Bird		1	1	9	12	**23**
Timandra comae	Blood-vein	Insect - Moth				10		**10**
Tringa glareola	Wood Sandpiper	Bird				10		**10**
Turdus iliacus	Redwing	Bird			1	19	7	**27**
Turdus philomelos	Song Thrush	Bird			1	12	3	**16**
Turdus pilaris	Fieldfare	Bird			1	18	4	**23**
Turdus torquatus	Ring Ouzel	Bird			1	22	7	**30**
Turdus viscivorus	Mistle Thrush	Bird			1	11	1	**13**
Tyria jacobaeae	Cinnabar	Insect - Moth				7		**7**

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			<100m	100-250m	250-500m	0.5-1km	>1km	
Xanthorhoe ferrugata	Dark-barred Twin-spot Carpet	Insect - Moth				34		**34**
Protected, Local Priority				1	20	236	153	**410**
Anas rubripes	Black Duck	Bird				12		**12**
Asio otus	Long-eared Owl	Bird			1	15	5	**21**
Aythya fuligula	Tufted Duck	Bird					1	**1**
Cettia cetti	Cetti's Warbler	Bird				19		**19**
Egretta garzetta	Little Egret	Bird				19	35	**54**
Falco peregrinus	Peregrine	Bird				15	19	**34**
Falco subbuteo	Hobby	Bird				22	15	**37**
Gavia stellata	Red-throated Diver	Bird					2	**2**
Loxia curvirostra	Common Crossbill	Bird				13	1	**14**
Mergus merganser	Goosander	Bird				1	2	**3**
Pipistrellus pipistrellus	Common Pipistrelle	Terrestrial Mammal- Bat		1	17	4	15	**37**
Pluvialis apricaria	Golden Plover	Bird				39	33	**72**
Rallus aquaticus	Water Rail	Bird				42	4	**46**
Riparia riparia	Sand Martin	Bird				25	12	**37**
Spinus spinus	Siskin	Bird				8	4	**12**
Tachybaptus ruficollis	Little Grebe	Bird			2	1	3	**6**
Tyto alba	Barn Owl	Bird				1	2	**3**
Protected				9	74	746	424	**1253**
Actitis macularius	Spotted Sandpiper	Bird				1	6	**7**
Alle alle	Little Auk	Bird				2	6	**8**
Anthus campestris	Tawny Pipit	Bird			10	10	5	**25**
Anthus cervinus	Red-throated Pipit	Bird			2	4		**6**
Anthus hodgsoni	Olive-backed Pipit	Bird				2		**2**
Anthus petrosus	Rock Pipit	Bird				1	2	**3**
Anthus richardi	Richard's Pipit	Bird			12	17	3	**32**
Anthus rubescens	Buff-bellied Pipit	Bird				1		**1**
Apus melba	Alpine Swift	Bird				1		**1**
Apus pallidus	Pallid Swift	Bird				1		**1**
Ardea alba	Great White Egret	Bird					1	**1**
Ardea purpurea	Purple Heron	Bird				2		**2**
Aythya collaris	Ring-necked Duck	Bird				1		**1**
Bombycilla garrulus	Waxwing	Bird				6	8	**14**
Bubulcus ibis	Cattle Egret	Bird				1		**1**
Buteo buteo	Buzzard	Bird				18	8	**26**
Calandrella brachydactyla	Short-toed Lark	Bird				2	6	**8**
Calidris bairdii	Baird's Sandpiper	Bird					1	**1**
Calidris fuscicollis	White-rumped Sandpiper	Bird			1			**1**
Calidris melanotos	Pectoral Sandpiper	Bird				13		**13**
Calidris minuta	Little Stint	Bird			2			**2**
Calidris subruficollis	Buff-breasted Sandpiper	Bird			6	41		**47**
Calonectris diomedea	Scopoli's Shearwater	Bird				1	15	**16**
Carduelis carduelis	Goldfinch	Bird		1	7	24	7	**39**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Cecropis daurica	Red-rumped Swallow	Bird			1	5	1	**7**
Cetacea	Whales & Dolphins	Marine Mammal				2		**2**
Charadrius dubius	Little Ringed Plover	Bird				1		**1**
Cladonia portentosa		Lichen				1		**1**
Columba palumbus	Common Wood Pigeon	Bird				6	2	**8**
Coracias garrulus	Roller	Bird				1		**1**
Corvus corone	Carrion Crow	Bird				3		**3**
Corvus monedula	Jackdaw	Bird				6	3	**9**
Cursorius cursor	Cream-coloured Courser	Bird				2		**2**
Cyanistes caeruleus	Blue Tit	Bird		1		10		**11**
Danaus plexippus	Monarch	Insect - Butterfly		1		17	23	**41**
Dendrocopos major	Great Spotted Woodpecker	Bird				4	1	**5**
Emberiza aureola	Yellow-breasted Bunting	Bird					2	**2**
Emberiza hortulana	Ortolan Bunting	Bird			2	6	5	**13**
Emberiza pusilla	Little Bunting	Bird			1	1	1	**3**
Erithacus rubecula	Robin	Bird		1		14	3	**18**
Erythrina erythrina	Common Rosefinch	Bird				5	13	**18**
Euplagia quadripunctaria	Jersey Tiger	Insect - Moth				2		**2**
Falco rusticolus	Gyr Falcon	Bird					1	**1**
Ficedula parva	Red-breasted Flycatcher	Bird		3	1	11	9	**24**
Fringilla montifringilla	Brambling	Bird				10	3	**13**
Gnaphalium luteoalbum	Jersey Cudweed	Flowering Plant				1		**1**
Halichoerus grypus	Grey Seal	Marine Mammal			5	9	4	**18**
Himantopus himantopus	Black-winged Stilt	Bird				2		**2**
Hirundo rustica	Swallow	Bird			1	64	36	**101**
Hyacinthoides non-scripta	Bluebell	Flowering Plant				8	6	**14**
Hydrocoloeus minutus	Little Gull	Bird			1	1	9	**11**
Ixobrychus minutus	Little Bittern	Bird				2		**2**
Lanius excubitor	Great Grey Shrike	Bird					1	**1**
Lanius senator	Woodchat Shrike	Bird			1	14	1	**16**
Leucobryum glaucum	Large White-moss	Moss					3	**3**
Lissotriton helveticus	Palmate Newt	Amphibian				1		**1**
Luscinia svecica	Bluethroat	Bird			4	9		**13**
Lymnocryptes minimus	Jack Snipe	Bird				89	1	**90**
Melanitta perspicillata	Surf Scoter	Bird					1	**1**
Melanocorypha calandra	Calandra Lark	Bird			1			**1**
Merops apiaster	Bee-eater	Bird				1		**1**
Milvus migrans	Black Kite	Bird				1		**1**
Motacilla alba subsp. alba	White Wagtail	Bird				28	32	**60**
Motacilla alba subsp. yarrellii	Pied Wagtail	Bird				20	39	**59**
Motacilla citreola	Citrine Wagtail	Bird				1		**1**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Nucella lapillus	Dog Whelk	Mollusc				13	6	**19**
Nycticorax nycticorax	Night-heron	Bird				6		**6**
Oenanthe oenanthe	Wheatear	Bird			4	56	73	**133**
Oenanthe pleschanka	Pied Wheatear	Bird				2	1	**3**
Otus scops	Scops Owl	Bird				1		**1**
Parus major	Great Tit	Bird		1		8	1	**10**
Pastor roseus	Rose-coloured Starling	Bird				3		**3**
Periparus ater	Coal Tit	Bird			2	1		**3**
Petrochelidon pyrrhonota	American Cliff Swallow	Bird					2	**2**
Phalaropus fulicarius	Grey Phalarope	Bird			1	2	3	**6**
Pluvialis dominica	American Golden Plover	Bird				5		**5**
Pomatoschistus microps	Common Goby	Bony Fish				1		**1**
Pomatoschistus minutus	Sand Goby	Bony Fish				1	1	**2**
Porphyra purpurea		Alga					5	**5**
Porphyra umbilicalis	Purple Laver	Alga					1	**1**
Puffinus assimilis	Little Shearwater	Bird					1	**1**
Rana temporaria	Common Frog	Amphibian				4		**4**
Regulus ignicapilla	Firecrest	Bird				59	29	**88**
Regulus regulus	Goldcrest	Bird				6	1	**7**
Ruscus aculeatus	Butcher's-broom	Flowering Plant					4	**4**
Saxicola rubicola	European Stonechat	Bird				3	4	**7**
Sylvia nisoria	Barred Warbler	Bird			6	15	2	**23**
Tringa flavipes	Lesser Yellowlegs	Bird				7	1	**8**
Tringa solitaria	Solitary Sandpiper	Bird				1		**1**
Troglodytes troglodytes	Wren	Bird				9	3	**12**
Turdus merula	Blackbird	Bird		1	1	17	4	**23**
Upupa epops	Hoopoe	Bird			2	16	13	**31**
Vanellus gregarius	Sociable Plover	Bird				1		**1**
Xema sabini	Sabine's Gull	Bird				2	1	**3**
Priority, Local Priority			12	36	161	409	258	**876**
Adiantum capillus-veneris	Maidenhair Fern	Fern				1	1	**2**
Aiptasia couchii	Trumpet anemone	Coelenterate				2		**2**
Allium ampeloprasum	Wild Leek	Flowering Plant			3	9	7	**19**
Anthemis arvensis	Corn Chamomile	Flowering Plant					1	**1**
Arum italicum subsp. neglectum		Flowering Plant		2	5	20	25	**52**
Baldellia ranunculoides	Lesser Water-plantain	Flowering Plant				1	2	**3**
Caloplaca britannica		Lichen				1		**1**
Chenopodium murale	Nettle-leaved Goosefoot	Flowering Plant				3		**3**
Cynoglossum officinale	Hound's-tongue	Flowering Plant					3	**3**
Ectobius panzeri	Lesser Cockroach	Insect - Cockroach (Dictyoptera)				2		**2**
Emberiza calandra	Corn Bunting	Bird			1	1		**2**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Eumerus sabulonum		Insect - True Fly (Diptera)			1			**1**
Filago vulgaris	Common Cudweed	Flowering Plant			2	21	3	**26**
Forficula lesnei	Lesne's Earwig	Insect - Earwig (Dermaptera)				1		**1**
Fumaria occidentalis	Western Ramping-fumitory	Flowering Plant	5	10	29	41	17	**102**
Gigartina pistillata		Alga					1	**1**
Glebionis segetum	Corn Marigold	Flowering Plant		2	18	44	24	**88**
Gnaphalium sylvaticum	Heath Cudweed	Flowering Plant				1		**1**
Gyalecta jenensis var. macrospora		Lichen				2		**2**
Hydaticus transversalis		Insect - Beetle					1	**1**
Idaea degeneraria	Portland Ribbon Wave	Insect - Moth				1		**1**
Juncus capitatus	Dwarf Rush	Flowering Plant					1	**1**
Lavatera cretica	Smaller Tree-mallow	Flowering Plant	7	9	33	44	21	**114**
Leptophascum leptophyllum	Vectis-moss	Moss				3	1	**4**
Lotus subbiflorus	Hairy Bird's-foot-trefoil	Flowering Plant		1	4	19	5	**29**
Lygephila craccae	Scarce Blackneck	Insect - Moth					1	**1**
Medicago polymorpha	Toothed Medick	Flowering Plant			11	21	16	**48**
Misopates orontium	Weasel's-snout	Flowering Plant			4	1	1	**6**
Nothris congressariella	Cornish Groundling	Insect - Moth				19		**19**
Papaver argemone	Prickly Poppy	Flowering Plant				1		**1**
Parapiesma quadratum subsp. spergulariae		Insect - True Bug (Hemiptera)					2	**2**
Pertusaria pluripuncta		Lichen				5		**5**
Poa infirma	Early Meadow-grass	Flowering Plant			3	4	2	**9**
Polycarpon tetraphyllum	Four-leaved Allseed	Flowering Plant		4	18	34	30	**86**
Ponentina subvirescens	Green Snail	Mollusc				2		**2**
Porina curnowii		Lichen				2		**2**
Radiola linoides	Allseed	Flowering Plant		1		1	5	**7**
Rhymbocarpus cruciatus		Lichen				2		**2**
Riccia crystallina	Blue Crystalwort	Liverwort				5	22	**27**
Roccella fuciformis		Lichen				1		**1**
Roccella phycopsis		Lichen				2		**2**
Scrophularia scorodonia	Balm-leaved Figwort	Flowering Plant		2	1	9	13	**25**
Sibthorpia europaea	Cornish Moneywort	Flowering Plant				5		**5**
Spergula arvensis	Corn Spurrey	Flowering Plant		1	10	30	16	**57**
Sphecodes crassus	Swollen-thighed Blood Bee	Insect - Hymenopteran				1		**1**
Spiranthes spiralis	Autumn Lady's-tresses	Flowering Plant				5	1	**6**
Stachys arvensis	Field Woundwort	Flowering Plant			11	19	8	**38**
Syncesia myrticola		Lichen				2		**2**
Telaranea murphyae	Murphy's Threadwort	Liverwort		3		3	1	**7**
Trifolium glomeratum	Clustered Clover	Flowering Plant			1		1	**2**
Trifolium occidentale	Western Clover	Flowering Plant			6	12	15	**33**
Trifolium suffocatum	Suffocated Clover	Flowering Plant				2	5	**7**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Vicia bithynica	Bithynian Vetch	Flowering Plant				4		**4**
Viola canina subsp. canina		Flowering Plant					6	**6**
Viola tricolor	Wild Pansy	Flowering Plant		1				**1**
Priority				13	47	357	222	**639**
Ancylosis oblitella	Saltmarsh Knot-horn	Insect - Moth				3		**3**
Apium inundatum	Lesser Marshwort	Flowering Plant		1				**1**
Apus apus	Swift	Bird				46	33	**79**
Aspicilia epiglypta		Lichen				1		**1**
Asplenium obovatum	Lanceolate Spleenwort	Fern				1		**1**
Auriculinella bidentata	Two-toothed White Snail	Mollusc				3		**3**
Briza minor	Lesser Quaking-grass	Flowering Plant		1	16	30	11	**58**
Buxus sempervirens	Box	Flowering Plant			1			**1**
Calluna vulgaris	Heather	Flowering Plant				10	9	**19**
Caloplaca maritima		Lichen				1		**1**
Calystegia sepium subsp. roseata		Flowering Plant		2	9	11	2	**24**
Calystegia soldanella	Sea Bindweed	Flowering Plant			1	15	12	**28**
Carlina vulgaris	Carline Thistle	Flowering Plant					1	**1**
Chaetarthria simillima		Insect - Beetle		1		1		**2**
Chrysothrix chrysophthalma		Lichen				1		**1**
Cladonia firma		Lichen				1	2	**3**
Dasytes virens		Insect - Beetle				1		**1**
Daucus carota subsp. gummifer	Sea Carrot	Flowering Plant			5	2	1	**8**
Dichomeris alacella	Lichen Sober	Insect - Moth				1		**1**
Dicranomyia chorea		Insect - True Fly (Diptera)		1				**1**
Diploschistes caesioplumbeus		Lichen				2		**2**
Dolicharthria punctalis	Long-legged China-mark	Insect - Moth				7	2	**9**
Echinus esculentus	Edible Sea Urchin	Echinoderm				12	3	**15**
Erica cinerea	Bell Heather	Flowering Plant				10	11	**21**
Eriophorum angustifolium	Common Cottongrass	Flowering Plant				1		**1**
Erodium lebelii	Sticky Stork's-bill	Flowering Plant		1		2	2	**5**
Ethmia bipunctella	Bordered Ermel	Insect - Moth				5		**5**
Eudonia delunella	Pied Grey	Insect - Moth				3		**3**
Eudonia lineola	White-line Grey	Insect - Moth				3		**3**
Evergestis extimalis	Marbled Yellow Pearl	Insect - Moth				5		**5**
Fulmarus glacialis	Fulmar	Bird				2	3	**5**
Glaucium flavum	Yellow Horned-poppy	Flowering Plant			1	2	8	**11**
Homoeosoma nebulella	Large Clouded Knot-horn	Insect - Moth				6		**6**
Hydrocotyle vulgaris	Marsh Pennywort	Flowering Plant		2	1	4	8	**15**
Hydroschendyla submarina		Centipede					2	**2**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Jasione montana	Sheep's-bit	Flowering Plant			6	25	25	**56**
Larus michahellis subsp. michahellis	Yellow-legged Gull	Bird					2	**2**
Lathyrus japonicus	Sea Pea	Flowering Plant			3			**3**
Lecanora praepostera		Lichen				1		**1**
Lecanora zosterae		Lichen				1		**1**
Loxostege sticticalis	Diamond-spot Sable	Insect - Moth				4		**4**
Mecyna asinalis	Coastal Pearl	Insect - Moth			1	12	2	**15**
Meligramma euchromum		Insect - True Fly					2	**2**
Mentha suaveolens	Round-leaved Mint	Flowering Plant			1	1		**2**
Moelleropsis nebulosa		Lichen				2		**2**
Nephopterix angustella	Spindle Knot-horn	Insect - Moth				9		**9**
Ochthebius viridis subsp. fallaciosus		Insect - Beetle		1				**1**
Oegoconia caradjai	Straw Obscure	Insect - Moth				13	1	**14**
Pediasia contaminella	Waste Grass-veneer	Insect - Moth				5	1	**6**
Pedicularis sylvatica	Lousewort	Flowering Plant				2	2	**4**
Pertusaria excludens		Lichen				4		**4**
Pertusaria monogona		Lichen				4		**4**
Phylloscopus trochilus	Willow Warbler	Bird		2	1	28	9	**40**
Polygala serpyllifolia	Heath Milkwort	Flowering Plant					2	**2**
Polypogon monspeliensis	Annual Beard-grass	Flowering Plant				1		**1**
Potentilla erecta	Tormentil	Flowering Plant				12	14	**26**
Protapion dissimile		Insect - Beetle				1		**1**
Puffinus griseus	Sooty Shearwater	Bird				1	12	**13**
Pyrrhula pyrrhula	Bullfinch	Bird				2		**2**
Raja brachyura	Blonde Ray	Cartilagenous Fish				1		**1**
Ramalina portuensis		Lichen				1		**1**
Ranunculus flammula	Lesser Spearwort	Flowering Plant				3	1	**4**
Rinodina beccariana		Lichen				1		**1**
Ruppia maritima	Beaked Tasselweed	Flowering Plant					2	**2**
Salvia verbenaca	Wild Clary	Flowering Plant					1	**1**
Scrobipalpa ocellatella	Beet Moth	Insect - Moth				1		**1**
Silene flos-cuculi	Ragged-Robin	Flowering Plant			1	3	8	**12**
Silene viscaria	Sticky Catchfly	Flowering Plant				3		**3**
Sitochroa palealis	Sulphur Pearl	Insect - Moth				7		**7**
Solidago virgaurea	Goldenrod	Flowering Plant				4	4	**8**
Stercorarius parasiticus	Arctic Skua	Bird				8	18	**26**
Stigmidium marinum		Lichen				1		**1**
Strigula taylorii		Lichen				1		**1**
Trachea atriplicis	Orache Moth	Insect - Moth				1		**1**
Turbicellepora magnicostata	Orange-peel Bryozoan	Bryozoan				1	1	**2**
Valeriana dioica	Marsh Valerian	Flowering Plant		1				**1**
Valeriana officinalis	Common Valerian	Flowering Plant				1		**1**
Veronica officinalis	Heath Speedwell	Flowering Plant					4	**4**
Viola tricolor subsp. tricolor		Flowering Plant					1	**1**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Local Priority			4	13	54	251	194	**516**
Acanthoxyla prasina subsp. geisovii	Prickly Stick-insect	Insect - Stick Insect			1	29	3	**33**
Acheta domesticus	House Cricket	Insect - Orthopteran				10		**10**
Aeshna mixta	Migrant Hawker	Insect - Dragonfly		8		1		**9**
Alcyonium glomeratum	Red dead men's fingers	Coelenterate				4		**4**
Andrena thoracica	Cliff Mining Bee	Insect - Hymenopteran			2	20	13	**35**
Anthopleura ballii	Red Speckled Anemone	Coelenterate				2	5	**7**
Aplidium elegans		Tunicate				2	1	**3**
Aplysia depilans		Mollusc				2		**2**
Asplenium obovatum subsp. lanceolatum		Fern	1	2	2	15	27	**47**
Asterina phylactica		Echinoderm	1					**1**
Axinella dissimilis		Sponge				3		**3**
Balanidae		Crustacean					1	**1**
Balistes capriscus	Grey Trigger-fish	Bony Fish			5	2		**7**
Bifurcaria bifurcata		Chromist	1		1	1	6	**9**
Bryum donianum	Don's Thread-moss	Moss					6	**6**
Bryum dunense	Dune Thread-moss	Moss					6	**6**
Bryum tenuisetum	Yellow-tuber Thread-moss	Moss					2	**2**
Bryum torquescens	Twisting Thread-moss	Moss					2	**2**
Callithamnion tetricum		Alga					2	**2**
Campylopus pyriformis	Dwarf Swan-neck Moss	Moss					3	**3**
Capros aper	Oar-fish	Bony Fish			1			**1**
Ceriodaphnia dubia		Crustacean				1		**1**
Champia parvula		Alga					1	**1**
Chauvetia brunnea		Mollusc				1		**1**
Chilionema ocellatum		Chromist					2	**2**
Chondracanthus acicularis		Alga					1	**1**
Chondracanthus teedei		Alga					2	**2**
Chromaspirina parapontica		Roundworm					1	**1**
Clitarchus hookeri	Smooth Stick-insect	Insect - Stick Insect			1	2		**3**
Codium vermilara		Alga					4	**4**
Conocephalus dorsalis	Short-winged Cone-head	Insect - Orthopteran			1	2		**3**
Conocephalus fuscus	Long-winged Cone-head	Insect - Orthopteran	1	2	11	11		**25**
Crambe maritima	Sea-kale	Flowering Plant			18	6	19	**43**
Cylisticus convexus		Crustacean				1		**1**
Dasya hutchinsiae		Alga					2	**2**
Diazona violacea	Football Ascidian	Tunicate				1		**1**
Enoploides brunettii		Roundworm				1		**1**
Enoplolaimus litoralis		Roundworm				1		**1**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Enoplus paralittoralis		Roundworm				1		**1**
Ephemerum sessile	Sessile Earth-moss	Moss				3		**3**
Euphorbia portlandica	Portland Spurge	Flowering Plant			1	8	3	**12**
Eurysyllis tuberculata		Annelid					1	**1**
Feldmannia simplex		Chromist				1	2	**3**
Fissidens crispus	Herzog's Pocket-moss	Moss					8	**8**
Fossombronia maritima	Sea Frillwort	Liverwort					6	**6**
Gymnogongrus crenulatus		Alga					1	**1**
Hypena obsitalis	Bloxworth Snout	Insect - Moth				6		**6**
Janthina pallida		Mollusc				1		**1**
Laminaria ochroleuca		Chromist				2		**2**
Lasius mixtus		Insect - Hymenopteran		1				**1**
Lasius psammophilus		Insect - Hymenopteran					2	**2**
Lathyrus japonicus subsp. maritimus	Sea Pea	Flowering Plant			3	3		**6**
Leptomysis mediterranea		Crustacean				1	2	**3**
Lophocolea semiteres	Southern Crestwort	Liverwort					7	**7**
Luidia sarsii		Echinoderm				1		**1**
Lumbrineris coccinea		Annelid					1	**1**
Maurolicus muelleri	Sheppy Argentine	Bony Fish			4	2	4	**10**
Megatrema anglicum		Crustacean				3		**3**
Melarhaphe neritoides	Small Periwinkle	Mollusc				3	5	**8**
Melitta leporina	Clover Blunthorn Bee	Insect - Hymenopteran					1	**1**
Miktoniscus patiencei		Crustacean				1		**1**
Mola mola	Sun-fish	Bony Fish				9	3	**12**
Oinophila v-flava	Yellow V Moth	Insect - Moth				46	2	**48**
Pareurystomina scilloniensis		Roundworm				1		**1**
Pelagia noctiluca	Mauve Stinger	Coelenterate				1		**1**
Physalia physalis	Portuguese Man'O War	Coelenterate			1	4	4	**9**
Pogonatum aloides	Aloe Haircap	Moss					2	**2**
Porcellio spinicornis		Crustacean					1	**1**
Prostheceraeus vittatus	Candy stripe flatworm	Flatworm				2		**2**
Pterosiphonia complanata		Alga					2	**2**
Puccinia porri		Fungus				1		**1**
Sabellaria spinulosa	Ross Worm	Annelid					1	**1**
Schizymenia dubyi		Alga					3	**3**
Sphaerococcus coronopifolius		Alga					1	**1**
Spirinia schneideri		Roundworm					1	**1**
Sylvia curruca	Lesser Whitethroat	Bird			2	21	4	**27**
Sympetrum fonscolombii	Red-veined Darter	Insect - Dragonfly				1	2	**3**
Tortula atrovirens	Rib-leaf Moss	Moss					1	**1**

Latin name	Common Name	Taxon	Nr. records within distance to site					Grand Total
			<100m	100-250m	250-500m	0.5-1km	>1km	
Tortula viridifolia	Bristly Pottia	Moss					8	**8**
Velella velella	By-the-wind-sailor	Coelenterate				3		**3**
Volucella zonaria	Hornet Hoverfly	Insect - True Fly				1		**1**
Xanthandrus comtus		Insect - True Fly				6	7	**13**
Yponomeuta rorrella	Willow Ermine	Insect - Moth				1		**1**
Protected, Non-Native			3	13	35	111	79	**241**
Aix galericulata	Mandarin Duck	Bird				1	1	**2**
Allium triquetrum	Three-cornered Garlic	Flowering Plant		6	18	36	18	**78**
Asparagopsis armata	Harpoon Weed	Alga	1		2	10	6	**19**
Azolla filiculoides	Water Fern	Fern		3		6	1	**10**
Carpobrotus edulis	Hottentot-fig	Flowering Plant			8	25	13	**46**
Codium fragile		Alga				1		**1**
Cotoneaster horizontalis	Wall Cotoneaster	Flowering Plant					2	**2**
Cotoneaster simonsii	Himalayan Cotoneaster	Flowering Plant					1	**1**
Crocosmia pottsii x aurea = C. x crocosmiiflora	Montbretia	Flowering Plant	1	2	2	16	18	**39**
Disphyma crassifolium	Purple Dewplant	Flowering Plant		1	1	2	4	**8**
Fallopia japonica	Japanese Knotweed	Flowering Plant		1	2	6	14	**23**
Heracleum mantegazzianum	Giant Hogweed	Flowering Plant				1		**1**
Phasianus colchicus	Pheasant	Bird				1	1	**2**
Rhododendron ponticum		Flowering Plant				1		**1**
Sargassum muticum	Wireweed	Chromist	1		2	5		**8**
Priority, Non-Native						3	1	**4**
Oryctolagus cuniculus	European Rabbit	Terrestrial Mammal				3	1	**4**
Local Priority, Non-Native			1		9	30	30	**70**
Echium plantagineum	Purple Viper's-bugloss	Flowering Plant				1		**1**
Erodium moschatum	Musk Stork's-bill	Flowering Plant	1		8	27	27	**63**
Matthiola incana	Hoary Stock	Flowering Plant				2	3	**5**
Spergularia bocconei	Greek Sea-spurrey	Flowering Plant			1			**1**
Totals			22	101	530	4279	2593	**7525**

Annex A:

Site Designation Information

NATURA 2000 – STANDARD DATA FORM

Special Protection Areas under the EC Birds Directive.

Each Natura 2000 site in the United Kingdom has its own Standard Data Form containing site-specific information. The data form for this site has been generated from the Natura 2000 Database submitted to the European Commission on the following date:

22/12/2015

The information provided here, follows the officially agreed site information format for Natura 2000 sites, as set out in the Official Journal of the European Union recording the Commission Implementing Decision of 11 July 2011 (2011/484/EU).

The Standard Data Forms are generated automatically for all of the UK's Natura 2000 sites using the European Environment Agency's Natura 2000 software. The structure and format of these forms is exactly as produced by the EEA's Natura 2000 software (except for the addition of this coversheet and the end notes). The content matches exactly the data submitted to the European Commission.

Please note that these forms contain a number of codes, all of which are explained either within the data forms themselves or in the end notes.

Further technical documentation may be found here
http://bd.eionet.europa.eu/activities/Natura_2000/reference_portal

As part of the December 2015 submission, several sections of the UK's previously published Standard Data Forms have been updated. For details of the approach taken by the UK in this submission please refer to the following document:
http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

More general information on Special Protection Areas (SPAs) in the United Kingdom is available from the SPA home page on the JNCC website. This webpage also provides links to Standard Data Forms for all SPAs in the UK.

Date form generated by the Joint Nature Conservation Committee
25 January 2016.

NATURA 2000 - STANDARD DATA FORM

For Special Protection Areas (SPA),
Proposed Sites for Community Importance (pSCI),
Sites of Community Importance (SCI) and
for Special Areas of Conservation (SAC)

SITE **UK9020288**

SITENAME **Isles of Scilly**

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1. SITE IDENTIFICATION

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1.1 Type	1.2 Site code
A	UK9020288

1.3 Site name

Isles of Scilly

1.4 First Compilation date	1.5 Update date
2001-08	2015-12

1.6 Respondent:

Name/Organisation:	Joint Nature Conservation Committee
Address:	Joint Nature Conservation Committee Monkstone House City Road Peterborough PE1 1JY
Email:	

1.7 Site indication and designation / classification dates

Date site classified as SPA:	2001-08
National legal reference of SPA designation	Regulations 12A and 13-15 of the Conservation Habitats and Species Regulations 2010, (http://www.legislation.gov.uk/uksi/2010/490/contents/made) as amended by The Conservation of Habitats and Species (Amendment) Regulations 2011 (http://www.legislation.gov.uk/uksi/2011/625/contents/made).

2. SITE LOCATION

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2.1 Site-centre location [decimal degrees]:

Longitude	Latitude
-6.345	49.96277778

2.2 Area [ha]:

394.01

2.3 Marine area [%]

0.0

2.4 Sitelength [km]:

0.0

2.5 Administrative region code and name

NUTS level 2 code	Region Name
UKK3	Cornwall and Isles of Scilly

2.6 Biogeographical Region(s)

Atlantic (100.0 %)

3. ECOLOGICAL INFORMATION

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3.2 Species referred to in Article 4 of Directive 2009/147/EC and listed in Annex II of Directive 92/43/EEC and site evaluation for them

Species					Population in the site						Site assessment			
G	Code	Scientific Name	S	NP	T	Size		Unit	Cat.	D.qual.	A|B|C|D	A|B|C		
						Min	Max				Pop.	Con.	Iso.	Glo.
B	A014	Hydrobates pelagicus			r	5406	5406	p		M	B		C	
B	A183	Larus fuscus			r	3608	3608	p		G	B		C	

- **Group:** A = Amphibians, B = Birds, F = Fish, I = Invertebrates, M = Mammals, P = Plants, R = Reptiles
- **S:** in case that the data on species are sensitive and therefore have to be blocked for any public access enter: yes
- **NP:** in case that a species is no longer present in the site enter: x (optional)
- **Type:** p = permanent, r = reproducing, c = concentration, w = wintering (for plant and non-migratory species use permanent)
- **Unit:** i = individuals, p = pairs or other units according to the Standard list of population units and codes in accordance with Article 12 and 17 reporting (see reference portal)
- **Abundance categories (Cat.):** C = common, R = rare, V = very rare, P = present - to fill if data are deficient (DD) or in addition to population size information
- **Data quality:** G = 'Good' (e.g. based on surveys); M = 'Moderate' (e.g. based on partial data with some extrapolation); P = 'Poor' (e.g. rough estimation); VP = 'Very poor' (use this category only, if not even a rough estimation of the population size can be made, in this case the fields for population size can remain empty, but the field "Abundance categories" has to be filled in)

3.3 Other important species of flora and fauna (optional)

Species					Population in the site				Motivation					
Group	CODE	Scientific Name	S	NP	Size		Unit	Cat.	Species Annex		Other categories			
					Min	Max		C|R|V|P	IV	V	A	B	C	D
B	SBA	Seabird assemblage			26478	26478	i							X

- **Group:** A = Amphibians, B = Birds, F = Fish, Fu = Fungi, I = Invertebrates, L = Lichens, M = Mammals, P = Plants, R = Reptiles
- **CODE:** for Birds, Annex IV and V species the code as provided in the reference portal should be used in addition to the scientific name
- **S:** in case that the data on species are sensitive and therefore have to be blocked for any public access enter: yes
- **NP:** in case that a species is no longer present in the site enter: x (optional)
- **Unit:** i = individuals, p = pairs or other units according to the standard list of population units and codes in accordance with Article 12 and 17 reporting, (see reference portal)
- **Cat.:** Abundance categories: C = common, R = rare, V = very rare, P = present
- **Motivation categories: IV, V:** Annex Species (Habitats Directive), **A:** National Red List data; **B:** Endemics; **C:** International Conventions; **D:** other reasons

4. SITE DESCRIPTION

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4.1 General site character

Habitat class	% Cover
N07	1.0
N08	20.0
N05	69.0
N04	10.0
Total Habitat Cover	100

Other Site Characteristics

1 Terrestrial: Soil & Geology: acidic,igneous,granite 2 Terrestrial: Geomorphology and landscape: island,coastal 4 Marine: Geomorphology: cliffs

4.2 Quality and importance

ARTICLE 4.1 QUALIFICATION (79/409/EEC) During the breeding season the area regularly supports: Hydrobates pelagicus (World) at least 6.4% of the GB breeding population Count as at 1999 ARTICLE 4.2 QUALIFICATION (79/409/EEC) During the breeding season the area regularly supports: Larus fuscus (Western Europe/Mediterranean/Western Africa) 2.9% of the breeding population Count as at 1999 ARTICLE 4.2 QUALIFICATION (79/409/EEC): AN INTERNATIONALLY IMPORTANT ASSEMBLAGE OF BIRDS During the breeding season the area regularly supports: 26478 seabirds(5 year peak mean 1991/92-1995/96) Including: Hydrobates pelagicus , Phalacrocorax aristotelis , Larus fuscus , Larus marinus ,

4.3 Threats, pressures and activities with impacts on the site

The most important impacts and activities with high effect on the site

Negative Impacts			
	Threats and	Pollution	inside/outside

Positive Impacts			
Rank	Activities, management	Pollution (optional)	inside/outside

Rank	pressures [code]	(optional) [code]	[i|o|b]
H	G01		I
H	I01		B

	[code]	[code]	[i|o|b]
H	A04		I
H	A02		I

Rank: H = high, M = medium, L = low
Pollution: N = Nitrogen input, P = Phosphor/Phosphate input, A = Acid input/acidification,
T = toxic inorganic chemicals, O = toxic organic chemicals, X = Mixed pollutions
i = inside, o = outside, b = both

4.5 Documentation

Conservation Objectives - the Natural England links below provide access to the Conservation Objectives (and other site-related information) for its terrestrial and inshore Natura 2000 sites, including conservation advice packages and supporting documents for European Marine Sites within English waters and for cross-border sites. See also the 'UK Approach' document for more information (link via the JNCC website).

Link(s): http://publications.naturalengland.org.uk/category/6490068894089216

http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

http://publications.naturalengland.org.uk/category/3212324

5. SITE PROTECTION STATUS (optional)

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5.1 Designation types at national and regional level:

Code	Cover [%]	Code	Cover [%]	Code	Cover [%]
UK04	100.0				

6. SITE MANAGEMENT

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6.1 Body(ies) responsible for the site management:

Organisation:	Natural England
Address:	
Email:	

6.2 Management Plan(s):

An actual management plan does exist:

- [ ] Yes
- [ ] No, but in preparation
- [X] No

6.3 Conservation measures (optional)

For available information, including on Conservation Objectives, see Section 4.5.

EXPLANATION OF CODES USED IN THE NATURA 2000 STANDARD DATA FORMS

The codes in the table below are also explained in the official European Union guidelines for the Standard Data Form. The relevant page is shown in the table below.

1.1 Site type

CODE	DESCRIPTION	PAGE NO
A	Designated Special Protection Area	53
B	SAC (includes candidates Special Areas of Conservation, Sites of Community Importance and designated SAC)	53
C	SAC area the same as SPA. Note in the UK Natura 2000 submission this is only used for Gibraltar	53

3.1 Habitat representativity

CODE	DESCRIPTION	PAGE NO
A	Excellent	57
B	Good	57
C	Significant	57
D	Non-significant presence	57

3.1 Habitat code

CODE	DESCRIPTION	PAGE NO
1110	Sandbanks which are slightly covered by sea water all the time	57
1130	Estuaries	57
1140	Mudflats and sandflats not covered by seawater at low tide	57
1150	Coastal lagoons	57
1160	Large shallow inlets and bays	57
1170	Reefs	57
1180	Submarine structures made by leaking gases	57
1210	Annual vegetation of drift lines	57
1220	Perennial vegetation of stony banks	57
1230	Vegetated sea cliffs of the Atlantic and Baltic Coasts	57
1310	Salicornia and other annuals colonizing mud and sand	57
1320	Spartina swards (Spartinion maritimae)	57
1330	Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	57
1340	Inland salt meadows	57
1420	Mediterranean and thermo-Atlantic halophilous scrubs (Sarcocornetea fruticosi)	57
2110	Embryonic shifting dunes	57
2120	Shifting dunes along the shoreline with Ammophila arenaria ("white dunes")	57
2130	Fixed coastal dunes with herbaceous vegetation ("grey dunes")	57
2140	Decalcified fixed dunes with Empetrum nigrum	57
2150	Atlantic decalcified fixed dunes (Calluno-Ulicetea)	57
2160	Dunes with Hippopha□ rhamnoides	57
2170	Dunes with Salix repens ssp. argentea (Salicion arenariae)	57
2190	Humid dune slacks	57
21A0	Machairs (* in Ireland)	57
2250	Coastal dunes with Juniperus spp.	57
2330	Inland dunes with open Corynephorus and Agrostis grasslands	57
3110	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)	57
3130	Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea	57
3140	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.	57
3150	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation	57

CODE	DESCRIPTION	PAGE NO
3160	Natural dystrophic lakes and ponds	57
3170	Mediterranean temporary ponds	57
3180	Turloughs	57
3260	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation	57
4010	Northern Atlantic wet heaths with Erica tetralix	57
4020	Temperate Atlantic wet heaths with Erica ciliaris and Erica tetralix	57
4030	European dry heaths	57
4040	Dry Atlantic coastal heaths with Erica vagans	57
4060	Alpine and Boreal heaths	57
4080	Sub-Arctic Salix spp. scrub	57
5110	Stable xerothermophilous formations with Buxus sempervirens on rock slopes (Berberidion p.p.)	57
5130	Juniperus communis formations on heaths or calcareous grasslands	57
6130	Calaminarian grasslands of the Violetalia calaminariae	57
6150	Siliceous alpine and boreal grasslands	57
6170	Alpine and subalpine calcareous grasslands	57
6210	Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)	57
6230	Species-rich Nardus grasslands, on silicious substrates in mountain areas (and submountain areas in Continental Europe)	57
6410	Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	57
6430	Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels	57
6510	Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis)	57
6520	Mountain hay meadows	57
7110	Active raised bogs	57
7120	Degraded raised bogs still capable of natural regeneration	57
7130	Blanket bogs (* if active bog)	57
7140	Transition mires and quaking bogs	57
7150	Depressions on peat substrates of the Rhynchosporion	57
7210	Calcareous fens with Cladium mariscus and species of the Caricion davallianae	57
7220	Petrifying springs with tufa formation (Cratoneurion)	57
7230	Alkaline fens	57
7240	Alpine pioneer formations of the Caricion bicoloris-atrofuscae	57
8110	Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani)	57
8120	Calcareous and calcshist screes of the montane to alpine levels (Thlaspietea rotundifolii)	57
8210	Calcareous rocky slopes with chasmophytic vegetation	57
8220	Siliceous rocky slopes with chasmophytic vegetation	57
8240	Limestone pavements	57
8310	Caves not open to the public	57
8330	Submerged or partially submerged sea caves	57
9120	Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion robori-petraeae or Ilici-Fagenion)	57
9130	Asperulo-Fagetum beech forests	57
9160	Sub-Atlantic and medio-European oak or oak-hornbeam forests of the Carpinion betuli	57
9180	Tilio-Acerion forests of slopes, screes and ravines	57
9190	Old acidophilous oak woods with Quercus robur on sandy plains	57
91A0	Old sessile oak woods with Ilex and Blechnum in the British Isles	57
91C0	Caledonian forest	57
91D0	Bog woodland	57
91E0	Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	57
91J0	Taxus baccata woods of the British Isles	57

3.1 Relative surface

CODE	DESCRIPTION	PAGE NO
A	15%-100%	58
B	2%-15%	58
C	< 2%	58

3.1 Conservation status habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	59
B	Good conservation	59
C	Average or reduced conservation	59

3.1 Global grade habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent value	59
B	Good value	59
C	Significant value	59

3.2 Population (abbreviated to 'Pop.' in data form)

CODE	DESCRIPTION	PAGE NO
A	15%-100%	62
B	2%-15%	62
C	< 2%	62
D	Non-significant population	62

3.2 Conservation status species (abbreviated to 'Con.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	63
B	Good conservation	63
C	Average or reduced conservation	63

3.2 Isolation (abbreviated to 'Iso.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Population (almost) Isolated	63
B	Population not-isolated, but on margins of area of distribution	63
C	Population not-isolated within extended distribution range	63

3.2 Global Grade (abbreviated to 'Glo.' Or 'G.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent value	63
B	Good value	63
C	Significant value	63

3.3 Assemblages types

CODE	DESCRIPTION	PAGE NO
WATR	Non breeding waterfowl assemblage	UK specific code
SBA	Breeding seabird assemblage	UK specific code
BBA	Breeding bird assemblage (applies only to sites classified pre 2000)	UK specific code

4.1 Habitat class code

CODE	DESCRIPTION	PAGE NO
N01	Marine areas, Sea inlets	65
N02	Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins)	65
N03	Salt marshes, Salt pastures, Salt steppes	65
N04	Coastal sand dunes, Sand beaches, Machair	65
N05	Shingle, Sea cliffs, Islets	65
N06	Inland water bodies (Standing water, Running water)	65
N07	Bogs, Marshes, Water fringed vegetation, Fens	65
N08	Heath, Scrub, Maquis and Garrigue, Phygrana	65
N09	Dry grassland, Steppes	65
N10	Humid grassland, Mesophile grassland	65
N11	Alpine and sub-Alpine grassland	65
N14	Improved grassland	65
N15	Other arable land	65
N16	Broad-leaved deciduous woodland	65
N17	Coniferous woodland	65
N19	Mixed woodland	65
N21	Non-forest areas cultivated with woody plants (including Orchards, groves, Vineyards, Dehesas)	65
N22	Inland rocks, Screes, Sands, Permanent Snow and ice	65
N23	Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	65
N25	Grassland and scrub habitats (general)	65
N26	Woodland habitats (general)	65

4.3 Threats code

CODE	DESCRIPTION	PAGE NO
A01	Cultivation	65
A02	Modification of cultivation practices	65
A03	Mowing / cutting of grassland	65
A04	Grazing	65
A05	Livestock farming and animal breeding (without grazing)	65
A06	Annual and perennial non-timber crops	65
A07	Use of biocides, hormones and chemicals	65
A08	Fertilisation	65
A10	Restructuring agricultural land holding	65
A11	Agriculture activities not referred to above	65
B01	Forest planting on open ground	65
B02	Forest and Plantation management & use	65
B03	Forest exploitation without replanting or natural regrowth	65
B04	Use of biocides, hormones and chemicals (forestry)	65
B06	Grazing in forests/ woodland	65
B07	Forestry activities not referred to above	65
C01	Mining and quarrying	65
C02	Exploration and extraction of oil or gas	65
C03	Renewable abiotic energy use	65
D01	Roads, paths and railroads	65
D02	Utility and service lines	65
D03	Shipping lanes, ports, marine constructions	65
D04	Airports, flightpaths	65
D05	Improved access to site	65
E01	Urbanised areas, human habitation	65
E02	Industrial or commercial areas	65

CODE	DESCRIPTION	PAGE NO
E03	Discharges	65
E04	Structures, buildings in the landscape	65
E06	Other urbanisation, industrial and similar activities	65
F01	Marine and Freshwater Aquaculture	65
F02	Fishing and harvesting aquatic ressources	65
F03	Hunting and collection of wild animals (terrestrial), including damage caused by game (excessive density), and taking/removal of terrestrial animals (including collection of insects, reptiles, amphibians, birds of prey, etc., trapping, poisoning, poaching, predator control, accidental capture (e.g. due to fishing gear), etc.)	65
F04	Taking / Removal of terrestrial plants, general	65
F05	Illegal taking/ removal of marine fauna	65
F06	Hunting, fishing or collecting activities not referred to above	65
G01	Outdoor sports and leisure activities, recreational activities	65
G02	Sport and leisure structures	65
G03	Interpretative centres	65
G04	Military use and civil unrest	65
G05	Other human intrusions and disturbances	65
H01	Pollution to surface waters (limnic & terrestrial, marine & brackish)	65
H02	Pollution to groundwater (point sources and diffuse sources)	65
H03	Marine water pollution	65
H04	Air pollution, air-borne pollutants	65
H05	Soil pollution and solid waste (excluding discharges)	65
H06	Excess energy	65
H07	Other forms of pollution	65
I01	Invasive non-native species	65
I02	Problematic native species	65
I03	Introduced genetic material, GMO	65
J01	Fire and fire suppression	65
J02	Human induced changes in hydraulic conditions	65
J03	Other ecosystem modifications	65
K01	Abiotic (slow) natural processes	65
K02	Biocenotic evolution, succession	65
K03	Interspecific faunal relations	65
K04	Interspecific floral relations	65
K05	Reduced fecundity/ genetic depression	65
L05	Collapse of terrain, landslide	65
L07	Storm, cyclone	65
L08	Inundation (natural processes)	65
L10	Other natural catastrophes	65
M01	Changes in abiotic conditions	65
M02	Changes in biotic conditions	65
U	Unknown threat or pressure	65
XO	Threats and pressures from outside the Member State	65

5.1 Designation type codes

CODE	DESCRIPTION	PAGE NO
UK00	No Protection Status	67
UK01	National Nature Reserve	67
UK02	Marine Nature Reserve	67
UK04	Site of Special Scientific Interest (UK)	67

European Site Conservation Objectives for Isles of Scilly Special Protection Area and potential Special Protection Area Site Code: UK9020288

With regard to the SPA and potential SPA and the individual species and/or assemblage of species for which the site has been or may be classified (the 'Qualifying Features' and the 'Additional Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- **The extent and distribution of the habitats of the qualifying features**
- **The structure and function of the habitats of the qualifying features**
- **The supporting processes on which the habitats of the qualifying features rely**
- **The population of each of the qualifying features, and,**
- **The distribution of the qualifying features within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

A014 *Hydrobates pelagicus*; European storm-petrel (Breeding)
A183 *Larus fuscus*; Lesser black-backed gull (Breeding)
Seabird assemblage

Additional Qualifying Features*:

A187 *Larus marinus;* Great black-backed gull (Breeding)
A684 *Phalacrocorax aristotelis aristotelis;* European shag (Breeding)

*Government has initiated a public consultation on the scientific case for the classification of these features as part of this Special Protection Area (SPA).

Explanatory Notes:
European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2017 (as amended) ('the Habitats Regulations'). They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment' including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives, and the accompanying Supplementary Advice (where this is available), will also provide a framework to inform the management of the European Site and the prevention of deterioration of habitats and significant disturbance of its qualifying features

These Conservation Objectives are set for each bird feature for a Special Protection Area (SPA).

Where these objectives are being met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

This is a potential Special Protection Area (pSPA)

This is also a site on which Government has initiated a public consultation on the scientific case for the classification of the additional qualifying features as part of this Special Protection Area (SPA).

As a matter of Government policy, potential SPAs and their features are treated as if they are formally classified. The provisions of the Habitats Regulations therefore apply to them.

Publication date: 21 February 2019 (version 3). This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017 and to include the additional qualifying features ('pSPA features') listed above.

NATURA 2000 – STANDARD DATA FORM

Special Areas of Conservation under the EC Habitats Directive (includes candidate SACs, Sites of Community Importance and designated SACs).

Each Natura 2000 site in the United Kingdom has its own Standard Data Form containing site-specific information. The data form for this site has been generated from the Natura 2000 Database submitted to the European Commission on the following date:

22/12/2015

The information provided here, follows the officially agreed site information format for Natura 2000 sites, as set out in the Official Journal of the European Union recording the Commission Implementing Decision of 11 July 2011 (2011/484/EU).

The Standard Data Forms are generated automatically for all of the UK's Natura 2000 sites using the European Environment Agency's Natura 2000 software. The structure and format of these forms is exactly as produced by the EEA's Natura 2000 software (except for the addition of this coversheet and the end notes). The content matches exactly the data submitted to the European Commission.

Please note that these forms contain a number of codes, all of which are explained either within the data forms themselves or in the end notes.

Further technical documentation may be found here
http://bd.eionet.europa.eu/activities/Natura_2000/reference_portal

As part of the December 2015 submission, several sections of the UK's previously published Standard Data Forms have been updated. For details of the approach taken by the UK in this submission please refer to the following document:
http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

More general information on Special Areas of Conservation (SACs) in the United Kingdom is available from the SAC home page on the JNCC website. This webpage also provides links to Standard Data Forms for all SACs in the UK.

Date form generated by the Joint Nature Conservation Committee
25 January 2016.

NATURA 2000 - STANDARD DATA FORM

For Special Protection Areas (SPA),
Proposed Sites for Community Importance (pSCI),
Sites of Community Importance (SCI) and
for Special Areas of Conservation (SAC)

SITE	UK0013694
SITENAME	Isles of Scilly Complex

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- 1. SITE IDENTIFICATION
- 2. SITE LOCATION
- 3. ECOLOGICAL INFORMATION
- 4. SITE DESCRIPTION
- 5. SITE PROTECTION STATUS AND RELATION WITH CORINE BIOTOPES
- 6. SITE MANAGEMENT

1. SITE IDENTIFICATION

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1.1 Type	1.2 Site code
B	UK0013694

1.3 Site name

Isles of Scilly Complex

1.4 First Compilation date	1.5 Update date
1996-01	2015-12

1.6 Respondent:

Name/Organisation:	Joint Nature Conservation Committee
Address:	Joint Nature Conservation Committee Monkstone House City Road Peterborough PE1 1JY
Email:	

Date site proposed as SCI:	1996-01
Date site confirmed as SCI:	2004-12
Date site designated as SAC:	2005-04
National legal reference of SAC designation:	Regulations 11 and 13-15 of the Conservation of Habitats and Species Regulations 2010 (http://www.legislation.gov.uk/uksi/2010/490/contents/made).

2. SITE LOCATION

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2.1 Site-centre location [decimal degrees]:

Longitude	Latitude
-6.343055556	49.91833333

2.2 Area [ha]:

26848.62

2.3 Marine area [%]

99.4

2.4 Sitelength [km]:

0.0

2.5 Administrative region code and name

NUTS level 2 code	Region Name
UKK3	Cornwall and Isles of Scilly

2.6 Biogeographical Region(s)

Atlantic (100.0 %)

3. ECOLOGICAL INFORMATION

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3.1 Habitat types present on the site and assessment for them

Annex I Habitat types						Site assessment			
Code	PF	NP	Cover [ha]	Cave [number]	Data quality	A|B|C|D	A|B|C		
						Representativity	Relative Surface	Conservation	Global
1110			10739.45		M	A	C	A	A
1140			2684.86		P	A	C	A	B
1170			8054.59		P	A	C	A	A

- PF: for the habitat types that can have a non-priority as well as a priority form (6210, 7130, 9430) enter "X" in the column PF to indicate the priority form.
- NP: in case that a habitat type no longer exists in the site enter: x (optional)
- Cover: decimal values can be entered
- Caves: for habitat types 8310, 8330 (caves) enter the number of caves if estimated surface is not available.
- Data quality: G = 'Good' (e.g. based on surveys); M = 'Moderate' (e.g. based on partial data with some extrapolation); P = 'Poor' (e.g. rough estimation)

3.2 Species referred to in Article 4 of Directive 2009/147/EC and listed in Annex II of Directive 92/43/EEC and site evaluation for them

Species					Population in the site						Site assessment			
G	Code	Scientific Name	S	NP	T	Size		Unit	Cat.	D.qual.	A|B|C|D	A|B|C		
						Min	Max				Pop.	Con.	Iso.	Glo.
M	1364	Halichoerus grypus			p	272	272	i		G	C	A	B	C
M	1351	Phocoena phocoena			p				P	DD	D			
P	1441	Rumex rupestris			p	101	250	i		M	A	B	B	B
M	1349	Tursiops truncatus			p				P	DD	D			

- Group: A = Amphibians, B = Birds, F = Fish, I = Invertebrates, M = Mammals, P = Plants, R = Reptiles
- S: in case that the data on species are sensitive and therefore have to be blocked for any public access enter: yes
- NP: in case that a species is no longer present in the site enter: x (optional)
- Type: p = permanent, r = reproducing, c = concentration, w = wintering (for plant and non-migratory species use permanent)
- Unit: i = individuals, p = pairs or other units according to the Standard list of population units and codes in accordance with Article 12 and 17 reporting (see reference portal)
- Abundance categories (Cat.): C = common, R = rare, V = very rare, P = present - to fill if data are deficient (DD) or in addition to population size information
- Data quality: G = 'Good' (e.g. based on surveys); M = 'Moderate' (e.g. based on partial data with some extrapolation); P = 'Poor' (e.g. rough estimation); VP = 'Very poor' (use this category only, if not even a rough estimation of the population size can be made, in this case the fields for population size can remain empty, but the field "Abundance categories" has to be filled in)

4. SITE DESCRIPTION

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4.1 General site character

Habitat class	% Cover
N02	20.0
N05	5.0
N01	75.0
Total Habitat Cover	100

Other Site Characteristics

1 Terrestrial: Soil & Geology: sand,granite,igneous,shingle 3 Marine: Geology: sand,gravel,boulder 4 Marine: Geomorphology: intertidal rock,intertidal sediments (including sandflat/mudflat),islands,subtidal sediments (including sandbank/mudbank),open coast (including bay),subtidal rock (including rocky reefs),enclosed coast (including embayment)

4.2 Quality and importance

Sandbanks which are slightly covered by sea water all the time for which this is considered to be one of the best areas in the United Kingdom. Mudflats and sandflats not covered by seawater at low tide for which this is considered to be one of the best areas in the United Kingdom. Reefs for which this is considered to be one of the best areas in the United Kingdom. Rumex rupestris for which this is considered to be one of the best areas in the United Kingdom. Halichoerus grypus for which the area is considered to support a significant presence.

4.3 Threats, pressures and activities with impacts on the site

The most important impacts and activities with high effect on the site

Negative Impacts			
Rank	Threats and pressures [code]	Pollution (optional) [code]	inside/outside [i|o|b]
H	H02		B
H	F02		I
H	J03		B
H	I01		B
H	G01		I

Positive Impacts			
Rank	Activities, management [code]	Pollution (optional) [code]	inside/outside [i|o|b]
H	A04		I
H	A02		I

Rank: H = high, M = medium, L = low
Pollution: N = Nitrogen input, P = Phosphor/Phosphate input, A = Acid input/acidification,
T = toxic inorganic chemicals, O = toxic organic chemicals, X = Mixed pollutions
i = inside, o = outside, b = both

4.5 Documentation

Conservation Objectives - the Natural England links below provide access to the Conservation Objectives (and other site-related information) for its terrestrial and inshore Natura 2000 sites, including conservation advice packages and supporting documents for European Marine Sites within English waters and for cross-border sites. See also the 'UK Approach' document for more information (link via the JNCC website).

Link(s): http://publications.naturalengland.org.uk/category/3212324
http://publications.naturalengland.org.uk/category/6490068894089216

http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

5. SITE PROTECTION STATUS (optional)

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5.1 Designation types at national and regional level:

Code	Cover [%]	Code	Cover [%]	Code	Cover [%]
UK04	0.7	UK00	99.3		

6. SITE MANAGEMENT

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6.1 Body(ies) responsible for the site management:

Organisation:	Natural England
Address:	
Email:	

6.2 Management Plan(s):

An actual management plan does exist:

- [ ] Yes
- [ ] No, but in preparation
- [X] No

6.3 Conservation measures (optional)

For available information, including on Conservation Objectives, see Section 4.5.

EXPLANATION OF CODES USED IN THE NATURA 2000 STANDARD DATA FORMS

The codes in the table below are also explained in the official European Union guidelines for the Standard Data Form. The relevant page is shown in the table below.

1.1 Site type

CODE	DESCRIPTION	PAGE NO
A	Designated Special Protection Area	53
B	SAC (includes candidates Special Areas of Conservation, Sites of Community Importance and designated SAC)	53
C	SAC area the same as SPA. Note in the UK Natura 2000 submission this is only used for Gibraltar	53

3.1 Habitat representativity

CODE	DESCRIPTION	PAGE NO
A	Excellent	57
B	Good	57
C	Significant	57
D	Non-significant presence	57

3.1 Habitat code

CODE	DESCRIPTION	PAGE NO
1110	Sandbanks which are slightly covered by sea water all the time	57
1130	Estuaries	57
1140	Mudflats and sandflats not covered by seawater at low tide	57
1150	Coastal lagoons	57
1160	Large shallow inlets and bays	57
1170	Reefs	57
1180	Submarine structures made by leaking gases	57
1210	Annual vegetation of drift lines	57
1220	Perennial vegetation of stony banks	57
1230	Vegetated sea cliffs of the Atlantic and Baltic Coasts	57
1310	Salicornia and other annuals colonizing mud and sand	57
1320	Spartina swards (Spartinion maritimae)	57
1330	Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	57
1340	Inland salt meadows	57
1420	Mediterranean and thermo-Atlantic halophilous scrubs (Sarcocornetea fruticosi)	57
2110	Embryonic shifting dunes	57
2120	Shifting dunes along the shoreline with Ammophila arenaria ("white dunes")	57
2130	Fixed coastal dunes with herbaceous vegetation ("grey dunes")	57
2140	Decalcified fixed dunes with Empetrum nigrum	57
2150	Atlantic decalcified fixed dunes (Calluno-Ulicetea)	57
2160	Dunes with Hippopha□ rhamnoides	57
2170	Dunes with Salix repens ssp. argentea (Salicion arenariae)	57
2190	Humid dune slacks	57
21A0	Machairs (* in Ireland)	57
2250	Coastal dunes with Juniperus spp.	57
2330	Inland dunes with open Corynephorus and Agrostis grasslands	57
3110	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)	57
3130	Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea	57
3140	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.	57
3150	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation	57

CODE	DESCRIPTION	PAGE NO
3160	Natural dystrophic lakes and ponds	57
3170	Mediterranean temporary ponds	57
3180	Turloughs	57
3260	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation	57
4010	Northern Atlantic wet heaths with Erica tetralix	57
4020	Temperate Atlantic wet heaths with Erica ciliaris and Erica tetralix	57
4030	European dry heaths	57
4040	Dry Atlantic coastal heaths with Erica vagans	57
4060	Alpine and Boreal heaths	57
4080	Sub-Arctic Salix spp. scrub	57
5110	Stable xerothermophilous formations with Buxus sempervirens on rock slopes (Berberidion p.p.)	57
5130	Juniperus communis formations on heaths or calcareous grasslands	57
6130	Calaminarian grasslands of the Violetalia calaminariae	57
6150	Siliceous alpine and boreal grasslands	57
6170	Alpine and subalpine calcareous grasslands	57
6210	Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)	57
6230	Species-rich Nardus grasslands, on silicious substrates in mountain areas (and submountain areas in Continental Europe)	57
6410	Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	57
6430	Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels	57
6510	Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis)	57
6520	Mountain hay meadows	57
7110	Active raised bogs	57
7120	Degraded raised bogs still capable of natural regeneration	57
7130	Blanket bogs (* if active bog)	57
7140	Transition mires and quaking bogs	57
7150	Depressions on peat substrates of the Rhynchosporion	57
7210	Calcareous fens with Cladium mariscus and species of the Caricion davallianae	57
7220	Petrifying springs with tufa formation (Cratoneurion)	57
7230	Alkaline fens	57
7240	Alpine pioneer formations of the Caricion bicoloris-atrofuscae	57
8110	Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani)	57
8120	Calcareous and calcshist screes of the montane to alpine levels (Thlaspietea rotundifolii)	57
8210	Calcareous rocky slopes with chasmophytic vegetation	57
8220	Siliceous rocky slopes with chasmophytic vegetation	57
8240	Limestone pavements	57
8310	Caves not open to the public	57
8330	Submerged or partially submerged sea caves	57
9120	Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion robori-petraeae or Ilici-Fagenion)	57
9130	Asperulo-Fagetum beech forests	57
9160	Sub-Atlantic and medio-European oak or oak-hornbeam forests of the Carpinion betuli	57
9180	Tilio-Acerion forests of slopes, screes and ravines	57
9190	Old acidophilous oak woods with Quercus robur on sandy plains	57
91A0	Old sessile oak woods with Ilex and Blechnum in the British Isles	57
91C0	Caledonian forest	57
91D0	Bog woodland	57
91E0	Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	57
91J0	Taxus baccata woods of the British Isles	57

3.1 Relative surface

CODE	DESCRIPTION	PAGE NO
A	15%-100%	58
B	2%-15%	58
C	< 2%	58

3.1 Conservation status habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	59
B	Good conservation	59
C	Average or reduced conservation	59

3.1 Global grade habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent value	59
B	Good value	59
C	Significant value	59

3.2 Population (abbreviated to 'Pop.' in data form)

CODE	DESCRIPTION	PAGE NO
A	15%-100%	62
B	2%-15%	62
C	< 2%	62
D	Non-significant population	62

3.2 Conservation status species (abbreviated to 'Con.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	63
B	Good conservation	63
C	Average or reduced conservation	63

3.2 Isolation (abbreviated to 'Iso.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Population (almost) Isolated	63
B	Population not-isolated, but on margins of area of distribution	63
C	Population not-isolated within extended distribution range	63

3.2 Global Grade (abbreviated to 'Glo.' Or 'G.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent value	63
B	Good value	63
C	Significant value	63

3.3 Assemblages types

CODE	DESCRIPTION	PAGE NO
WATR	Non breeding waterfowl assemblage	UK specific code
SBA	Breeding seabird assemblage	UK specific code
BBA	Breeding bird assemblage (applies only to sites classified pre 2000)	UK specific code

4.1 Habitat class code

CODE	DESCRIPTION	PAGE NO
N01	Marine areas, Sea inlets	65
N02	Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins)	65
N03	Salt marshes, Salt pastures, Salt steppes	65
N04	Coastal sand dunes, Sand beaches, Machair	65
N05	Shingle, Sea cliffs, Islets	65
N06	Inland water bodies (Standing water, Running water)	65
N07	Bogs, Marshes, Water fringed vegetation, Fens	65
N08	Heath, Scrub, Maquis and Garrigue, Phygrana	65
N09	Dry grassland, Steppes	65
N10	Humid grassland, Mesophile grassland	65
N11	Alpine and sub-Alpine grassland	65
N14	Improved grassland	65
N15	Other arable land	65
N16	Broad-leaved deciduous woodland	65
N17	Coniferous woodland	65
N19	Mixed woodland	65
N21	Non-forest areas cultivated with woody plants (including Orchards, groves, Vineyards, Dehesas)	65
N22	Inland rocks, Screes, Sands, Permanent Snow and ice	65
N23	Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	65
N25	Grassland and scrub habitats (general)	65
N26	Woodland habitats (general)	65

4.3 Threats code

CODE	DESCRIPTION	PAGE NO
A01	Cultivation	65
A02	Modification of cultivation practices	65
A03	Mowing / cutting of grassland	65
A04	Grazing	65
A05	Livestock farming and animal breeding (without grazing)	65
A06	Annual and perennial non-timber crops	65
A07	Use of biocides, hormones and chemicals	65
A08	Fertilisation	65
A10	Restructuring agricultural land holding	65
A11	Agriculture activities not referred to above	65
B01	Forest planting on open ground	65
B02	Forest and Plantation management & use	65
B03	Forest exploitation without replanting or natural regrowth	65
B04	Use of biocides, hormones and chemicals (forestry)	65
B06	Grazing in forests/ woodland	65
B07	Forestry activities not referred to above	65
C01	Mining and quarrying	65
C02	Exploration and extraction of oil or gas	65
C03	Renewable abiotic energy use	65
D01	Roads, paths and railroads	65
D02	Utility and service lines	65
D03	Shipping lanes, ports, marine constructions	65
D04	Airports, flightpaths	65
D05	Improved access to site	65
E01	Urbanised areas, human habitation	65
E02	Industrial or commercial areas	65

CODE	DESCRIPTION	PAGE NO
E03	Discharges	65
E04	Structures, buildings in the landscape	65
E06	Other urbanisation, industrial and similar activities	65
F01	Marine and Freshwater Aquaculture	65
F02	Fishing and harvesting aquatic ressources	65
F03	Hunting and collection of wild animals (terrestrial), including damage caused by game (excessive density), and taking/removal of terrestrial animals (including collection of insects, reptiles, amphibians, birds of prey, etc., trapping, poisoning, poaching, predator control, accidental capture (e.g. due to fishing gear), etc.)	65
F04	Taking / Removal of terrestrial plants, general	65
F05	Illegal taking/ removal of marine fauna	65
F06	Hunting, fishing or collecting activities not referred to above	65
G01	Outdoor sports and leisure activities, recreational activities	65
G02	Sport and leisure structures	65
G03	Interpretative centres	65
G04	Military use and civil unrest	65
G05	Other human intrusions and disturbances	65
H01	Pollution to surface waters (limnic & terrestrial, marine & brackish)	65
H02	Pollution to groundwater (point sources and diffuse sources)	65
H03	Marine water pollution	65
H04	Air pollution, air-borne pollutants	65
H05	Soil pollution and solid waste (excluding discharges)	65
H06	Excess energy	65
H07	Other forms of pollution	65
I01	Invasive non-native species	65
I02	Problematic native species	65
I03	Introduced genetic material, GMO	65
J01	Fire and fire suppression	65
J02	Human induced changes in hydraulic conditions	65
J03	Other ecosystem modifications	65
K01	Abiotic (slow) natural processes	65
K02	Biocenotic evolution, succession	65
K03	Interspecific faunal relations	65
K04	Interspecific floral relations	65
K05	Reduced fecundity/ genetic depression	65
L05	Collapse of terrain, landslide	65
L07	Storm, cyclone	65
L08	Inundation (natural processes)	65
L10	Other natural catastrophes	65
M01	Changes in abiotic conditions	65
M02	Changes in biotic conditions	65
U	Unknown threat or pressure	65
XO	Threats and pressures from outside the Member State	65

5.1 Designation type codes

CODE	DESCRIPTION	PAGE NO
UK00	No Protection Status	67
UK01	National Nature Reserve	67
UK02	Marine Nature Reserve	67
UK04	Site of Special Scientific Interest (UK)	67

European Site Conservation Objectives for Isles of Scilly Complex Special Area of Conservation
Site Code: UK0013694

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- **The extent and distribution of qualifying natural habitats and habitats of qualifying species**
- **The structure and function (including typical species) of qualifying natural habitats**
- **The structure and function of the habitats of qualifying species**
- **The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely**
- **The populations of qualifying species, and,**
- **The distribution of qualifying species within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

H1110. Sandbanks which are slightly covered by sea water all the time; Subtidal sandbanks
H1140. Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats
H1170. Reefs
S1364. *Halichoerus grypus*; Grey seal
S1441. *Rumex rupestris*; Shore dock

This is a European Marine Site

This site is a part of the Isles of Scilly Complex European Marine Site. These Conservation Objectives should be used in conjunction with the Conservation Advice document for the EMS. Natural England's formal Conservation Advice for European Marine Sites can be found via GOV.UK.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2017 as amended from time to time (the "Habitats Regulations"). They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment', including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where available) will also provide a framework to inform the measures needed to conserve or restore the European Site and the prevention of deterioration or significant disturbance of its qualifying features.

These Conservation Objectives are set for each habitat or species of a Special Area of Conservation (SAC). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that species or habitat type at a UK level. The term 'favourable conservation status' is defined in regulation 3 of the Habitats Regulations.

Publication date: 27 November 2018 (version 3). This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.

Information Sheet on Ramsar Wetlands (RIS)

Categories approved by Recommendation 4.7 (1990), as amended by Resolution VIII.13 of the 8th Conference of the Contracting Parties (2002) and Resolutions IX.1 Annex B, IX.6, IX.21 and IX. 22 of the 9th Conference of the Contracting Parties (2005).

Notes for compilers:

1. The RIS should be completed in accordance with the attached *Explanatory Notes and Guidelines for completing the Information Sheet on Ramsar Wetlands*. Compilers are strongly advised to read this guidance before filling in the RIS.

2. Further information and guidance in support of Ramsar site designations are provided in the *Strategic Framework for the future development of the List of Wetlands of International Importance* (Ramsar Wise Use Handbook 7, 2nd edition, as amended by COP9 Resolution IX.1 Annex B). A 3rd edition of the Handbook, incorporating these amendments, is in preparation and will be available in 2006.

3. Once completed, the RIS (and accompanying map(s)) should be submitted to the Ramsar Secretariat. Compilers should provide an electronic (MS Word) copy of the RIS and, where possible, digital copies of all maps.

1. Name and address of the compiler of this form:

FOR OFFICE USE ONLY.

DD MM YY

Designation date | Site Reference Number

Joint Nature Conservation Committee
Monkstone House
City Road
Peterborough
Cambridgeshire PE1 1JY
UK
Telephone/Fax: +44 (0)1733 – 562 626 / +44 (0)1733 – 555 948
Email: RIS@JNCC.gov.uk

2. Date this sheet was completed/updated:

Designated: 10 August 2001

3. Country:

UK (England)

4. Name of the Ramsar site:

Isles of Scilly

5. Designation of new Ramsar site or update of existing site:

This RIS is for: Updated information on an existing Ramsar site

6. For RIS updates only, changes to the site since its designation or earlier update:

a) Site boundary and area:

** Important note: If the boundary and/or area of the designated site is being restricted/reduced, the Contracting Party should have followed the procedures established by the Conference of the Parties in the Annex to COP9 Resolution IX.6 and provided a report in line with paragraph 28 of that Annex, prior to the submission of an updated RIS.

b) Describe briefly any major changes to the ecological character of the Ramsar site, including in the application of the Criteria, since the previous RIS for the site:

7. Map of site included:

Refer to Annex III of the *Explanatory Notes and Guidelines*, for detailed guidance on provision of suitable maps, including digital maps.

a) A map of the site, with clearly delineated boundaries, is included as:

i) **hard copy** (required for inclusion of site in the Ramsar List): *yes* ✓ -or- *no* □;
ii**) an electronic format** (e.g. a JPEG or ArcView image) Yes
iii) **a GIS file providing geo-referenced site boundary vectors and attribute tables** *yes* ✓ -or- *no* □;

b) Describe briefly the type of boundary delineation applied:

e.g. the boundary is the same as an existing protected area (nature reserve, national park etc.), or follows a catchment boundary, or follows a geopolitical boundary such as a local government jurisdiction, follows physical boundaries such as roads, follows the shoreline of a waterbody, etc.

The site boundary is the same as, or falls within, an existing protected area.

For precise boundary details, please refer to paper map provided at designation

8. Geographical coordinates (latitude/longitude):

49 57 46 N 06 20 42 W

9. General location:

Include in which part of the country and which large administrative region(s), and the location of the nearest large town.

Nearest town/city: Penzance (nearest mainland town).

The Isles of Scilly are situated in the South-West Approaches, 45 km south-west of Land's End.

Administrative region: Cornwall; Isles of Scilly

10. Elevation (average and/or max. & min.) (metres): 11. Area (hectares): 401.64

Min. 3
Max. 38
Mean 16

12. General overview of the site:

Provide a short paragraph giving a summary description of the principal ecological characteristics and importance of the wetland.

The site is within the Isles of Scilly archipelago and mainly consists of many small uninhabited islands but is also partly within several inhabited islands, with habitats including coastal cliffs, boulder beaches, heathland and some dune grassland. The economy of the Isles of Scilly community depends heavily on the tourist business, which benefits from there being high numbers of breeding seabirds in an attractive environment.

13. Ramsar Criteria:

Circle or underline each Criterion applied to the designation of the Ramsar site. See Annex II of the *Explanatory Notes and Guidelines* for the Criteria and guidelines for their application (adopted by Resolution VII.11).

6

14. Justification for the application of each Criterion listed in 13 above:

Provide justification for each Criterion in turn, clearly identifying to which Criterion the justification applies (see Annex II for guidance on acceptable forms of justification).

Ramsar criterion 6 – species/populations occurring at levels of international

importance.

Qualifying Species/populations (as identified at designation):
Species regularly supported during the breeding season:

European storm-petrel , *Hydrobates pelagicus*, World	71 apparently occupied sites, representing an average of 0.2% of the GB population (Seabird 2000 Census)
Lesser black-backed gull , *Larus fuscus graellsii*, W Europe/Mediterranean/W Africa	3603 apparently occupied nests, representing an average of 2.4% of the breeding population (Seabird 2000 Census)

Species/populations identified subsequent to designation for possible future consideration under criterion 6.
Species regularly supported during the breeding season:

European shag , *Phalacrocorax aristotelis aristotelis*, Coastal N Europe	1091 apparently occupied nests, representing an average of 1.3% of the breeding population (Seabird 2000 Census)

Contemporary data and information on waterbird trends at this site and their regional (sub-national) and national contexts can be found in the Wetland Bird Survey report, which is updated annually. See www.bto.org/survey/webs/webs-alerts-index.htm.

15. Biogeography (required when Criteria 1 and/or 3 and /or certain applications of Criterion 2 are applied to the designation):

Name the relevant biogeographic region that includes the Ramsar site, and identify the biogeographic regionalisation system that has been applied.

a) biogeographic region:
Atlantic

b) biogeographic regionalisation scheme (include reference citation):
Council Directive 92/43/EEC

16. Physical features of the site:

Describe, as appropriate, the geology, geomorphology; origins - natural or artificial; hydrology; soil type; water quality; water depth, water permanence; fluctuations in water level; tidal variations; downstream area; general climate, etc.

Soil & geology	acidic, granite
Geomorphology and landscape	coastal, islands, cliffs
Nutrient status	oligotrophic
pH	acidic
Salinity	saline / euhaline
Soil	mainly mineral
Water permanence	usually permanent
Summary of main climatic features	Annual averages (St Mawgan, 1971–2000) (www.metoffice.com/climate/uk/averages/19712000/sites/st.mawgan.html) Max. daily temperature: 13.3° C Min. daily temperature: 7.9° C Days of air frost: 14.3 Rainfall: 1042.6 mm Hrs. of sunshine: 1703.7

General description of the Physical Features:
The Scilly archipelago encompasses extensive areas of undisturbed intertidal sandflats and sublittoral sandy sediments. Although sheltered, the shallow sandy sediments include little

mud or silt because the surrounding seas have a low suspended sediment concentration, resulting from the islands' isolation and the presence of fully marine oceanic water. The shallow sublittoral sediments are colonised by the most extensive and best-developed eelgrass *Zostera marina* beds in southern England (Hocking & Tompsett 2001).

The Isles of Scilly are surrounded by reefs and rocky islets, some only extending into the shallow sublittoral, others extending well beyond 50 m depth.

17. Physical features of the catchment area:

Describe the surface area, general geology and geomorphological features, general soil types, general land use, and climate (including climate type).

The Isles of Scilly form an archipelago of over 200 low-lying granite islands and rocks situated in the South-West Approaches 45 km south-west of Land's End at the extreme south-west of England. The Scilly archipelago encompasses extensive areas of undisturbed intertidal sandflats and sublittoral sandy sediments. Although sheltered, the shallow sandy sediments include little mud or silt because the surrounding seas have a low suspended sediment concentration, resulting from the islands' isolation and the presence of fully marine oceanic water. The shallow sublittoral sediments are colonised by the most extensive and best-developed eelgrass *Zostera marina* beds in southern England (Hocking & Tompsett 2001).

The Isles of Scilly are surrounded by reefs and rocky islets, some only extending into the shallow sublittoral, others extending well beyond 50 m depth.

18. Hydrological values:

Describe the functions and values of the wetland in groundwater recharge, flood control, sediment trapping, shoreline stabilization, etc.

19. Wetland types:

Marine/coastal wetland

Code	Name	% Area
D	Rocky shores	69
Other	Other	20
E	Sand / shingle shores (including dune systems)	10
Tp	Freshwater marshes / pools: permanent	1

20. General ecological features:

Provide further description, as appropriate, of the main habitats, vegetation types, plant and animal communities present in the Ramsar site, and the ecosystem services of the site and the benefits derived from them.

Sea cliffs, rocky islets and boulder beaches are relatively devoid of plant communities except for the sparse crevice vegetation with *Crithmum maritimum* and *Armeria maritima*. In some places the *Armeria* cover is dominant, which is a feature peculiar to Scilly. The characteristic 'waved' heathland of the most exposed headlands is dominated by *Calluna vulgaris* with sheltered areas supporting scrub of *Ulex europaeus*, *Pteridium aquilinum* and *Rubus* spp. Some areas of low-lying land have overlying embryonic dunes developing, dominated by *Ammophila arenaria* and *Carex arenaria*. One site has a small pool fringed by beds of *Scirpus maritimus*.

Ecosystem services

21. Noteworthy flora:

Provide additional information on particular species and why they are noteworthy (expanding as necessary on information provided in **12**. Justification for the application of the Criteria) indicating, e.g. which species/communities are unique, rare, endangered or biogeographically important, etc. *Do not include here taxonomic lists of species present – these may be supplied as supplementary information to the RIS.*

Species occurring at levels of international importance
Higher Plants
Rumex rupestris

Species occurring at levels of national importance
Habitat type
Heathland H4

Higher Plants
Ornithopus pinnatus
Viola kitaibeliana

22. Noteworthy fauna:

Provide additional information on particular species and why they are noteworthy (expanding as necessary on information provided in **12**. Justification for the application of the Criteria) indicating, e.g. which species/communities are unique, rare, endangered or biogeographically important, etc., including count data. *Do not include here taxonomic lists of species present – these may be supplied as supplementary information to the RIS.*

Birds

Species currently occurring at levels of national importance:

Species regularly supported during the breeding season:

Great black-backed gull , *Larus marinus*, NE Atlantic	778 apparently occupied nests, representing an average of 4.5% of the GB population (Seabird 2000 Census)

Species Information

None reported

23. Social and cultural values:

Describe if the site has any general social and/or cultural values e.g. fisheries production, forestry, religious importance, archaeological sites, social relations with the wetland, etc. Distinguish between historical/archaeological/religious significance and current socio-economic values.

Aesthetic
Archaeological/historical site
Non-consumptive recreation
Scientific research
Tourism

b) Is the site considered of international importance for holding, in addition to relevant ecological values, examples of significant cultural values, whether material or non-material, linked to its origin, conservation and/or ecological functioning? No

If Yes, describe this importance under one or more of the following categories:

i) sites which provide a model of wetland wise use, demonstrating the application of traditional knowledge and methods of management and use that maintain the ecological character of the wetland:

ii) sites which have exceptional cultural traditions or records of former civilizations that have influenced the ecological character of the wetland:

iii) sites where the ecological character of the wetland depends on the interaction with local communities or indigenous peoples:

iv) sites where relevant non-material values such as sacred sites are present and their existence is strongly linked with the maintenance of the ecological character of the wetland:

24. Land tenure/ownership:

Ownership category	On-site	Off-site
Private	+	

25. Current land (including water) use:

Activity	On-site	Off-site
Nature conservation	+	+
Tourism	+	+
Fishing: commercial		+
Fishing: recreational/sport	+	+
Arable agriculture (unspecified)		+
Grazing (unspecified)		+
Permanent pastoral agriculture		+
Sewage treatment/disposal		+
Harbour/port		+
Domestic water supply		+
Non-urbanised settlements		+
Other		+

26. Factors (past, present or potential) adversely affecting the site's ecological character, including changes in land (including water) use and development projects:

Explanation of reporting category:

1. *Those factors that are still operating, but it is unclear if they are under control, as there is a lag in showing the management or regulatory regime to be successful.*
2. *Those factors that are not currently being managed, or where the regulatory regime appears to have been ineffective so far.*

NA = Not Applicable because no factors have been reported.

Adverse Factor Category	Reporting Category	Description of the problem (Newly reported Factors only)	On-Site	Off-Site	Major Impact?
No factors reported	NA				

For category 2 factors only. What measures have been taken / are planned / regulatory processes invoked, to mitigate the effect of these factors?
Is the site subject to adverse ecological change? NO

27. Conservation measures taken:

List national category and legal status of protected areas, including boundary relationships with the Ramsar site; management practices; whether an officially approved management plan exists and whether it is being implemented.

Conservation measure	On-site	Off-site
Site/ Area of Special Scientific Interest (SSSI/ASSI)	+	+
Special Protection Area (SPA)	+	
Site management statement/plan implemented	+	
Area of Outstanding National Beauty (AONB)	+	+
Special Area of Conservation (SAC)	+	

b) Describe any other current management practices:

The management of Ramsar sites in the UK is determined by either a formal management plan or through other management planning processes, and is overseen by the relevant statutory conservation agency. Details of the precise management practises are given in these documents.

28. Conservation measures proposed but not yet implemented:

e.g. management plan in preparation; official proposal as a legally protected area, etc.

No information available

29. Current scientific research and facilities:

e.g. details of current research projects, including biodiversity monitoring; existence of a field research station, etc.

- 3 year Species Recovery Programme to assist with breeding success of terns, particularly Roseate Tern, including the employment of a Seasonal Tern Warden.
- Recent (1999) census of breeding seabirds on all islands, giving a baseline for future surveys.

30. Current communications, education and public awareness (CEPA) activities related to or benefiting the site:

e.g. visitor centre, observation hides and nature trails, information booklets, facilities for school visits, etc.

Currently small-scale wildlife tours which operate throughout the main season for the tourists, and some schools from Cornwall have regular summer camps when they receive basic environmental information as part of their general educational activities. The AONB Unit has recently produced an educational pack for schools which includes general information on the environment, conservation designations and protection and raises awareness of the ecology of seabirds at a basic level. The Seasonal Tern Warden will give talks about seabirds to schools and has provided material for media coverage on his seabird work.

31. Current recreation and tourism:

State if the wetland is used for recreation/tourism; indicate type(s) and their frequency/intensity.

There are many boat trips and some wildlife walks provided on a daily basis throughout the main tourist season. These provide only basic information on the wildlife that is present, including the breeding seabirds. There are some interpretive panels on the main islands and more are planned. Landing of people from the tripper boats on to particularly sensitive sites is controlled by voluntary agreement between the Isles of Scilly Wildlife Trust and the boat operators.

32. Jurisdiction:

Include territorial, e.g. state/region, and functional/sectoral, e.g. Dept. of Agriculture/Dept. of Environment, etc.

Head, Natura 2000 and Ramsar Team, Department for Environment, Food and Rural Affairs, European Wildlife Division, Zone 1/07, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6EB

33. Management authority:

Provide the name and address of the local office(s) of the agency(ies) or organisation(s) directly responsible for managing the wetland. Wherever possible provide also the title and/or name of the person or persons in this office with responsibility for the wetland.

Site Designations Manager, English Nature, Sites and Surveillance Team, Northminster House, Northminster Road, Peterborough, PE1 1UA, UK

34. Bibliographical references:

Scientific/technical references only. If biogeographic regionalisation scheme applied (see **15** above), list full reference citation for the scheme.

Site-relevant references

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Wiggington, M (1999) *British Red Data Books. 1. Vascular plants*. 3rd edn. Joint Nature Conservation Committee, Peterborough

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SITE NOTIFIED TO THE SECRETARY OF STATE ON 22 DECEMBER 1986

COUNTY: ISLES OF SCILLY SITE NAME: LOWER MOORS (ST MARY'S)

DISTRICT:
Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act, 1981, (as amended).

Local Planning Authority: COUNCIL OF THE ISLES OF SCILLY

National Grid Reference: SV 912106 Area: 10.2 (ha.) 25.2 (ac.)

Ordnance Survey Sheet 1:50,000: 203 1:10,000: SV 91 SW

Date Notified (Under 1949 Act): 1971 Date of Last Revision: 1976

Date Notified (Under 1981 Act): 1986 Date of Last Revision: –

Other Information:
The site lies within the Isles of Scilly Area of Outstanding Natural Beauty.
Site boundary amended by deletion.

Description and Reasons for Notification:
Lower Moors is located immediately to the east of Hugh Town on the island of St Mary's in the Isles of Scilly. The site comprises a topogenous mire, exhibiting a range of wetland habitats, developed on alluvium and peat overlying the Hercynian granite bedrock. Streams and drainage ditches flow southwards towards Old Town Bay.

Common Reed *Phragmites australis* dominates much of the site with a fringe of Grey Willow *Salix cinerea*. The acidic waterlogged soils have abundant Hemlock Water-dropwort *Oenanthe crocata*, Lesser Spearwort *Ranunculus flammula*, Water Mint *Mentha aquatica*, Common Marsh-bedstraw *Galium palustre*, and Marsh Pennywort *Hydrocotyle vulgaris* with small populations of Royal Fern *Osmunda regalis* and Southern Marsh Orchid *Dactylorhiza praetermissa*, a species rare in Scilly.

The adjacent wet meadows have abundant Soft Rush *Juncus effusus* and Yellow Iris *Iris pseudacorus* together with Ragged-Robin *Lychnis flos-cuculi* and Greater Bird's-foot-trefoil *Lotus uliginosus*. The slightly higher and drier areas are dominated by Bracken *Pteridium aquilinum* and Bramble *Rubus fruticosus*.

The shallow open water area in the centre of the site is particularly important feeding for passage and wintering Snipe *Gallinago gallinago* and Water Rail *Rallus aquaticus*. The wet meadows and reed beds are regularly used by some of the less common rails, especially Corncrake *Crex crex* and Spotted Crake *Porzana porzana*, on passage.

COUNTY: ISLES OF SCILLY SITE NAME: HIGHER MOORS AND PORTH HELLICK POOL (ST MARY'S)

DISTRICT:

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981 as amended.

Local Planning Authority: Council of the Isles of Scilly

National Grid Reference: SV 924108 Area: 16.2 (ha.) 40.0 (ac.)

Ordnance Survey Sheet 1:50,000: 203 1:10,000: SV 91 SW

Date Notified (Under 1949 Act): 1971 Date of Last Revision: 1976

Date Notified (Under 1981 Act): 1987 Date of Last Revision: –

Other Information:
The site lies within the Isles of Scilly Area of Outstanding Natural Beauty and Isles of Scilly Heritage Coast. Site boundary amended by extension and deletion. Renotification covers land above Mean High Water Mark.

Description:
Higher Moors and Porth Hellick Pool are located on the south eastern side of the island of St Mary's on the southern margins of the Isles of Scilly archipelago. This is the largest area of open water on the island, associated with topogenous mire habitats developed on peat and alluvium overlying the Hercynian granite bedrock and separated from the open sea at Porth Hellick by a vegetated sand and shingle bar. The site exhibits a wide diversity of habitats with several rare and notable plant species. The pond and fringing habitats are also of particular importance for breeding and migrant birds.

The shingle and sand bar at the back of Porth Hellick has a strandline vegetation dominated by sea sandwort *Honkenya peploides* with a small population of sea kale *Crambe maritima*. There are also records of the rare boccone's sand-spurrey *Spergularia bocconii* occurring here. The narrow band of maritime grassland behind has abundant red fescue *Festuca rubra* and thrift *Armeria maritima* merging into the wetland habitats around the lake.

Although the shallow mesotrophic lake is freshwater some salt-enduring species including sea club-rush *Scirpus maritimus*, saltmarsh rush *Juncus gerardii*, brackish water-crowfoot *Ranunculus baudotii* and sea-milkwort *Glaux maritima* occur at the seaward end of the pool. Common reed *Phragmites australis* fringes most of the pool backed by a border of grey willow *Salix cinerea*; bulrush *Typha latifolia* is also present. In the adjacent waterlogged soils to the north and west of the pond soft rush *Juncus effusus*, yellow iris *Iris pseudacorus*, lesser spearwort *Ranunculus flamula*, gypsywort *Lycopus europaeus*, water mint *Mentha aquatica*, hemlock water-dropwort *Oenanthe crocata* and ragged robin *Lychnis flos-cuculi* are abundant together with populations of royal fern *Osmunda regalis*, greater tussock-sedge *Carex paniculata* and southern marsh orchid *Dactylorhiza praetermissa*, a species rare in Scilly.

More acidic bog conditions are indicated by the presence of small populations of bog pimpernel *Anagallis tenella*, star sedge *Carex echinata*, marsh St John's-wort *Hypericum elodes*, marsh willowherb *Epilobium palustre*, bog stitchwort *Stellaria alsine* and bog pondweed *Potamogeton polygonifolius*.

The stream flowing from Holy Vale into the pool is the only running water habitat of any size on Scilly. There is a dense growth of hemlock water-dropwort in the lower

reaches whilst further upstream there is a narrow band of fringing woodland with English Elm *Ulmus procera* and grey willow.

The wetter marsh to the west has marsh willowherb, yellow Iris, creeping forget-me-not *Myosotis secunda*, purple loosestrife *Lythrum salicaria* and wild angelica *Angelica sylvestris*. The slightly higher and drier adjacent areas are dominated by bracken *Pteridium aquilinum*, and bramble *Rubus fruticosus* with several populations of the nationally rare balm-leaved figwort *Scrophularia scorodonia*.

The pool and the surrounding reed beds are important for breeding birds, including mallard *Anas platyrhynchos*, gadwall *A. strepera*, teal (*A. crecca)*, coot *Fulica atra*, moorhen *Gallinula chloropus* and sedge warbler *Acrocephalus schoenobaenus*. The site also provides valuable food and shelter for wintering birds, especially mallard, gadwall, teal, wigeon *Anas penelope*, pochard *Aythya farina*, snipe *Gallinago gallinago*, water rail *Rallus aquaticus* and coot. This freshwater habitat on the Isles of Scilly is nationally famous for rare vagrant birds, and also regularly attracts less common passage migrants such as spotted crake *Porzana porzana* and jack snipe *Lymnocryptes minimus*.

County: Isles of Scilly **Site Name: Peninnis Head (St. Mary's)**

District:

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981, as amended.

Local Planning Authority: Council of the Isles of Scilly

National Grid Reference: SV 911094 **Area:** 16.1 (ha) 39.7 (ac)

Ordnance Survey Sheet 1:50,000: 203 **1:10,000:** SV 90 NW

Date Notified (Under 1949 Act): 1971
Date of Last Revision: 1976

Date Notified (Under 1981 Act): 1989
Date of Last Revision: –

Other Information:
The site is a Geological Conservation Review site. Peninnis Head (St. Mary's) lies within the Isles of Scilly Area of Outstanding Natural Beauty and Isles of Scilly Heritage Coast. Site boundary amended to include small extensions. Renotification to include only land above Mean High Water Mark.

Description and Reasons for Notification:
Peninnis Head forms a prominent cliffed headland on the south side of St. Mary's on the south eastern margins of the Isles of Scilly archipelago. The site is particularly noteworthy for the prominent granite cliffs and tors but it also supports maritime heathland, maritime grassland and scrub habitats together with populations of a number of rare plant and lichen species.

Peninnis Head is significant for Quaternary geomorphology. It demonstrates spectacular granite cliff topography with excellent examples of tors, weathering forms and associated head deposits. It is also significant in lying to the south of the glacial limit in the Isles of Scilly and provides comparison with glaciated bedrock areas in the north of the islands.

The thin skeletal and podzolic soils that overlie the granite together with the extreme exposure have lead to the development of wind pruned "waved" maritime heath dominated by heather *Calluna vulgaris*, bell heather *Erica cinerea* and western gorse *Ulex gallii*. In places the open heathland is being invaded by gorse *Ulex europaeus*, bracken *Pteridium aquilinum* and honeysuckle *Lonicera periclymenum*.

Areas of more species-rich maritime grassland occur along the coastal margin where thrift *Armeria maritima*, Yorkshire-fog *Holcus lanatus*, sorrel *Rumex acetosa*, buck's-horn plantain *Plantago coronopus*, sea beet *Beta maritima*, common scurvygrass *Cochlearia officinalis* and red fescue *Festuca rubra* are common. This short turf sward is also of importance for the occurrence of the nationally rare early meadowgrass *Poa infirma* and the nationally scarce western clover *Trifolium occidentale*.

The extreme oceanic conditions experienced at Peninnis Head have also encouraged the development of a rich lichen flora on cliff, tor and heathland habitats. *Ramalina siliquosa* occurs extensively and *Roccella fucoides* and *Teloschistes flavicans* are two particularly rare species that occur here.

Notified to the Secretary of State on 31 March 1989

County: Isles of Scilly Site Name: Porthloo

District:

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981, as amended.

Local Planning Authority: Council of the Isles of Scilly

National Grid Reference: SV 907117 Area: 0.66 (ha)

Ordnance Survey Sheet 1:50,000: 1:10,000: SV 91 SW

Date Notified (Under 1981 Act): 1996 Date of Last Revision: –

Other Information:
A new site. A Geological Conservation Review site. Within an Area of Outstanding Natural Beauty.

Description and Reasons for Notification:
Exposures of Quaternary sediments in the cliffs at Porthloo comprise, from the base upwards, a succession of raised beach deposits, organic silts and sands, head deposits and a capping layer of loess. This sequence shows changes in the climates and environments of the Quaternary Period ranging from storm beaches deposited during the Ipswichian Interglacial through to the Late Devensian loess sheets. In particular, the site is noted for the extensive and well-developed brecciated head deposits which have made it the recognised type locality for the Porthloo Breccia. Analysis of organic deposits located in pockets within the Porthloo Breccia have yielded Late Devensian radiocarbon dates (around 30,000 years before present). Analysis of pollen remains within the organic layer is indicative of arctic tundra conditions providing insight into the palaeoclimate at this time. The aeolian loess deposit which caps the sequence has been dated to around 18,000 years before present. These dates provide an important time constraint on the rate of environmental change in the south west of England during this period. Porthloo is also important for the lithostratigraphic evidence which the sediments represent, and the sequence from this site is used widely in comparison with others on the Isles of Scilly.

County: Isles of Scilly Site Name: Watermill Cove

District:

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981, as amended.

Local Planning Authority: Council of the Isles of Scilly

National Grid Reference: SV 925122 Area: 0.48 (ha)

Ordnance Survey Sheet 1:50,000: 1:10,000: SV 91 SW

Date Notified (Under 1981 Act): 1996 Date of Last Revision: –

Other Information:
A new site. A Geological Conservation Review site. Within an Area of Outstanding Natural Beauty.

Description and Reasons for Notification:
Exposures of Quaternary sediments in the cliffs at Watermill Cove comprise, from the base upwards, a succession of raised beach deposits, head deposits, organic silts and sands, and a second layer of head deposits. This sequence shows changes in the climates and environments of the Quaternary ranging from storm beaches deposited during the Ipswichian Interglacial through to the tundra climates of the Late Devensian. In particular, the site is noted for the extensive and well-developed organic deposits found within the head deposits. Analysis of the microscopic remains of plants and pollen within these organic deposits has yielded Late Devensian radiocarbon dates of around 30,000 years before present. The pollen within the organic layer is indicative of arctic tundra conditions providing insight into the palaeoclimate at this time. These dates provide an important time constraint on the rate of environmental change in the south west of England during this period. Watermill Cove is particularly important for the lithostratigraphic and chronostratigraphic evidence which the sediments represent, and the sequence from this site is used widely in comparison with others on the Isles of Scilly.

Department for Environment, Food and Rural Affairs

Isles of Scilly Marine Conservation Zones

This document sets out why this site is important, the features protected and general management information.

31 May 2019



Intertidal rock at Peninnis to Dry Ledge © Natural England

Overview

This site became a Marine Conservation Zone (MCZ) in October 2013. This means that specific features within these areas are protected and, where necessary, regulators will manage marine activities. Five additional features were added to four sites in May 2019.

Where are these site?

The Isles of Scilly MCZs are a collection of inshore sites located around the Isles of Scilly, a group of islands located approximately 45 km south-west off the Cornish coast. The MCZs consist of 11 separate sites covering a total area of over 30 km^2. The 11 sites are:

- Bishop to Crim
- Bristows to the Stones
- Gilstone to Gorregan
- Hanjague to Deep Ledge
- Higher Town
- Lower Ridge to Innisvouls

- Men a Vaur to White Island
- Peninnis to Dry Ledge
- Plympton to Spanish Ledge
- Smith Sound Tide Swept Channel
- Tean

Why are these sites important?

MCZs, together with other types of marine protected areas, will form the UK contribution to an international network of protected sites in the north east Atlantic. The network will help to deliver the government's vision of clean, healthy, safe, productive and biologically diverse oceans and seas. MCZs protect typical, rare or declining habitats and species found in our seas.

Individual sites within the Isles of Scilly MCZs have each been designated to protect a specific set of features. The tables in the Annex list the features protected within the Isle of Scilly MCZs. You can find detailed information about each feature at http://jncc.defra.gov.uk/page-4527.

The Isles of Scilly MCZs span a broad range of physical conditions which support an exceptionally high diversity of habitats and species. The depth of the seabed varies considerably across the 11 areas extending from the mean high water mark to depths of up to 70 m in places. The shallow inshore waters are rich in seaweeds and the deeper water habitats are dominated by animal communities. Intertidal rocky habitats support diverse seaweeds, encrusting animals such as barnacles and sea squirts, as well as crabs and fish that use the space between rocks and boulders for shelter. Intertidal sediment habitats support specialised animal communities such as burrowing marine worms and shrimp-like sand hoppers. In deeper waters subtidal rocky habitats can support large colonies of sponges, sea-fans and anemones that collect their food from the passing currents.

The importance of the marine environment found here has been previously recognised through the designation of the Isles of Scilly Complex Special Area of Conservation (SAC) and 10 of the 11 sites lie within this designated area. The Isles of Scilly MCZs complement this existing SAC designation by offering protection to species and habitats that are not protected by the SAC.

Some of the sites also offer protection to the spiny lobster or crawfish, a large, brightly coloured crustacean that can grow up to 60 cm in length. The spiny lobster has small front claws, but is heavily armoured with strong spines to give protection from predators. They are typically found around the south and west coasts of the British Isles, as well as the warmer waters of the Canary Islands and Mediterranean. Once important commercially, the species now requires protection due to a declining population particularly in areas of south-west England.

These MCZs contain a range of rare and fragile animals including two species of stalked jellyfish, which spend their life attached to a host, usually seaweed or seagrass. These stalked jellyfish tend to be very small, rarely growing beyond a couple of centimetres in height. They use their stinging tentacles on the tips of eight webbed arms to feed and defend themselves.

Management of the sites

Now that these sites has been designated, some activities may need additional management. Activities and the management measures used to regulate them may need to change if new evidence becomes available.

Most marine activity is already regulated by the relevant regulatory bodies. There is an existing legal framework that regulators use to manage fishing, coastal development, recreation and pollution. This also applies in MCZs.

Regulators will manage each site according to the features and activities in, or near, a specific area. Management measures will be implemented at sites most at risk of damage first, regulating only those activities which have a detrimental impact on the designated features. Any management measures that are required for MCZs will be applied on a case-by-case basis.

Management in MCZs can take several different forms, including introducing voluntary measures, use of the existing planning and licensing framework, specific byelaws and orders. There has to be public consultation on permanent byelaws and orders. For activities that already need a marine licence, regulators consider the MCZ in their decision as soon as the site is consulted on. Find out more about marine licensing in MCZs at https://www.gov.uk/government/publications/marine-conservation-zones-mczs-and-marine-licensing.

Regulators

This table lists the authorities responsible for MCZs and the activities they manage.

Lead regulator	What it manages
Inshore Fisheries and Conservation Authorities (IFCAs) http://www.association-ifca.org.uk	• Fisheries in the inshore area (0-6 nautical miles (nm)) including commercial fisheries and recreational sea angling.

Marine Management Organisation (MMO) https://www.gov.uk/government/organisations/marine-management-organisation	• Fisheries within British limits around the coast of England. • Licensable activities such as construction, alteration or improvement of works, dredging and disposal, other removals or deposits, incineration or the scuttling of vessels within England's marine area. • Section 36 (of the Electricity Act 1989) Consents and Safety Zones for offshore renewable energy installations producing up to 100MW. • Activities requiring a marine wildlife licence.
Environment Agency (EA) https://www.gov.uk/government/organisations/environment-agency	• Fisheries for migratory and freshwater fish. • Coastal protection and flood management. • Water quality, including environmental permits for discharges from terrestrial sources.
Oil and Gas Authority https://www.ogauthority.co.uk/	• Licensing for exploration and exploitation of oil and gas reserves.
Department for Business, Energy and Industrial Strategy (BEIS) https://www.gov.uk/government/organisations/department-for-business-energy-and-industrial-strategy **Offshore Petroleum Regulator for Environment and Decommissioning (OPRED) – Part of BEIS**	• Oil and gas related activities • Renewable energy related activities • Environmental approvals and consents for offshore oil and gas related activities, Carbon Capture and Storage and Gas Unloading and Storage, and decommissioning activities.
Harbour Authorities and Local Planning Authorities	• Harbour authorities have management responsibilities for ports and coastal waters within their limits. • Local planning authorities manage activities at the coast. These include coastal recreation, public rights of way (including the English Coastal Path), tourism, economic regeneration, flood protection, and planning and development on coasts and estuaries, including aquaculture in the intertidal zone.
Department for Transport (DfT) https://www.gov.uk/government/organisations/department-for-transport	• Policy on environmental impacts associated with ports and shipping, including pollution from ships. • Policy on maritime safety including navigation safety.
Maritime and Coastguard Agency (MCA) - An Executive Agency of the Department for Transport	• Vessel safety consents, including certification of seafarers and equipment.

https://www.gov.uk/government/organisations/maritime-and-coastguard-agency	
Natural England (NE) https://www.gov.uk/government/organisations/natural-england	• Establishment and management of the English Coastal path. • Activities requiring consents and ascents within or adjacent to Sites of Special Scientific Interest (SSSIs). • Activities requiring wildlife licences for terrestrial and intertidal species.
The Planning Inspectorate https://www.gov.uk/government/organisations/planning-inspectorate	• Activities requiring Development Consent Orders under the Planning Act 2008, regarded as Nationally Significant Infrastructure Projects

Further information

Read about government policy on MCZs at:
https://www.gov.uk/government/collections/marine-conservation-zone-designations-in-england

Read the advice provided by Natural England on MCZs at:
http://publications.naturalengland.org.uk/publication/5703660445368320



Fragile sponge and anthozoan communities on subtidal rocky habitats © K Hiscock

Annex: Features

Additional features added to sites in May 2019 are denoted by asterisks

Bishop to Crim

Protected features	General management approach
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Bristows to the Stones

Protected features	General management approach
Fragile sponge and anthozoan communities on subtidal rocky habitats	Recover to favourable condition
High energy circalittoral rock	
Moderate energy circalittoral rock*	
Pink sea-fan (*Eunicella verrucosa*)	
Subtidal coarse sediment*	
Spiny lobster (*Palinurus elephas*)	

Gilstone to Gorregan

Protected features	General management approach
High energy intertidal rock	Maintain in favourable condition
Moderate energy intertidal rock	
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Hanjague to Deep Ledge

Protected features	General management approach
High energy intertidal rock	Maintain in favourable condition
Intertidal coarse sediment	
Moderate energy intertidal rock	
Intertidal underboulder communities	
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Higher Town

Protected features	General management approach
Intertidal coarse sediment	Maintain in favourable condition
Intertidal sand and muddy sand	
Intertidal underboulder communities	
Low energy intertidal rock	
Moderate energy intertidal rock	
Stalked jellyfish (*Calvadosia cruxmelitensis*)*	
Stalked jellyfish (*Haliclystus* species)	

Lower Ridge to Innisvouls

Protected features	General management approach
Moderate energy intertidal rock	Maintain in favourable condition
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Men a Vaur to White Island

Protected features	General management approach
Giant goby (*Gobius cobitis*)*	Maintain in favourable condition
High energy intertidal rock	
Intertidal coarse sediment	
Intertidal sand and muddy sand	
Intertidal underboulder communities	
Moderate energy intertidal rock	
Stalked jellyfish (*Calvadosia campanulata*)	
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Peninnis to Dry Ledge

Protected features	General management approach
Intertidal coarse sediment	Maintain in favourable condition
Intertidal mixed sediments	
Intertidal sand and muddy sand	
Intertidal underboulder communities	
Low energy intertidal rock	
Moderate energy intertidal rock	
Stalked jellyfish (*Calvadosia cruxmelitensis*)*	
Stalked jellyfish (*Haliclystus* species)	
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Plympton to Spanish Ledge

Protected features	General management approach
High energy intertidal rock	Maintain in favourable condition
Intertidal sand and muddy sand	
Intertidal underboulder communities	
Moderate energy intertidal rock	
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Smith Sound Tide Swept Channel

Protected features	General management approach
High energy intertidal rock	Maintain in favourable condition
Moderate energy intertidal rock	
Spiny lobster (*Palinurus elephas*)	Recover to favourable condition

Tean

Protected features	General management approach
Intertidal coarse sediment	Maintain in favourable condition
Intertidal sand and muddy sand	
Intertidal underboulder communities	
Moderate energy intertidal rock	

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Annex B:

ERCCIS Data Search Report

ERCCIS Data Search
SUMMARY REPORT



Report on data hosted at ERCCIS on species, habitats, statutory and non-statutory designations

Reference:	TEP-SSF-Ennor	Date of Publication:	25/02/2020
Location:	49.91454 / -6.299806	Expires:	25/02/2021
Buffer:	1 KILOMETRES	Organisation:	TEP

ERCCIS Data Search Disclaimer:

Please note that Biological Records within this report have been provided by third parties including other users of the ERCCIS site and whilst ERCCIS aims to verify these Biological Records where possible, certain information and materials will not have been verified or approved by ERCCIS and should therefore not be relied on. ERCCIS cannot guarantee that the Biological Records are complete and/or accurate, that the species detailed in the Biological Records continue to be present in the area recorded or that the lack of a species being present in a Biological Record correlates with there being a low biodiversity value or absence of the species in the EDS geographical area. For further details please see our Terms of Use and Order Terms which apply to the provision of this information.

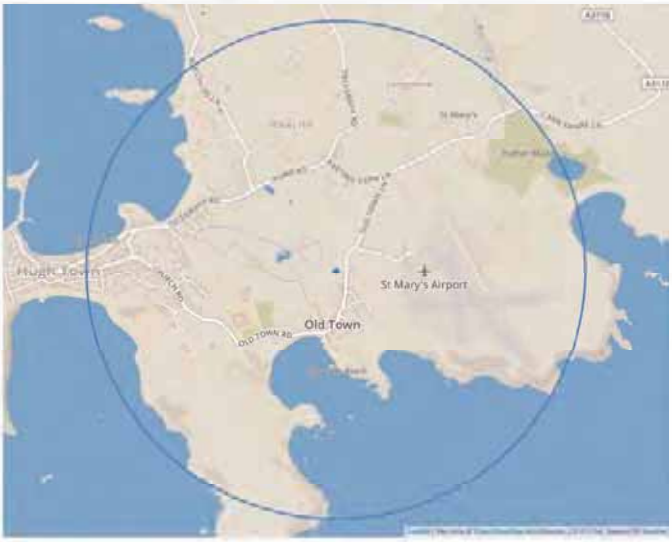
ERCCIS Data Search Terms and Conditions:

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Report Details



Report for: Graham Roberts

Organisation: TEP

Date: 25/02/2020

The following report summarises data currently held at the Environmental Record Centre for Cornwall and Isles of Scilly (ERCCIS) and found within the search radius. This report summarises a search of statutory sites, non-statutory sites, other sites, habitats and species within the specified area of study.

The species data held by ERCCIS are collated from the biological recording community in Cornwall and Scilly, from statutory bodies, non-government organisations and local groups, ecological consultant report outputs as well as ad hoc records from a wider audience. However there are areas of Cornwall where the records held are limited: either spatially, temporally, or taxonomically.It must be assumed that this report contains the definitive species and habitat information for the site concerned.ERCCIS continually strives to further improve and update all data wherever possible.However, this report should be treated as indicative of the best available data, rather than definitive.

The report is for the client's use to inform understanding of the site of interest. This report must not be distributed or published for an external or public audience, with the only exception being part of wider reports for the Cornwall Council on-line planning system. Data from within this report may be referenced as long as the Environmental Records for Cornwall and the Isles of Scilly is acknowledged.

A data search from ERCCIS will give the user a clear indication of what biological recording has taken place. The information provided with decision making of future management or purposing of the site, but should be used in conjunction with site visits and appropriate surveys before further judgements on the presence or absence of key species or habitats can be made.

The Environmental Records Centre for Cornwall and the Isles of Scilly must be acknowledged whenever data is cited from this report.

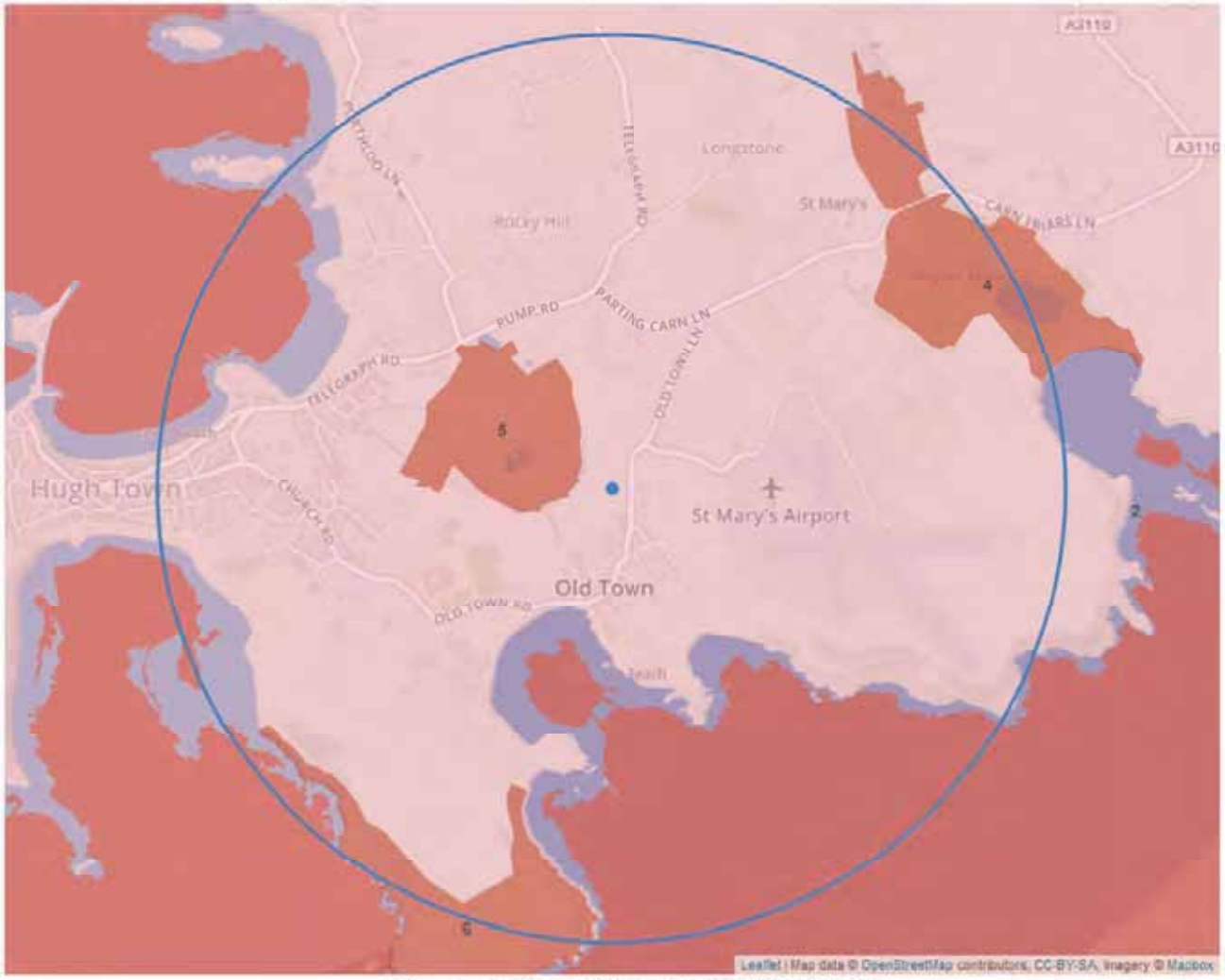
Statutory Sites within the search area

Statutory sites are those given level protection aimed at preventing activities that may damage features of interest. Further details can be found in the ERCCIS report summary .pdf or from Natural England and The National Association for Areas of Outstanding Natural Beauty.

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Site Type	Site Code	Site Name	Hyperlink	Site Area (ha)
AONB	AONB3	Isles of Scilly	http://www.cornwall-aonb.gov.uk/	16,803.15
MCZ	UKMCZ0008-01f	Isles of Scilly Sites - Peninnis to Dry Ledge	https://www.orks.org.uk/sites/default/files/EDS_Links/MCZs/Isles%20of%20Scilly%20MCZs.pdf	326.67
SAC_MARINE	UK0013694	Isles of Scilly Complex	https://www.orks.org.uk/sites/default/files/EDS_Links/SACs/Isles%20of%20Scilly%20Complex%20SAC.pdf	26,804.37
SSSI	1001230	Higher Moors & Porth Hellick Pool (St. Mary's)	https://www.orks.org.uk/sites/default/files/EDS_Links/SSSIs/Higher%20Moors%20&%20Porth%20Hellick%20Pool%20(St.%20Mary's)%20SSSI.pdf	12.07
SSSI	1001231	Lower Moors (St. Mary's)	https://www.orks.org.uk/sites/default/files/EDS_Links/SSSIs/Lower%20Moors%20(St.%20Mary's)%20SSSI.pdf	10.13
SSSI	1001236	Peninnis Head (St. Mary's)	https://www.orks.org.uk/sites/default/files/EDS_Links/SSSIs/Peninnis%20Head%20(St.%20Mary's)%20SSSI.pdf	16.25

Statutory Sites Map



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Location	Site Code	Colour
1	AONB3	
2	UKMCZ0008-01f	
3	UK0013694	
4	1001230	
5	1001231	
6	1001236	

Non-Statutory Sites & Reserves

Non-statutory sites are sites that have wildlife or habitat interest, but lack a legal protection. These sites form part of the natural environments wider ecological network

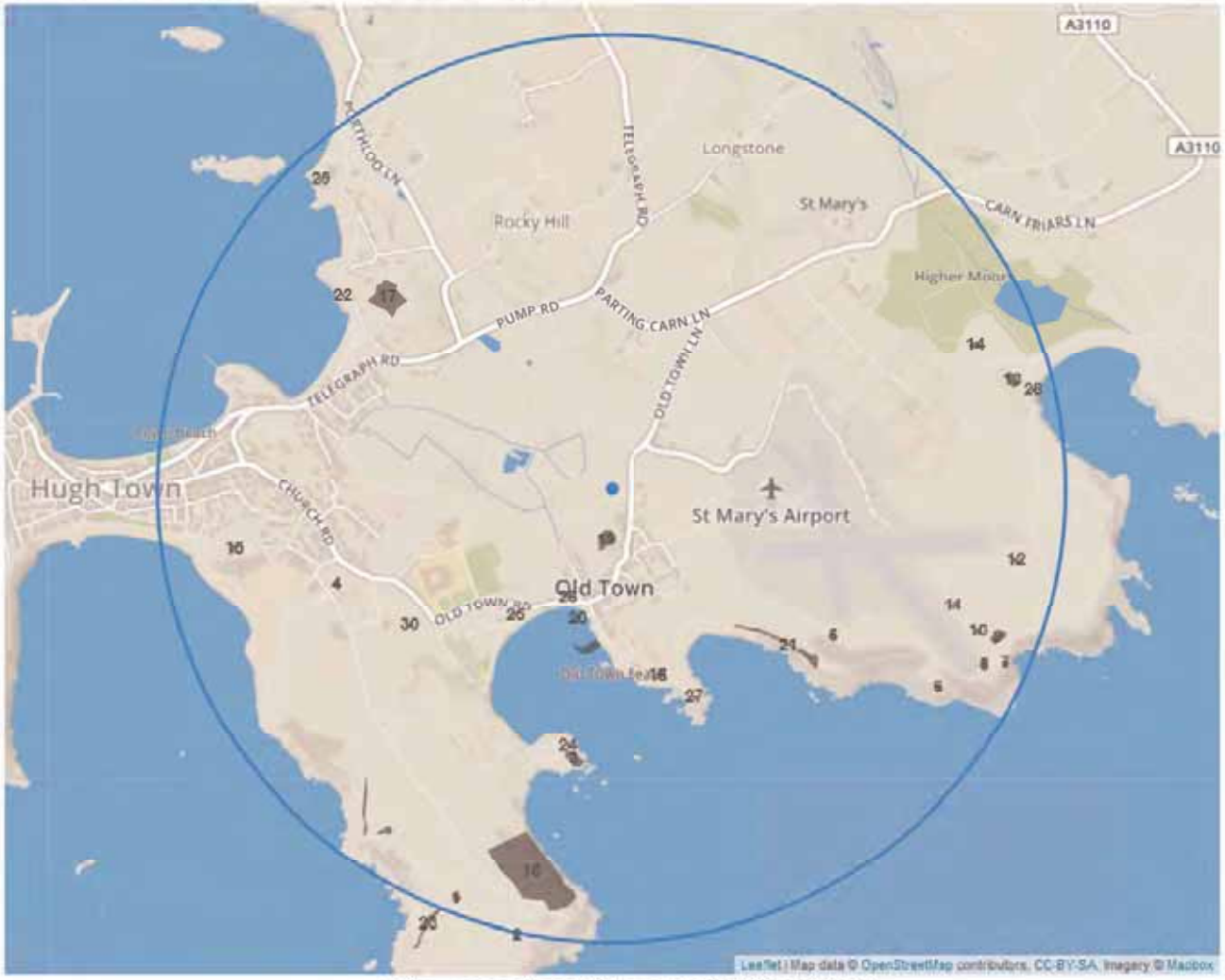
The report summarises all County Wildlife & Geology Sites which are sites recognised for wildlife or geological value and the Local Sites partnership in Cornwall is coordinated by Cornwall Wildlife Trust. It also includes summaries of the Road Side Verge Inventory; Voluntary Marine Conservation Area; Ancient Woodland; Ancient Monuments and the Reserves of Cornwall Wildlife Trust; National Trust; Woodland Trust and the Royal Society for the Protection of Birds (RSPB).

Further details can be found in the ECCRIS report summary .pdf, but for specific information on a site listed below you might need to contact the relevant organisation.

Site Type	Site Code	Site Name	Hyperlink	Site Area (ha)
Monument	15305	15305	n/a	0.03
Monument	15307	15307	n/a	0.03
Monument	15311	15311	n/a	0.09
Monument	15345	15345	n/a	0.03
Monument	15346	15346	n/a	0.02
Monument	15347	15347	n/a	0.02
Monument	15348	15348	n/a	0.02
Monument	15349	15349	n/a	0.02
Monument	15350	15350	n/a	0.07
Monument	15351	15351	n/a	0.02
Monument	15352	15352	n/a	0.02
Monument	15353	15353	n/a	0.02
Monument	15356	15356	n/a	0.07
Monument	15357	15357	n/a	0.03
Monument	15384	15384	n/a	0.02
Monument	15385	15385	n/a	0.02

Monument	15403	15403	n/a	0.35
Monument	15468	15468	n/a	1.71
Monument	15469	15469	n/a	0.12
Monument	15470	15470	n/a	0.11
Monument	15471	15471	n/a	0.18
Monument	15483	15483	n/a	0.01
Monument	15484	15484	n/a	0.20
Monument	15485	15485	n/a	0.01
Monument	15530	15530	n/a	0.01
Monument	15531	15531	n/a	0.01
Monument	15532	15532	n/a	0.01
Monument	15533	15533	n/a	0.01
Monument	15534	15534	n/a	0.01
Monument	15560	15560	n/a	0.02

Non-Statutory Sites & Reserves Map



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Location	Site Code	Colour
1	15305	
2	15307	
3	15311	
4	15345	
5	15346	
6	15347	
7	15348	
8	15349	

9	15350	[redacted]
10	15351	[redacted]
11	15352	[redacted]
12	15353	[redacted]
13	15356	[redacted]
14	15357	[redacted]
15	15384	[redacted]
16	15385	[redacted]
17	15403	[redacted]
18	15468	[redacted]
19	15469	[redacted]
20	15470	[redacted]
21	15471	[redacted]
22	15483	[redacted]
23	15484	[redacted]
24	15485	[redacted]
25	15530	[redacted]
26	15531	[redacted]
27	15532	[redacted]
28	15533	[redacted]
29	15534	[redacted]
30	15560	[redacted]

Habitats

The Environmental Records Centre for Cornwall and the Isles of Scilly provide three summaries of the habitat in your search area.

First is the Biodiversity Action Plan (BAP) habitat map. BAP Habitats are now called priority habitats and are those identified as being the most threatened and requiring conservation action in Cornwall. However it should be noted that absence of information doesn't mean that the Priority habitat isn't present.

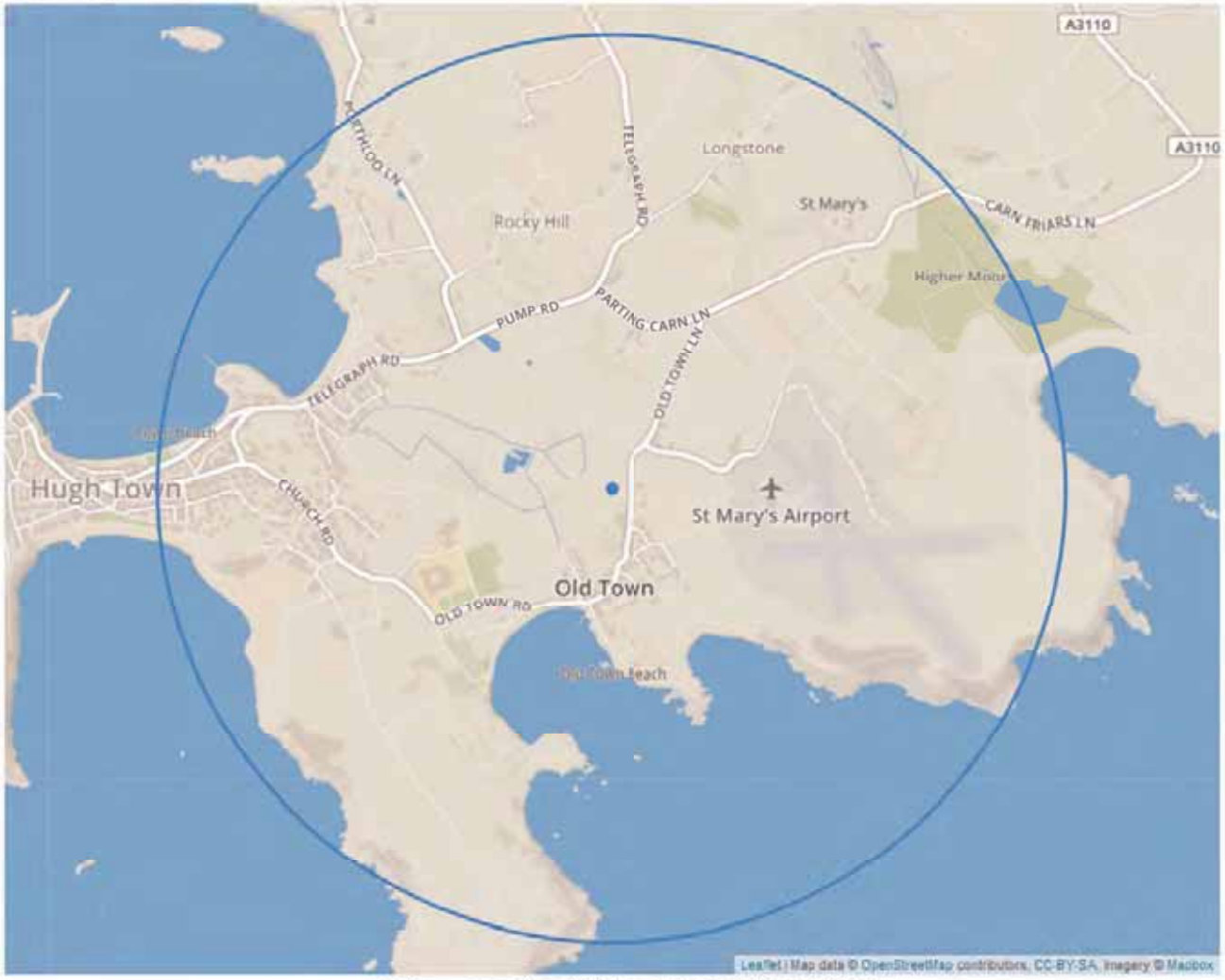
The report also summarises the ERCCIS land cover interpretation and Phase One interpretation which represents the most up - to - date habitat data held by ERCCIS.Further details and be found in the ERCCIS report summary.pdf.

Habitat Type	Habitat Code	Habitat Name	Site Area (ha)

Habitat Type	Habitat Code	Habitat Name	Site Area (ha)

Habitat Type	Habitat Code	Habitat Name	Site Area (ha)

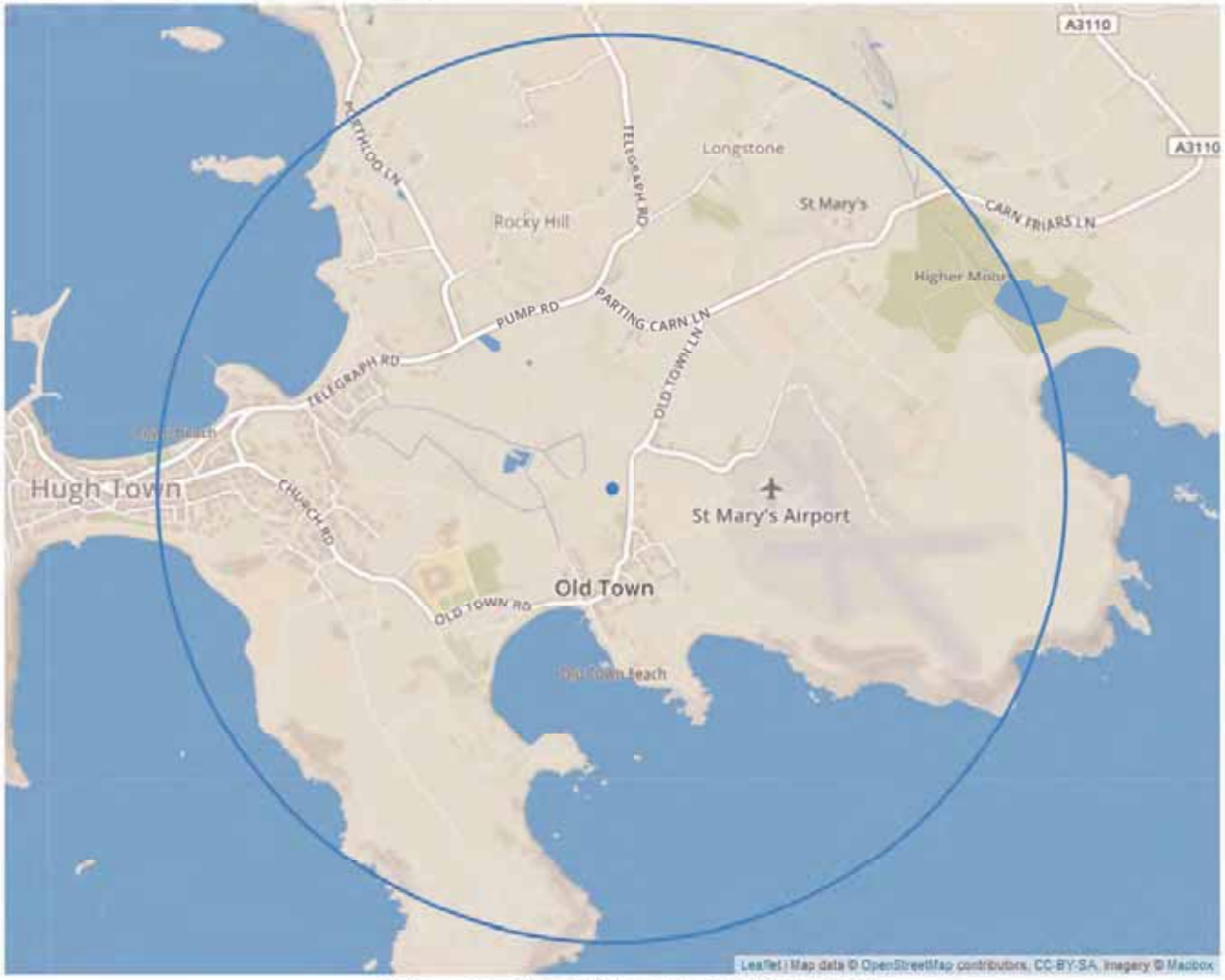
Priority Habitat Map



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Habitat Name	Colour

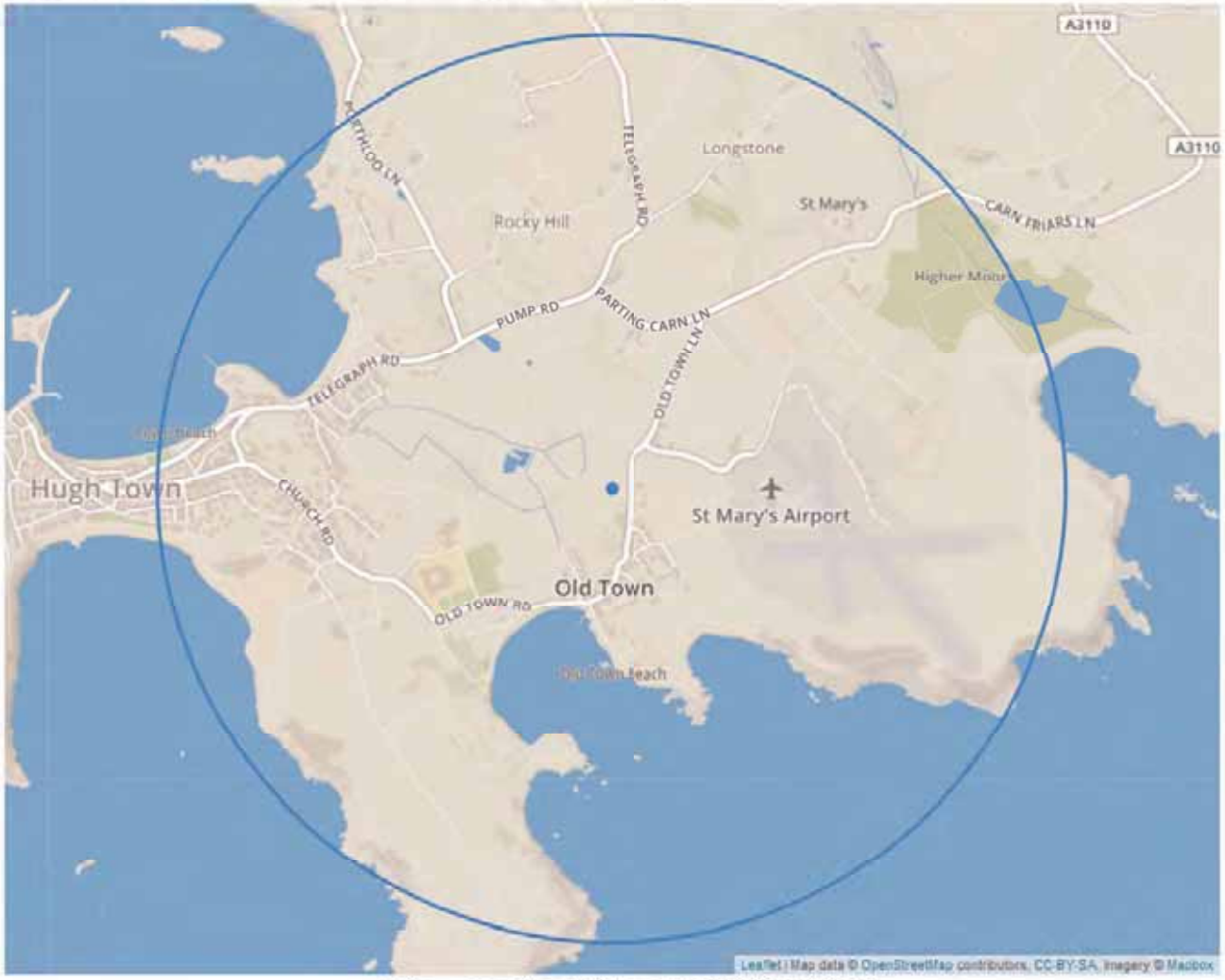
Phase One Interpretation Map



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Habitat Code	Colour

ERCCIS Land Cover Habitat Interpretation Map



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Habitat Name	Colour

Summary Species Table

The Environmental Records for Cornwall and the Isles of Scilly holds biological records on the following species within or overlapping the search area.

Please note that past records of presence of a species does not guarantee continued occurrence and absence of records does not imply absence of a species, merely that no records are held. Confidential data, zero abundance records, data at poorly defined geographic resolutions and data pending validation and/or verification are also excluded from this report.

This table summarises records from 1960 onwards. The sighting numbers are total number of records in period, not the number of individuals.

Details on abundance can be seen in your excel dataset, but please note that where 'Present' appears in abundance column, no single numerical figure for abundance was provided with the record.

Abbreviation designation	As list on one or more of the following;
Protected	Bern Convention; Bonn Convention; EC Birds Directive; Convention on Migratory Species; CITES; Habitat Directive; OSPAR; Protection of Badgers Act; Wildlife and Countryside Act; NERC s41
Priority	National Red data list; BAP Species
Local Priority	Cornwall Red Data Book
Non-Native	As listed on the ERCCIS interpretated INNS list

Confidential records

Certain records are marked as confidential by the original recorder and ERCCIS respects the original recorders wishes.

Sensitive Records

Certain records are marked as sensitive by the original recorder and ERCCIS respects the original recorders wishes.

Protected and designated species records table

This table summarises records from 1960 onwards. The sighting numbers are total number of records in period, not the number of indiviuals

Details on abundance can be seen in your excel dataset, but please note that where 'Present' appears in abundance column, no single numerical figure for abundance was provided with the record

Alga				
Antithamnionella spirographidis	n/a	2	1967 - 1967	Non-Native
Asparagopsis armata	Harpoon Weed	19	1967 - 2015	Protected, Non-Native
Bonnemaisonia hamifera	Bonnemaison's Hook Weed	4	1967 - 1985	Non-Native
Callithamnion tetricum	n/a	2	1967 - 1967	Local Priority
Champia parvula	n/a	1	1967 - 1967	Local Priority
Chondracanthus acicularis	n/a	1	1983 - 1983	Local Priority
Chondracanthus teedei	n/a	2	1967 - 1967	Local Priority
Codium fragile	n/a	1	2009 - 2009	Protected, Non-Native
Codium vermilara	n/a	4	1967 - 1983	Local Priority
Dasya hutchinsiae	n/a	2	1967 - 1967	Local Priority
Gigartina pistillata	n/a	1	1967 - 1967	Priority, Local Priority
Gymnogongrus crenulatus	n/a	1	1967 - 1967	Local Priority
Porphyra purpurea	n/a	5	1983 - 1983	Protected
Porphyra umbilicalis	Purple Laver	1	1967 - 1967	Protected
Pterosiphonia complanata	n/a	2	1967 - 1967	Local Priority
Schizymenia dubyi	n/a	3	1967 - 1967	Local Priority
Sphaerococcus coronopifolius	n/a	1	1967 - 1967	Local Priority
Amphibian				
Lissotriton helveticus	Palmate Newt	1	2011 - 2011	Protected
Rana temporaria	Common Frog	4	2010 - 2011	Protected
Annelid				

Eurysyllis tuberculata	n/a	1	1966 - 1966	Local Priority
Lumbrineris coccinea	n/a	1	1966 - 1966	Local Priority
Sabellaria spinulosa	Ross Worm	1	1966 - 1966	Local Priority
Bird				
Acanthis cabaret	Lesser Redpoll	21	1991 - 2006	Protected, Priority, Local Priority
Acanthis flammea subsp. flammea	Mealy Redpoll	2	2005 - 2005	Protected, Priority
Accipiter gentilis	Goshawk	2	1993 - 1993	Protected, Priority, Local Priority
Accipiter nisus	Sparrowhawk	22	1988 - 2006	Protected, Priority
Acrocephalus paludicola	Aquatic Warbler	1	1986 - 1986	Protected, Priority
Acrocephalus palustris	Marsh Warbler	7	1972 - 2005	Protected, Priority
Actitis hypoleucos	Common Sandpiper	31	1992 - 2006	Protected, Priority, Local Priority
Actitis macularius	Spotted Sandpiper	7	2005 - 2005	Protected
Aix galericulata	Mandarin Duck	2	2007 - 2010	Protected, Non-Native
Alauda arvensis	Skylark	56	1986 - 2006	Protected, Priority
Alca torda	Razorbill	13	2003 - 2006	Protected, Priority, Local Priority
Alcedo atthis	Kingfisher	53	1992 - 2006	Protected, Priority
Alle alle	Little Auk	8	1991 - 2006	Protected
Anas acuta	Pintail	6	1993 - 2005	Protected, Priority, Local Priority
Anas clypeata	Shoveller	2	1993 - 2003	Protected, Priority, Local Priority
Anas crecca	Teal	31	1993 - 2012	Protected, Priority, Local Priority
Anas penelope	Wigeon	7	1992 - 2006	Protected, Priority, Local Priority
Anas platyrhynchos	Domestic Duck	8	1994 - 2006	Protected, Priority
Anas querquedula	Garganey	23	1993 - 2006	Protected, Priority, Local Priority
Anas rubripes	Black Duck	12	2003 - 2003	Protected, Local Priority
Anas strepera	Gadwall	11	1994 - 2005	Protected, Priority, Local Priority
Anser albifrons	White-fronted Goose	1	2003 - 2003	Protected, Priority

Anser albifrons subsp. flavirostris	Greenland White-fronted Goose	1	1992 - 1992	Protected, Priority
Anser anser	Greylag Goose	1	1993 - 1993	Protected, Priority
Anthus campestris	Tawny Pipit	25	1983 - 2004	Protected
Anthus cervinus	Red-throated Pipit	6	1981 - 2003	Protected
Anthus hodgsoni	Olive-backed Pipit	2	1992 - 2003	Protected
Anthus petrosus	Rock Pipit	3	2003 - 2006	Protected
Anthus pratensis	Meadow Pipit	45	1985 - 2006	Protected, Priority
Anthus richardi	Richard's Pipit	32	1967 - 2005	Protected
Anthus rubescens	Buff-bellied Pipit	1	1988 - 1988	Protected
Anthus spinoletta	Water Pipit	11	1988 - 2004	Protected, Priority, Local Priority
Anthus trivialis	Tree Pipit	32	1986 - 2006	Protected, Priority
Apus apus	Swift	79	1980 - 2018	Priority
Apus melba	Alpine Swift	1	1991 - 1991	Protected
Apus pallidus	Pallid Swift	1	2004 - 2004	Protected
Ardea alba	Great White Egret	1	2008 - 2008	Protected
Ardea cinerea	Grey Heron	37	1995 - 2017	Protected, Priority
Ardea herodias	Great Blue Heron	1	2007 - 2007	Non-Native
Ardea purpurea	Purple Heron	2	1991 - 2003	Protected
Arenaria interpres	Turnstone	34	1994 - 2014	Protected, Priority, Local Priority
Asio flammeus	Short-eared Owl	15	1983 - 2006	Protected, Priority
Asio otus	Long-eared Owl	21	1986 - 2006	Protected, Local Priority
Aythya collaris	Ring-necked Duck	1	2005 - 2005	Protected
Aythya fuligula	Tufted Duck	1	2004 - 2004	Protected, Local Priority
Aythya marila	Scaup	1	2006 - 2006	Protected, Priority
Bombycilla garrulus	Waxwing	14	1978 - 2005	Protected
Botaurus stellaris	Bittern	1	1979 - 1979	Protected, Priority
Branta bernicla	Brent Goose	4	1976 - 1993	Protected, Priority
Branta bernicla subsp. bernicla	Dark-bellied Brent Goose	1	2005 - 2005	Protected, Priority
Bubulcus ibis	Cattle Egret	1	2007 - 2007	Protected

Bucephala clangula	Goldeneye	1	2003 - 2003	Protected, Priority
Buteo buteo	Buzzard	26	2003 - 2006	Protected
Calandrella brachydactyla	Short-toed Lark	8	2003 - 2005	Protected
Calcarius lapponicus	Lapland Bunting	46	1991 - 2006	Protected, Priority
Calidris alba	Sanderling	8	1993 - 2006	Protected, Priority, Local Priority
Calidris alpina	Dunlin	11	2003 - 2005	Protected, Priority, Local Priority
Calidris bairdii	Baird's Sandpiper	1	1977 - 1977	Protected
Calidris canutus	Knot	2	1992 - 1992	Protected, Priority, Local Priority
Calidris ferruginea	Curlew Sandpiper	5	1991 - 2005	Protected, Priority
Calidris fuscicollis	White-rumped Sandpiper	1	1993 - 1993	Protected
Calidris maritima	Purple Sandpiper	8	1992 - 2006	Protected, Priority, Local Priority
Calidris melanotos	Pectoral Sandpiper	13	2003 - 2005	Protected
Calidris minuta	Little Stint	2	1991 - 1991	Protected
Calidris pugnax	Ruff	18	1991 - 2006	Protected, Priority
Calidris subruficollis	Buff-breasted Sandpiper	47	1962 - 2003	Protected
Calonectris diomedea	Scopoli's Shearwater	16	1993 - 2006	Protected
Caprimulgus europaeus	Nightjar	1	2003 - 2003	Protected, Priority, Local Priority
Carduelis carduelis	Goldfinch	39	1991 - 2006	Protected
Cecropis daurica	Red-rumped Swallow	7	1985 - 2004	Protected
Cettia cetti	Cetti's Warbler	19	2003 - 2005	Protected, Local Priority
Charadrius dubius	Little Ringed Plover	1	2006 - 2006	Protected
Charadrius hiaticula	Ringed Plover	6	1991 - 2006	Protected, Priority, Local Priority
Charadrius morinellus	Dotterel	17	1975 - 2006	Protected, Priority
Chlidonias niger	Black Tern	6	1993 - 2006	Protected, Priority
Chloris chloris	Greenfinch	18	1991 - 2009	Protected, Priority
Chroicocephalus ridibundus	Black-headed Gull	33	1992 - 2006	Protected, Priority, Local Priority
Circus aeruginosus	Marsh Harrier	23	1988 - 2006	Protected, Priority

Circus cyaneus	Hen Harrier	6	2003 - 2006	Protected, Priority, Local Priority
Circus pygargus	Montagu's Harrier	1	2004 - 2004	Protected, Priority
Clangula hyemalis	Long-tailed Duck	1	2004 - 2004	Protected, Priority
Coccothraustes coccothraustes	Hawfinch	16	1991 - 2005	Protected, Priority
Columba oenas	Stock Dove	2	2003 - 2003	Protected, Priority
Columba palumbus	Common Wood Pigeon	8	1989 - 2005	Protected
Coracias garrulus	Roller	1	2006 - 2006	Protected
Corvus corone	Carrion Crow	3	2005 - 2005	Protected
Corvus frugilegus	Rook	8	1992 - 2005	Protected, Priority
Corvus monedula	Jackdaw	9	1992 - 2006	Protected
Coturnix coturnix	Quail	19	1986 - 2006	Protected, Priority, Local Priority
Crex crex	Corncrake	4	1967 - 2004	Protected, Priority
Cuculus canorus	Cuckoo	72	1984 - 2007	Protected, Priority
Cursorius cursor	Cream-coloured Courser	2	2004 - 2004	Protected
Cyanistes caeruleus	Blue Tit	11	1991 - 2009	Protected
Cygnus olor	Mute Swan	4	2003 - 2006	Protected, Priority
Delichon urbicum	House Martin	46	1961 - 2018	Protected, Priority
Dendrocopos major	Great Spotted Woodpecker	5	2006 - 2006	Protected
Egretta garzetta	Little Egret	54	2003 - 2006	Protected, Local Priority
Emberiza aureola	Yellow-breasted Bunting	2	1993 - 2009	Protected
Emberiza calandra	Corn Bunting	2	1984 - 1992	Priority, Local Priority
Emberiza citrinella	Yellowhammer	4	1993 - 2004	Protected, Priority
Emberiza hortulana	Ortolan Bunting	13	1991 - 2005	Protected
Emberiza pusilla	Little Bunting	3	1991 - 2005	Protected
Emberiza schoeniclus	Reed Bunting	32	1991 - 2006	Protected, Priority
Eremophila alpestris	Shore Lark	4	1984 - 2003	Protected, Priority
Erithacus rubecula	Robin	18	1991 - 2009	Protected
Erythrina erythrina	Common Rosefinch	18	1991 - 2006	Protected
Falco columbarius	Merlin	35	1992 - 2006	Protected, Priority

Falco peregrinus	Peregrine	34	1993 - 2006	Protected, Local Priority
Falco rusticolus	Gyr Falcon	1	2008 - 2008	Protected
Falco subbuteo	Hobby	37	1987 - 2006	Protected, Local Priority
Falco tinnunculus	Kestrel	29	1985 - 2006	Protected, Priority
Ficedula hypoleuca	Pied Flycatcher	67	1986 - 2006	Protected, Priority, Local Priority
Ficedula parva	Red-breasted Flycatcher	24	1988 - 2006	Protected
Fratercula arctica	Puffin	7	1992 - 2005	Protected, Priority, Local Priority
Fringilla montifringilla	Brambling	13	1991 - 2004	Protected
Fulica atra	Coot	3	1994 - 2005	Protected, Priority
Fulmarus glacialis	Fulmar	5	1991 - 2006	Priority
Gallinago gallinago	Snipe	118	1991 - 2006	Protected, Priority, Local Priority
Gallinula chloropus	Moorhen	14	1985 - 2009	Protected, Priority
Gavia arctica	Black-throated Diver	3	1993 - 2006	Protected, Priority, Local Priority
Gavia immer	Great Northern Diver	8	1975 - 2006	Protected, Priority, Local Priority
Gavia stellata	Red-throated Diver	2	2004 - 2005	Protected, Local Priority
Haematopus ostralegus	Oystercatcher	3	1994 - 2005	Protected, Priority, Local Priority
Himantopus himantopus	Black-winged Stilt	2	2005 - 2005	Protected
Hirundo rustica	Swallow	101	1978 - 2014	Protected
Hydrobates pelagicus	Storm Petrel	5	1993 - 2005	Protected, Priority, Local Priority
Hydrocoloeus minutus	Little Gull	11	1992 - 2005	Protected
Ixobrychus minutus	Little Bittern	2	1992 - 2009	Protected
Jynx torquilla	Wryneck	88	1987 - 2006	Protected, Priority
Lanius collurio	Red-backed Shrike	22	1985 - 2006	Protected, Priority
Lanius excubitor	Great Grey Shrike	1	2003 - 2003	Protected
Lanius senator	Woodchat Shrike	16	1983 - 2005	Protected
Larus argentatus	Herring Gull	22	1991 - 2014	Protected, Priority
Larus canus	Common Gull	25	1992 - 2006	Protected, Priority
Larus fuscus	Lesser Black-backed Gull	32	1992 - 2012	Protected, Priority

Larus glaucoides	Iceland Gull	4	1990 - 2007	Protected, Priority
Larus hyperboreus	Glaucous Gull	3	1992 - 2005	Protected, Priority
Larus marinus	Great Black-backed Gull	9	1994 - 2006	Protected, Priority
Larus melanocephalus	Mediterranean Gull	61	2003 - 2007	Protected, Priority, Local Priority
Larus michahellis subsp. michahellis	Yellow-legged Gull	2	1993 - 1993	Priority
Limosa lapponica	Bar-tailed Godwit	6	2004 - 2006	Protected, Priority, Local Priority
Limosa limosa	Black-tailed Godwit	20	1991 - 2006	Protected, Priority, Local Priority
Linaria cannabina	Linnet	44	1991 - 2006	Protected, Priority
Locustella naevia	Grasshopper Warbler	30	1984 - 2006	Protected, Priority
Loxia curvirostra	Common Crossbill	14	1991 - 2005	Protected, Local Priority
Lullula arborea	Woodlark	2	1984 - 1993	Protected, Priority, Local Priority
Luscinia svecica	Bluethroat	13	1986 - 2003	Protected
Lymnocryptes minimus	Jack Snipe	90	1991 - 2006	Protected
Melanitta nigra	Common Scoter	8	1975 - 2005	Protected, Priority, Local Priority
Melanitta perspicillata	Surf Scoter	1	2004 - 2004	Protected
Melanocorypha calandra	Calandra Lark	1	1985 - 1985	Protected
Mergus merganser	Goosander	3	2003 - 2003	Protected, Local Priority
Mergus serrator	Red-breasted Merganser	3	1993 - 2003	Protected, Priority
Merops apiaster	Bee-eater	1	2005 - 2005	Protected
Milvus migrans	Black Kite	1	2003 - 2003	Protected
Morus bassanus	Gannet	21	1979 - 2006	Protected, Priority
Motacilla alba subsp. alba	White Wagtail	60	1992 - 2006	Protected
Motacilla alba subsp. yarrellii	Pied Wagtail	59	1985 - 2006	Protected
Motacilla cinerea	Grey Wagtail	36	1983 - 2006	Protected, Priority
Motacilla citreola	Citrine Wagtail	1	1992 - 1992	Protected
Motacilla flava	Yellow Wagtail	14	1992 - 2004	Protected, Priority
Motacilla flava subsp. flavissima	Yellow Wagtail	13	2005 - 2006	Protected, Priority

Muscicapa striata	Spotted Flycatcher	49	1985 - 2006	Protected, Priority
Numenius arquata	Curlew	5	2005 - 2006	Protected, Priority, Local Priority
Numenius phaeopus	Whimbrel	56	1991 - 2006	Protected, Priority, Local Priority
Nycticorax nycticorax	Night-heron	6	2004 - 2005	Protected
Oceanodroma leucorhoa	Leach's Petrel	1	2004 - 2004	Protected, Priority
Oenanthe oenanthe	Wheatear	133	1980 - 2014	Protected
Oenanthe pleschanka	Pied Wheatear	3	2001 - 2003	Protected
Oriolus oriolus	Golden Oriole	25	1991 - 2006	Protected, Priority
Otus scops	Scops Owl	1	1976 - 1976	Protected
Pandion haliaetus	Osprey	1	1993 - 1993	Protected, Priority
Parus major	Great Tit	10	1994 - 2009	Protected
Passer domesticus	House Sparrow	35	1991 - 2014	Protected, Priority
Pastor roseus	Rose-coloured Starling	3	1978 - 1991	Protected
Periparus ater	Coal Tit	3	1979 - 1992	Protected
Pernis apivorus	Honey-buzzard	3	2005 - 2005	Protected, Priority
Petrochelidon pyrrhonota	American Cliff Swallow	2	1983 - 2000	Protected
Phalacrocorax aristotelis	Shag	5	1994 - 2014	Protected, Priority
Phalacrocorax carbo	Cormorant	9	2003 - 2005	Protected, Priority
Phalaropus fulicarius	Grey Phalarope	6	1991 - 2004	Protected
Phasianus colchicus	Pheasant	2	1993 - 2004	Protected, Non-Native
Phoenicurus ochruros	Black Redstart	132	1980 - 2007	Protected, Priority
Phoenicurus phoenicurus	Redstart	28	1980 - 2006	Protected, Priority
Phylloscopus sibilatrix	Wood Warbler	14	1989 - 2006	Protected, Priority, Local Priority
Phylloscopus trochilus	Willow Warbler	40	1985 - 2006	Priority
Platalea leucorodia	Spoonbill	6	2003 - 2006	Protected, Priority, Local Priority
Plectrophenax nivalis	Snow Bunting	25	1991 - 2009	Protected, Priority
Pluvialis apricaria	Golden Plover	72	1991 - 2006	Protected, Local Priority
Pluvialis dominica	American Golden Plover	5	1975 - 2003	Protected
Pluvialis squatarola	Grey Plover	1	2004 - 2004	Protected, Priority, Local Priority

Podiceps auritus	Slavonian Grebe	1	2003 - 2003	Protected, Priority, Local Priority
Porzana porzana	Spotted Crake	4	1993 - 2005	Protected, Priority
Prunella modularis	Dunnock	9	1983 - 2009	Protected, Priority
Puffinus assimilis	Little Shearwater	1	2004 - 2004	Protected
Puffinus griseus	Sooty Shearwater	13	1975 - 2006	Priority
Puffinus mauretanicus	Balearic Shearwater	12	2004 - 2007	Protected, Priority, Local Priority
Puffinus puffinus	Manx Shearwater	16	2003 - 2006	Protected, Priority, Local Priority
Pyrrhula pyrrhula	Bullfinch	2	2003 - 2006	Priority
Rallus aquaticus	Water Rail	46	1991 - 2011	Protected, Local Priority
Regulus ignicapilla	Firecrest	88	1991 - 2006	Protected
Regulus regulus	Goldcrest	7	2004 - 2006	Protected
Riparia riparia	Sand Martin	37	1976 - 2018	Protected, Local Priority
Rissa tridactyla	Kittiwake	16	1992 - 2006	Protected, Priority, Local Priority
Saxicola rubetra	Whinchat	51	1992 - 2006	Protected, Priority, Local Priority
Saxicola rubicola	European Stonechat	7	1994 - 2005	Protected
Scolopax rusticola	Woodcock	25	1992 - 2006	Protected, Priority
Serinus serinus	Serin	10	1993 - 2005	Protected, Priority
Setophaga striata	Blackpoll Warbler	9	2005 - 2005	Non-Native
Somateria mollissima	Eider	1	2005 - 2005	Protected, Priority
Spinus spinus	Siskin	12	1991 - 2005	Protected, Local Priority
Stercorarius parasiticus	Arctic Skua	26	1979 - 2006	Priority
Stercorarius skua	Great Skua	47	1969 - 2006	Protected, Priority
Sterna hirundo	Common Tern	10	1992 - 2006	Protected, Priority, Local Priority
Sterna paradisaea	Arctic Tern	18	1979 - 2006	Protected, Priority
Sterna sandvicensis	Sandwich Tern	66	1991 - 2008	Protected, Priority, Local Priority
Sternula albifrons	Little Tern	4	1965 - 1992	Protected, Priority
Streptopelia decaocto	Collared Dove	31	1975 - 2009	Protected, Priority
Streptopelia turtur	Turtle Dove	44	1980 - 2006	Protected, Priority

Sturnus vulgaris	Starling	23	1984 - 2012	Protected, Priority
Sylvia curruca	Lesser Whitethroat	27	1973 - 2006	Local Priority
Sylvia nisoria	Barred Warbler	23	1974 - 2005	Protected
Sylvia undata	Dartford Warbler	1	2003 - 2003	Protected, Priority, Local Priority
Tachybaptus ruficollis	Little Grebe	6	1967 - 1994	Protected, Local Priority
Tadorna tadorna	Shelduck	6	2005 - 2006	Protected, Priority, Local Priority
Tringa erythropus	Spotted Redshank	7	1966 - 2005	Protected, Priority, Local Priority
Tringa flavipes	Lesser Yellowlegs	8	1992 - 2004	Protected
Tringa glareola	Wood Sandpiper	10	1974 - 2004	Protected, Priority
Tringa nebularia	Greenshank	94	1980 - 2006	Protected, Priority, Local Priority
Tringa ochropus	Green Sandpiper	81	1974 - 2006	Protected, Priority, Local Priority
Tringa solitaria	Solitary Sandpiper	1	2003 - 2003	Protected
Tringa totanus	Redshank	5	2003 - 2004	Protected, Priority, Local Priority
Troglodytes troglodytes	Wren	12	1988 - 2016	Protected
Turdus iliacus	Redwing	27	1985 - 2006	Protected, Priority
Turdus merula	Blackbird	23	1980 - 2014	Protected
Turdus philomelos	Song Thrush	16	1983 - 2011	Protected, Priority
Turdus pilaris	Fieldfare	23	1980 - 2006	Protected, Priority
Turdus torquatus	Ring Ouzel	30	1980 - 2006	Protected, Priority
Turdus viscivorus	Mistle Thrush	13	1982 - 2005	Protected, Priority
Tyto alba	Barn Owl	3	2003 - 2005	Protected, Local Priority
Upupa epops	Hoopoe	31	1978 - 2006	Protected
Uria aalge	Guillemot	15	1985 - 2006	Protected, Priority, Local Priority
Vanellus gregarius	Sociable Plover	1	2008 - 2008	Protected
Vanellus vanellus	Lapwing	20	1979 - 2006	Protected, Priority, Local Priority
Xema sabini	Sabine's Gull	3	1991 - 2003	Protected
Bony Fish (Actinopterygii)				

Anguilla anguilla	European Eel	6	2005 - 2011	Protected, Priority, Local Priority
Balistes capriscus	Grey Trigger-fish	7	2001 - 2010	Local Priority
Capros aper	Oar-fish	1	2018 - 2018	Local Priority
Maurolicus muelleri	Sheppy Argentine	10	2008 - 2009	Local Priority
Mola mola	Sun-fish	12	1997 - 2016	Local Priority
Pleuronectes platessa	Plaice	2	2010 - 2010	Protected, Priority
Pomatoschistus microps	Common Goby	1	1985 - 1985	Protected
Pomatoschistus minutus	Sand Goby	2	1985 - 1985	Protected
Bryozoan				
Turbicellepora magnicostata	Orange-peel Bryozoan	2	1983 - 2009	Priority
Cartilagenous Fish (Chondrichthyes)				
Cetorhinus maximus	Basking Shark	7	1999 - 2010	Protected, Priority, Local Priority
Raja brachyura	Blonde Ray	1	2009 - 2009	Priority
Centipede				
Hydroschendyla submarina	n/a	2	1984 - 1984	Priority
Nothogeophilus turki	Turk's Earth-centipede	1	1985 - 1985	Protected, Priority, Local Priority
Chromist				
Bifurcaria bifurcata	n/a	9	1967 - 2009	Local Priority
Chilionema ocellatum	n/a	2	1967 - 1967	Local Priority
Colpomenia peregrina	OysterThief	7	1967 - 2009	Non-Native
Feldmannia simplex	n/a	3	1967 - 1967	Local Priority
Laminaria ochroleuca	n/a	2	1983 - 1983	Local Priority
Sargassum muticum	Wireweed	8	2008 - 2015	Protected, Non-Native
Coelenterate (=Cnidarian)				
Aiptasia couchii	Trumpet anemone	2	2010 - 2010	Priority, Local Priority
Alcyonium glomeratum	Red dead men's fingers	4	1983 - 2010	Local Priority
Anthopleura ballii	Red Speckled Anemone	7	1983 - 1985	Local Priority
Eunicella verrucosa	Pink Sea-fan	4	1980 - 2010	Protected, Priority, Local Priority

Haliclystus auricula	n/a	1	1969 - 1969	Protected, Priority, Local Priority
Lucernariopsis campanulata	n/a	3	1985 - 2009	Protected, Priority, Local Priority
Pelagia noctiluca	Mauve Stinger	1	2010 - 2010	Local Priority
Physalia physalis	Portuguese Man'O War	9	1999 - 2012	Local Priority
Velella velella	By-the-wind-sailor	3	2002 - 2003	Local Priority
Conifer				
Cupressus macrocarpa	Monterey Cypress	8	1995 - 2012	Non-Native
Pinus contorta	Lodgepole Pine	3	1988 - 2008	Non-Native
Pinus pinaster	Maritime Pine	1	2004 - 2004	Non-Native
Pinus radiata	Monterey Pine	10	1987 - 2013	Non-Native
Crustacean				
Balanidae	n/a	1	1983 - 1983	Local Priority
Ceriodaphnia dubia	n/a	1	1987 - 1987	Local Priority
Cylisticus convexus	n/a	1	1985 - 1985	Local Priority
Leptomysis mediterranea	n/a	3	1967 - 1978	Local Priority
Megatrema anglicum	n/a	3	2010 - 2010	Local Priority
Miktoniscus patiencei	n/a	1	1987 - 1987	Local Priority
Palinurus elephas	European Spiny Lobster	1	1964 - 1964	Protected, Priority, Local Priority
Porcellio spinicornis	n/a	1	1984 - 1984	Local Priority
Echinoderm				
Asterina phylactica	n/a	1	2008 - 2008	Local Priority
Echinus esculentus	Edible Sea Urchin	15	1980 - 2010	Priority
Luidia sarsii	n/a	1	2010 - 2010	Local Priority
Fern				
Adiantum capillus-veneris	Maidenhair Fern	2	1971 - 2009	Priority, Local Priority
Asplenium obovatum	Lanceolate Spleenwort	1	2014 - 2014	Priority
Asplenium obovatum subsp. lanceolatum	n/a	47	1963 - 2013	Local Priority
Azolla filiculoides	Water Fern	10	1988 - 2014	Protected, Non-Native
Blechnum cordatum	Chilean Hard-fern	19	1963 - 2009	Non-Native

Cyrtomium falcatum	House Holly-fern	41	1967 - 2014	Non-Native
Dicksonia antarctica	Australian Tree-fern	1	2008 - 2008	Non-Native
Phymatosorus diversifolius	Kangaroo Fern	6	1994 - 2009	Non-Native
Flatworm (Turbellaria)				
Prostheceraeus vittatus	Candy stripe flatworm	2	2010 - 2010	Local Priority
Flowering Plant				
Acanthus mollis	Bear's-breech	28	1978 - 2011	Non-Native
Acer pseudoplatanus	Sycamore	17	1987 - 2014	Non-Native
Aconitum napellus x variegatum = A. x cammarum	Hybrid Monk's-hood	1	2008 - 2008	Non-Native
Aegopodium podagraria	Ground-elder	4	1970 - 1995	Non-Native
Aeonium cuneatum	n/a	10	1992 - 2008	Non-Native
Agave americana	Centuryplant	4	2006 - 2009	Non-Native
Agrostemma githago	Corncockle	2	1988 - 1988	Non-Native
Agrostis gigantea	Black Bent	5	1975 - 2003	Non-Native
Allium ampeloprasum	Wild Leek	19	1982 - 2019	Priority, Local Priority
Allium roseum	Rosy Garlic	21	1976 - 2014	Non-Native
Allium triquetrum	Three-cornered Garlic	78	1975 - 2016	Protected, Non-Native
Amaryllis belladonna	Jersey Lily	12	1974 - 2009	Non-Native
Ammi majus	Bullwort	1	1987 - 1987	Non-Native
Anchusa arvensis	Bugloss	8	1988 - 2019	Non-Native
Anchusa azurea	Garden Anchusa	2	1966 - 1966	Non-Native
Anthemis arvensis	Corn Chamomile	1	1984 - 1984	Priority, Local Priority
Apium inundatum	Lesser Marshwort	1	2014 - 2014	Priority
Aptenia cordifolia	Heart-leaf Iceplant	6	1967 - 2007	Non-Native
Aristea ecklonii	Blue Corn-lily	1	2004 - 2004	Non-Native
Artemisia absinthium	Wormwood	2	1988 - 1988	Non-Native
Artemisia vulgaris	Mugwort	23	1983 - 2009	Non-Native
Arum italicum subsp. italicum	n/a	7	2003 - 2008	Non-Native
Arum italicum subsp. neglectum	n/a	52	1978 - 2014	Priority, Local Priority

Aster laevis x novi-belgii = A. x versicolor	Late Michaelmas-daisy	1	1995 - 1995	Non-Native
Atriplex halimus	Shrubby Orache	5	1994 - 2009	Non-Native
Avena fatua	Wild-oat	2	1992 - 2004	Non-Native
Baldellia ranunculoides	Lesser Water-plantain	3	1984 - 1988	Priority, Local Priority
Beta vulgaris subsp. vulgaris	Root Beet	1	1992 - 1992	Non-Native
Borago officinalis	Borage	28	1978 - 2015	Non-Native
Brachyglottis compacta x laxifolia = B. 'Sunshine'	Shrub Ragwort	4	2010 - 2010	Non-Native
Brachyglottis repanda	Hedge Ragwort	3	1984 - 1992	Non-Native
Brassica napus	Rape	1	1984 - 1984	Non-Native
Brassica rapa	Turnip	1	2003 - 2003	Non-Native
Brassica rapa subsp. oleifera	Turnip-rape	1	2009 - 2009	Non-Native
Briza maxima	Greater Quaking grass	26	1984 - 2014	Non-Native
Briza minor	Lesser Quaking-grass	58	1978 - 2012	Priority
Bromus diandrus	Great Brome	22	1983 - 2009	Non-Native
Bromus madritensis	Compact Brome	1	1997 - 1997	Non-Native
Bromus rigidus	Ripgut Brome	1	1974 - 1974	Non-Native
Bromus sterilis	Barren Brome	19	1988 - 2008	Non-Native
Buddleja davidii	Butterfly-bush	5	1987 - 2012	Non-Native
Buxus sempervirens	Box	1	1995 - 1995	Priority
Calendula arvensis	Field Marigold	7	1972 - 2014	Non-Native
Calendula officinalis	Pot Marigold	8	1988 - 2004	Non-Native
Calluna vulgaris	Heather	19	1987 - 2011	Priority
Calystegia sepium subsp. roseata	n/a	24	1966 - 2017	Priority
Calystegia silvatica	Large Bindweed	19	1984 - 2014	Non-Native
Calystegia soldanella	Sea Bindweed	28	1984 - 2019	Priority
Campanula poscharskyana	Trailing Bellflower	1	2012 - 2012	Non-Native
Capsella bursa-pastoris	Shepherd's-purse	36	1986 - 2012	Non-Native
Carlina vulgaris	Carline Thistle	1	1988 - 1988	Priority

Carpobrotus acinaciformis	Sally-my-handsome	3	1997 - 2002	Non-Native
Carpobrotus edulis	Hottentot-fig	46	1978 - 2012	Protected, Non-Native
Centranthus ruber	Red Valerian	45	1984 - 2016	Non-Native
Ceratochloa carinata	California Brome	2	2002 - 2004	Non-Native
Ceratochloa cathartica	Rescue Brome	9	1983 - 2004	Non-Native
Chamaemelum nobile	Chamomile	16	1987 - 2018	Protected, Priority, Local Priority
Chasmanthe bicolor	n/a	2	2003 - 2008	Non-Native
Chenopodium hybridum	Maple-leaved Goosefoot	1	2005 - 2005	Non-Native
Chenopodium murale	Nettle-leaved Goosefoot	3	1995 - 1998	Priority, Local Priority
Chenopodium polyspermum	Many-seeded Goosefoot	1	1995 - 1995	Non-Native
Chrysocoma coma-aurea	Shrub Goldilocks	1	2003 - 2003	Non-Native
Claytonia perfoliata	Springbeauty	6	1983 - 2004	Non-Native
Conium maculatum	Hemlock	2	1988 - 1988	Non-Native
Coprosma repens	Tree Bedstraw	27	1963 - 2014	Non-Native
Cordyline australis	Cabbage-palm	15	1984 - 2013	Non-Native
Cortaderia selloana	Pampas-grass	2	2012 - 2013	Non-Native
Cotoneaster horizontalis	Wall Cotoneaster	2	1991 - 2003	Protected, Non-Native
Cotoneaster simonsii	Himalayan Cotoneaster	1	1995 - 1995	Protected, Non-Native
Cotula coronopifolia	Buttonweed	1	2003 - 2003	Non-Native
Crambe maritima	Sea-kale	43	1983 - 2019	Local Priority
Crepis vesicaria	Beaked Hawk's-beard	5	2009 - 2010	Non-Native
Crocosmia pottsii x aurea = C. x crocosmiiflora	Montbretia	39	1978 - 2016	Protected, Non-Native
Cucurbita pepo	Marrow	1	1992 - 1992	Non-Native
Cymbalaria muralis	Ivy-leaved Toadflax	19	1987 - 2013	Non-Native
Cynoglossum officinale	Hound's-tongue	3	1987 - 1987	Priority, Local Priority
Cynosurus echinatus	Rough Dog's-tail	25	1963 - 2014	Non-Native
Cyperus eragrostis	Pale Galingale	1	2009 - 2009	Non-Native
Dahlia pinnata	n/a	1	1995 - 1995	Non-Native
Daucus carota subsp. gummifer	Sea Carrot	8	2004 - 2009	Priority

Delairea odorata	German-ivy	39	1978 - 2016	Non-Native
Digitaria sanguinalis	Hairy Finger-grass	2	1992 - 2002	Non-Native
Diplotaxis muralis	Annual Wall-rocket	15	1987 - 2009	Non-Native
Diplotaxis tenuifolia	Perennial Wall-rocket	1	1997 - 1997	Non-Native
Disphyma crassifolium	Purple Dewplant	8	1987 - 2016	Protected, Non-Native
Dracunculus vulgaris	Dragon Arum	4	2002 - 2003	Non-Native
Drosanthemum floribundum	Pale Dewplant	28	1978 - 2009	Non-Native
Echinochloa crus-galli	Cockspur	1	2009 - 2009	Non-Native
Echinochloa frumentacea	White Millet	1	1995 - 1995	Non-Native
Echium pininana	Giant Viper's-bugloss	4	1995 - 2012	Non-Native
Echium plantagineum	Purple Viper's-bugloss	1	1993 - 1993	Local Priority, Non-Native
Epilobium ciliatum	American Willowherb	8	1975 - 2008	Non-Native
Erepsia heteropetala	Lesser Sea-fig	25	1967 - 2010	Non-Native
Erica cinerea	Bell Heather	21	1978 - 2012	Priority
Erigeron glaucus	Seaside Daisy	4	1996 - 2004	Non-Native
Erigeron karvinskianus	Mexican Fleabane	12	1984 - 2013	Non-Native
Eriophorum angustifolium	Common Cottongrass	1	1998 - 1998	Priority
Erodium lebelii	Sticky Stork's-bill	5	1972 - 2012	Priority
Erodium moschatum	Musk Stork's-bill	63	1978 - 2017	Local Priority, Non-Native
Escallonia macrantha	n/a	4	1984 - 2012	Non-Native
Euonymus japonicus	Evergreen Spindle	5	1984 - 2009	Non-Native
Euphorbia helioscopia	Sun Spurge	9	1984 - 2012	Non-Native
Euphorbia peplus	Petty Spurge	35	1987 - 2009	Non-Native
Euphorbia portlandica	Portland Spurge	12	1994 - 2018	Local Priority
Fallopia baldschuanica	Russian-vine	1	1996 - 1996	Non-Native
Fallopia convolvulus	Black-bindweed	9	1984 - 2004	Non-Native
Fallopia japonica	Japanese Knotweed	23	1987 - 2009	Protected, Non-Native
Fascicularia bicolor	Rhodostachys	16	1967 - 2009	Non-Native
Ficus carica	Fig	3	1975 - 1994	Non-Native
Filago vulgaris	Common Cudweed	26	1984 - 2012	Priority, Local Priority

Foeniculum vulgare	Fennel	78	1975 - 2018	Non-Native
Fuchsia magellanica	n/a	8	1967 - 2004	Non-Native
Fumaria occidentalis	Western Ramping-fumitory	102	1963 - 2019	Priority, Local Priority
Fumaria officinalis subsp. officinalis	n/a	3	1963 - 1988	Non-Native
Fumaria purpurea	Purple Ramping-fumitory	16	1966 - 1993	Protected, Priority, Local Priority
Gazania rigens	Treasureflower	21	1992 - 2016	Non-Native
Geranium dissectum	Cut-leaved Crane's-bill	37	1983 - 2012	Non-Native
Geranium maderense	Giant Herb-Robert	23	1992 - 2010	Non-Native
Geranium rubescens	Greater Herb-Robert	3	1997 - 2014	Non-Native
Geranium versicolor	Pencilled Crane's-bill	2	2005 - 2009	Non-Native
Glaucium flavum	Yellow Horned-poppy	11	1984 - 2017	Priority
Glebionis segetum	Corn Marigold	88	1983 - 2017	Priority, Local Priority
Gnaphalium luteoalbum	Jersey Cudweed	1	2018 - 2018	Protected
Gnaphalium sylvaticum	Heath Cudweed	1	1997 - 1997	Priority, Local Priority
Griselinia littoralis	New Zealand Broadleaf	2	2007 - 2008	Non-Native
Hebe elliptica x speciosa = H. x franciscana	Hedge Veronica	7	1995 - 2010	Non-Native
Hebe salicifolia x elliptica = H. x lewisii	Lewis's Hebe	2	1992 - 2010	Non-Native
Helianthus annuus	Sunflower	2	1988 - 2004	Non-Native
Helianthus tuberosus x pauciflorus = H. x laetiflorus	Perennial Sunflower	1	1994 - 1994	Non-Native
Helichrysum petiolare	Silver-bush Everlastingflower	4	1993 - 2014	Non-Native
Heracleum mantegazzianum	Giant Hogweed	1	1994 - 1994	Protected, Non-Native
Hordeum marinum	Sea Barley	1	2003 - 2003	Protected, Priority
Hyacinthoides hispanica	Spanish Bluebell	16	1988 - 2013	Non-Native
Hyacinthoides non-scripta	Bluebell	14	1988 - 2013	Protected
Hyacinthoides non-scripta x hispanica = H. x massartiana	Bluebell	2	1995 - 1995	Non-Native

Hydrocotyle vulgaris	Marsh Pennywort	15	1984 - 2014	Priority
Hypericum calycinum	Rose-of-Sharon	1	1998 - 1998	Non-Native
Iberis umbellata	Garden Candytuft	1	2004 - 2004	Non-Native
Iris xiphium	Spanish Iris	1	1984 - 1984	Non-Native
Ixia campanulata	Red Corn-lily	2	1996 - 2014	Non-Native
Ixia paniculata	Tubular Corn-lily	1	2004 - 2004	Non-Native
Jasione montana	Sheep's-bit	56	1975 - 2018	Priority
Jasminum officinale	Summer Jasmine	1	1994 - 1994	Non-Native
Juncus capitatus	Dwarf Rush	1	1971 - 1971	Priority, Local Priority
Kickxia elatine	Sharp-leaved Fluellen	17	1986 - 2008	Non-Native
Lactuca sativa	Garden Lettuce	1	1992 - 1992	Non-Native
Lactuca serriola	Prickly Lettuce	1	2004 - 2004	Non-Native
Lagurus ovatus	Hare's-tail	1	1997 - 1997	Non-Native
Lamium hybridum	Cut-leaved Dead-nettle	6	1988 - 2003	Non-Native
Lamium purpureum	Red Dead-nettle	4	1988 - 2004	Non-Native
Lampranthus deltoides	Deltoid-leaved Dewplant	15	1967 - 2004	Non-Native
Lampranthus falciformis	Sickle-leaved Dewplant	5	1967 - 1994	Non-Native
Lampranthus roseus	Rosy Dewplant	3	1993 - 2002	Non-Native
Lathyrus japonicus	Sea Pea	3	2014 - 2016	Priority
Lathyrus japonicus subsp. maritimus	Sea Pea	6	2012 - 2019	Local Priority
Laurus nobilis	Bay	4	1984 - 2003	Non-Native
Lavatera cretica	Smaller Tree-mallow	114	1965 - 2019	Priority, Local Priority
Lemna minuta	Least Duckweed	13	1994 - 2009	Non-Native
Lepidium coronopus	Swine-cress	12	1987 - 2004	Non-Native
Lepidium didymum	Lesser Swine-cress	38	1976 - 2008	Non-Native
Leptospermum scoparium	Broom Tea-tree	1	2004 - 2004	Non-Native
Leucanthemum lacustre x maximum = L. x superbum	Shasta Daisy	1	1995 - 1995	Non-Native
Libertia formosa	Chilean-iris	11	1983 - 2014	Non-Native
Ligustrum ovalifolium	Garden Privet	4	1997 - 2012	Non-Native

Lobelia erinus	Garden Lobelia	4	1994 - 2004	Non-Native
Lobularia maritima	Sweet Alison	42	1978 - 2016	Non-Native
Lolium multiflorum	Italian Rye-grass	3	1987 - 1987	Non-Native
Lotus subbiflorus	Hairy Bird's-foot-trefoil	29	1988 - 2017	Priority, Local Priority
Lunaria annua	Honesty	4	1984 - 2019	Non-Native
Lupinus arboreus	Tree Lupin	5	1984 - 2004	Non-Native
Lycopersicon esculentum	Tomato	6	1988 - 2009	Non-Native
Malva neglecta	Dwarf Mallow	15	1984 - 2012	Non-Native
Malva sylvestris	Common Mallow	50	1983 - 2019	Non-Native
Matricaria chamomilla	Scented Mayweed	10	1982 - 2004	Non-Native
Matricaria discoidea	Pineappleweed	34	1975 - 2017	Non-Native
Matthiola incana	Hoary Stock	5	1987 - 1997	Local Priority, Non-Native
Matthiola sinuata	Sea Stock	1	1978 - 1978	Protected, Priority
Medicago polymorpha	Toothed Medick	48	1974 - 2019	Priority, Local Priority
Mentha aquatica x spicata = M. x piperita	Peppermint	1	1994 - 1994	Non-Native
Mentha requienii	Corsican Mint	3	1988 - 1988	Non-Native
Mentha spicata	Spear Mint	4	1984 - 1995	Non-Native
Mentha spicata x suaveolens = M. x villosa	Apple-mint	12	1970 - 2014	Non-Native
Mentha suaveolens	Round-leaved Mint	2	1993 - 2009	Priority
Mentha suaveolens x longifolia = M. x rotundifolia	False Apple-mint	3	2000 - 2002	Non-Native
Mercurialis annua	Annual Mercury	68	1984 - 2018	Non-Native
Mimulus guttatus	Monkeyflower	1	1967 - 1967	Non-Native
Mirabilis jalapa	Marvel-of-Peru	2	1995 - 2009	Non-Native
Misopates orontium	Weasel's snout	6	1988 - 1995	Priority, Local Priority
Muehlenbeckia complexa	Wireplant	30	1962 - 2010	Non-Native
Myosotis arvensis	Field Forget-me-not	4	1988 - 2004	Non-Native
Narcissus papyraceus	Paper-white Daffodil	3	2008 - 2010	Non-Native
Narcissus tazetta	Bunch-flowered Daffodil	3	2008 - 2009	Non-Native

Narcissus tazetta x poeticus = N. x medioluteus	Primrose-peerless	1	1993 - 1993	Non-Native
Nicandra physalodes	Apple-of-Peru	5	1968 - 1992	Non-Native
Nicotiana forgetiana	Red Tobacco	1	1994 - 1994	Non-Native
Nothoscordum borbonicum	Honeybells	2	1997 - 1997	Non-Native
Oenanthe fistulosa	Tubular Water-dropwort	7	2002 - 2017	Protected, Priority, Local Priority
Oenothera biennis	Common Evening-primrose	2	1994 - 1997	Non-Native
Oenothera glazioviana	Large-flowered Evening-primrose	6	1984 - 2003	Non-Native
Oenothera glazioviana x biennis = O. x fallax	Intermediate Evening-primrose	1	2003 - 2003	Non-Native
Olearia avicenniifolia x moschata = O. x haastii	Daisy-bush	2	2002 - 2002	Non-Native
Olearia traversii	Ake-ake	14	1993 - 2010	Non-Native
Osteospermum jucundum	Osteospermum	4	2008 - 2010	Non-Native
Oxalis articulata	Pink-sorrel	27	1983 - 2010	Non-Native
Oxalis corniculata	Procumbent Yellow-sorrel	12	1987 - 2004	Non-Native
Oxalis debilis	Large-flowered Pink-sorrel	2	2004 - 2008	Non-Native
Oxalis exilis	Least Yellow-sorrel	1	1975 - 1975	Non-Native
Oxalis megalorrhiza	Fleshy Yellow-sorrel	26	1987 - 2012	Non-Native
Oxalis pes-caprae	Bermuda-buttercup	48	1974 - 2016	Non-Native
Oxalis rosea	Annual Pink-sorrel	1	1993 - 1993	Non-Native
Oxalis tetraphylla	Four-leaved Pink-sorrel	1	1997 - 1997	Non-Native
Papaver argemone	Prickly Poppy	1	1984 - 1984	Priority, Local Priority
Papaver dubium	Long Smooth-headed Poppy	18	1984 - 2017	Non-Native
Papaver pseudoorientale	Oriental Poppy	1	2003 - 2003	Non-Native
Papaver rhoeas	Common Poppy	15	1984 - 2018	Non-Native
Papaver somniferum	Opium Poppy	9	1984 - 2014	Non-Native
Pedicularis sylvatica	Lousewort	4	1997 - 2011	Priority
Pericallis hybrida	Cineraria	20	1988 - 2012	Non-Native

Petasites fragrans	Winter Heliotrope	24	1984 - 2012	Non-Native
Petroselinum crispum	Garden Parsley	3	1987 - 1997	Non-Native
Phalaris canariensis	Canary-grass	1	1988 - 1988	Non-Native
Phalaris minor	Lesser Canary-grass	4	1978 - 1996	Non-Native
Phormium cookianum	Lesser New Zealand Flax	6	1992 - 2009	Non-Native
Phormium tenax	New Zealand Flax	7	1995 - 2013	Non-Native
Physalis peruviana	Cape-gooseberry	2	2008 - 2009	Non-Native
Picris echioides	Bristly Oxtongue	47	1984 - 2017	Non-Native
Pittosporum crassifolium	Karo	37	1988 - 2016	Non-Native
Poa infirma	Early Meadow-grass	9	1977 - 2002	Priority, Local Priority
Polycarpon tetraphyllum	Four-leaved Allseed	86	1971 - 2018	Priority, Local Priority
Polygala serpyllifolia	Heath Milkwort	2	1984 - 1988	Priority
Polygonum arenastrum	Equal-leaved Knotgrass	4	1995 - 2003	Non-Native
Polypogon monspeliensis	Annual Beard-grass	1	1982 - 1982	Priority
Portulaca oleracea	Common Purslane	2	1978 - 1978	Non-Native
Potentilla erecta	Tormentil	26	1987 - 2014	Priority
Pseudosasa japonica	Arrow Bamboo	1	1970 - 1970	Non-Native
Quercus ilex	Evergreen Oak	2	2014 - 2016	Non-Native
Radiola linoides	Allseed	7	1988 - 2009	Priority, Local Priority
Ranunculus flammula	Lesser Spearwort	4	2011 - 2017	Priority
Ranunculus marginatus	St. Martin's Buttercup	1	1979 - 1979	Non-Native
Ranunculus muricatus	Rough-fruited Buttercup	19	1970 - 2004	Non-Native
Raphanus raphanistrum subsp. raphanistrum	Wild Radish	37	1983 - 2009	Non-Native
Reseda alba	White Mignonette	1	1992 - 1992	Non-Native
Rhododendron ponticum	n/a	1	1997 - 1997	Protected, Non-Native
Rosmarinus officinalis	Rosemary	1	1992 - 1992	Non-Native
Ruppia maritima	Beaked Tasselweed	2	1988 - 1988	Priority
Ruschia caroli	Shrubby Dewplant	5	1967 - 1995	Non-Native
Ruscus aculeatus	Butcher's-broom	4	1988 - 1988	Protected
Salix euxina x alba = S. x fragilis	Hybrid Crack-willow	14	1970 - 2004	Non-Native

Salix triandra	Almond Willow	2	1970 - 1984	Non-Native
Salix udensis	Sachalin Willow	3	2013 - 2013	Non-Native
Salix viminalis	Osier	5	1994 - 2009	Non-Native
Salix viminalis x caprea = S. x smithiana	Broad-leaved Osier	1	1998 - 1998	Non-Native
Salsola kali subsp. kali	Prickly Saltwort	1	1983 - 1983	Protected, Priority, Local Priority
Salvia verbenaca	Wild Clary	1	1967 - 1967	Priority
Scandix pecten-veneris	Shepherd's-needle	1	1996 - 1996	Protected, Priority, Local Priority
Scrophularia scorodonia	Balm-leaved Figwort	25	1982 - 2019	Priority, Local Priority
Sedum album	White Stonecrop	6	1984 - 2004	Non-Native
Senecio cineraria	Silver Ragwort	1	1996 - 1996	Non-Native
Senecio grandiflorus	Purple Ragwort	1	2009 - 2009	Non-Native
Senecio minimus	Toothed Fireweed	2	2011 - 2012	Non-Native
Senecio viscosus	Sticky Groundsel	1	1986 - 1986	Non-Native
Sibthorpia europaea	Cornish Moneywort	5	1982 - 1990	Priority, Local Priority
Silene coeli-rosa	Rose-of-heaven	1	1973 - 1973	Non-Native
Silene flos-cuculi	Ragged-Robin	12	1975 - 2019	Priority
Silene gallica	Small-flowered Catchfly	89	1978 - 2019	Protected, Priority
Silene viscaria	Sticky Catchfly	3	2012 - 2018	Priority
Sinapis arvensis	Charlock	12	1984 - 2004	Non-Native
Sisymbrium officinale	Hedge Mustard	43	1984 - 2014	Non-Native
Smyrnium olusatrum	Alexanders	80	1987 - 2016	Non-Native
Solanum physalifolium	Green Nightshade	3	1989 - 2004	Non-Native
Solanum tuberosum	Potato	6	1995 - 2004	Non-Native
Soleirolia soleirolii	Mind-your-own-business	33	1963 - 2014	Non-Native
Solidago canadensis	Canadian Goldenrod	1	1994 - 1994	Non-Native
Solidago virgaurea	Goldenrod	8	1988 - 2014	Priority
Sparaxis grandiflora	Plain Harlequinflower	3	1997 - 2004	Non-Native
Spartium junceum	Spanish Broom	1	2003 - 2003	Non-Native
Spergula arvensis	Corn Spurrey	57	1987 - 2019	Priority, Local Priority
Spergularia bocconei	Greek Sea-spurrey	1	2002 - 2002	Local Priority, Non-Native

Spiraea salicifolia x douglasii = S. x pseudosalicifolia	Confused Bridewort	1	1997 - 1997	Non-Native
Spiranthes spiralis	Autumn Lady's-tresses	6	1991 - 1996	Priority, Local Priority
Stachys arvensis	Field Woundwort	38	1984 - 2009	Priority, Local Priority
Tamarix gallica	Tamarisk	25	1984 - 2011	Non-Native
Tanacetum parthenium	Feverfew	7	1987 - 2003	Non-Native
Thlaspi arvense	Field Penny-cress	8	1994 - 2009	Non-Native
Trifolium glomeratum	Clustered Clover	2	2004 - 2004	Priority, Local Priority
Trifolium incarnatum subsp. incarnatum	Crimson Clover	2	2016 - 2019	Non-Native
Trifolium occidentale	Western Clover	33	1961 - 2018	Priority, Local Priority
Trifolium suffocatum	Suffocated Clover	7	1988 - 2003	Priority, Local Priority
Tripleurospermum inodorum	Scentless Mayweed	5	1988 - 2009	Non-Native
Tristagma uniflorum	Spring Starflower	3	1983 - 2004	Non-Native
Triticum aestivum	Bread Wheat	1	2003 - 2003	Non-Native
Tropaeolum majus	n/a	17	2003 - 2014	Non-Native
Urtica urens	Small Nettle	31	1987 - 2013	Non-Native
Valeriana dioica	Marsh Valerian	1	2000 - 2000	Priority
Valeriana officinalis	Common Valerian	1	2004 - 2004	Priority
Valerianella carinata	Keeled-fruited Cornsalad	2	1963 - 1978	Non-Native
Verbena officinalis	Vervain	7	1993 - 2004	Non-Native
Veronica agrestis	Green Field-speedwell	10	1971 - 2009	Non-Native
Veronica hederifolia	Ivy-leaved Speedwell	6	1984 - 2017	Non-Native
Veronica officinalis	Heath Speedwell	4	1987 - 1987	Priority
Veronica persica	Common Field-speedwell	27	1986 - 2012	Non-Native
Vicia bithynica	Bithynian Vetch	4	1967 - 2014	Priority, Local Priority
Vicia sativa subsp. sativa	Cultivated Vetch	9	1983 - 2004	Non-Native
Vicia sativa subsp. segetalis	Common Vetch	7	2003 - 2009	Non-Native
Vinca difformis	Intermediate Periwinkle	3	2006 - 2008	Non-Native
Vinca major	Greater Periwinkle	13	1983 - 2004	Non-Native
Vinca minor	Lesser Periwinkle	1	2003 - 2003	Non-Native

Viola arvensis	Field Pansy	4	1994 - 2012	Non-Native
Viola canina subsp. canina	n/a	6	1988 - 1988	Priority, Local Priority
Viola lutea x tricolor x altaica = V. x wittrockiana	Garden Pansy	2	2004 - 2004	Non-Native
Viola tricolor	Wild Pansy	1	1996 - 1996	Priority, Local Priority
Viola tricolor subsp. tricolor	n/a	1	1973 - 1973	Priority
Vulpia myuros	Rat's-tail Fescue	2	1988 - 1988	Non-Native
Zantedeschia aethiopica	Altar-lily	9	1972 - 2004	Non-Native
Zostera (Zostera) marina	Eelgrass	10	1983 - 2004	Protected, Priority, Local Priority
Fungus				
Puccinia porri	n/a	1	2002 - 2002	Local Priority
Insect - Beetle (Coleoptera)				
Chaetarthria simillima	n/a	2	2015 - 2015	Priority
Dasytes virens	n/a	1	2006 - 2006	Priority
Hydaticus transversalis	n/a	1	1967 - 1967	Priority, Local Priority
Meloe proscarabaeus	Black Oil-beetle	5	2011 - 2011	Protected, Priority
Ochthebius viridis subsp. fallaciosus	n/a	1	2015 - 2015	Priority
Protapion dissimile	n/a	1	1967 - 1967	Priority
Insect - Butterfly				
Cupido minimus	Small Blue	1	2014 - 2014	Protected, Priority
Danaus plexippus	Monarch	41	1995 - 2014	Protected
Lasiommata megera	Wall	1	2006 - 2006	Protected, Priority
Nymphalis polychloros	Large Tortoiseshell	3	2006 - 2011	Protected, Priority, Local Priority
Insect - Cockroach (Dictyoptera)				
Ectobius panzeri	Lesser Cockroach	2	1991 - 1991	Priority, Local Priority
Insect - Dragonfly (Odonata)				
Aeshna mixta	Migrant Hawker	9	1997 - 2012	Local Priority
Sympetrum fonscolombii	Red-veined Darter	3	2006 - 2011	Local Priority
Insect - Earwig (Dermaptera)				

Forficula lesnei	Lesne's Earwig	1	1993 - 1993	Priority, Local Priority
Insect - Hymenopteran				
Andrena thoracica	Cliff Mining Bee	35	1995 - 2003	Local Priority
Chrysis fulgida	Shimmering Ruby-tail	1	2011 - 2011	Protected, Priority
Lasius mixtus	n/a	1	1993 - 1993	Local Priority
Lasius psammophilus	n/a	2	1996 - 2001	Local Priority
Melitta leporina	Clover Blunthorn Bee	1	1970 - 1970	Local Priority
Sphecodes crassus	Swollen-thighed Blood Bee	1	2001 - 2001	Priority, Local Priority
Insect - Moth				
Acronicta psi	Grey Dagger	6	2002 - 2007	Protected, Priority
Acronicta rumicis	Knot Grass	15	1986 - 2011	Protected, Priority
Agrochola lychnidis	Beaded Chestnut	3	2004 - 2005	Protected, Priority
Amphipoea oculea	Ear Moth	1	2006 - 2006	Protected, Priority
Amphipyra tragopoginis	Mouse Moth	30	1986 - 2007	Protected, Priority
Ancylosis oblitella	Saltmarsh Knot-horn	3	2006 - 2006	Priority
Aparnea remissa	Dusky Brocade	10	2002 - 2007	Protected, Priority
Arctia caja	Garden Tiger	7	1993 - 2007	Protected, Priority
Atethmia centrago	Centre-barred Sallow	1	2004 - 2004	Protected, Priority
Caradrina morpheus	Mottled Rustic	14	2002 - 2011	Protected, Priority
Ceramica pisi	Broom Moth	9	1995 - 2007	Protected, Priority
Cirrhia gilvago	Dusky-lemon Sallow	3	2003 - 2011	Protected, Priority
Cirrhia icteritia	Sallow	8	2002 - 2006	Protected, Priority
Diarsia rubi	Small Square-spot	37	1986 - 2011	Protected, Priority
Dichomeris alacella	Lichen Sober	1	1984 - 1984	Priority
Dolicharthria punctalis	Long-legged China-mark	9	2002 - 2007	Priority
Ecliptopera silaceata	Small Phoenix	1	2004 - 2004	Protected, Priority
Ephestia elutella	Cacao Moth	4	2004 - 2006	Non-Native
Epiphyas postvittana	Light Brown Apple Moth	71	1995 - 2014	Non-Native
Ethmia bipunctella	Bordered Ermel	5	2003 - 2006	Priority
Eudonia delunella	Pied Grey	3	2004 - 2007	Priority
Eudonia lineola	White-line Grey	3	2003 - 2007	Priority

Eulithis mellinata	Spinach	1	2003 - 2003	Protected, Priority
Eupithecia phoeniceata	Cypress Pug	26	1986 - 2014	Non-Native
Euplagia quadripunctaria	Jersey Tiger	2	2004 - 2004	Protected
Euxoa tritici	White-line Dart	28	1986 - 2007	Protected, Priority
Euzophera bigella	Peach Knot-horn	1	2004 - 2004	Non-Native
Evergestis extimalis	Marbled Yellow Pearl	5	2003 - 2005	Priority
Helotropha leucostigma	Crescent	7	2003 - 2006	Protected, Priority
Hemistola chrysoprasaria	Small Emerald	3	2002 - 2006	Protected, Priority
Homoeosoma nebulella	Large Clouded Knot-horn	6	2003 - 2006	Priority
Hoplodrina blanda	Rustic	9	1986 - 2007	Protected, Priority
Hydraecia micacea	Rosy Rustic	41	1986 - 2014	Protected, Priority
Hypena obsitalis	Bloxworth Snout	6	2011 - 2014	Local Priority
Idaea degeneraria	Portland Ribbon Wave	1	2004 - 2004	Priority, Local Priority
Idaea ochrata subsp. cantiata	n/a	1	2006 - 2006	Protected, Priority
Leucania comma	Shoulder-striped Wainscot	6	2002 - 2007	Protected, Priority
Lithophane leautieri	Blair's Shoulder-knot	8	2014 - 2014	Non-Native
Litoligia literosa	Rosy Minor	19	1986 - 2013	Protected, Priority
Loxostege sticticalis	Diamond-spot Sable	4	2003 - 2006	Priority
Lygephila craccae	Scarce Blackneck	1	2013 - 2013	Priority, Local Priority
Mecyna asinalis	Coastal Pearl	15	1986 - 2014	Priority
Melanchra persicariae	Dot Moth	8	2002 - 2011	Protected, Priority
Mniotype adusta	Dark Brocade	1	1961 - 1961	Protected, Priority
Nephopterix angustella	Spindle Knot-horn	9	2003 - 2006	Priority
Nothris congressariella	Cornish Groundling	19	2002 - 2007	Priority, Local Priority
Nymphula diminutalis	Small Brown China-mark	3	1987 - 2003	Non-Native
Oegoconia caradjai	Straw Obscure	14	2003 - 2007	Priority
Oinophila v-flava	Yellow V Moth	48	1986 - 2007	Local Priority
Opogona omoscopa	n/a	17	2009 - 2014	Non-Native
Orthosia gracilis	Powdered Quaker	2	2006 - 2007	Protected, Priority
Pediasia contaminella	Waste Grass-veneer	6	2002 - 2014	Priority

Pelurga comitata	Dark Spinach	1	2003 - 2003	Protected, Priority
Psychoides filicivora	Fern Smut	22	1989 - 2014	Non-Native
Rhizedra lutosa	Large Wainscot	32	2002 - 2014	Protected, Priority
Scopula marginepunctata	Mullein Wave	16	1986 - 2007	Protected, Priority
Scrobipalpa ocellatella	Beet Moth	1	2003 - 2003	Priority
Sitochroa palealis	Sulphur Pearl	7	1989 - 2007	Priority
Spilosoma lubricipeda	White Ermine	14	1993 - 2019	Protected, Priority
Spilosoma lutea	Buff Ermine	15	2002 - 2014	Protected, Priority
Thera britannica	Spruce Carpet	17	2002 - 2014	Non-Native
Timandra comae	Blood-vein	10	2002 - 2010	Protected, Priority
Tinea pallescentella	Large Pale Clothes Moth	10	2003 - 2007	Non-Native
Trachea atriplicis	Orache Moth	1	2004 - 2004	Priority
Tyria jacobaeae	Cinnabar	7	2002 - 2007	Protected, Priority
Xanthorhoe ferrugata	Dark-barred Twin-spot Carpet	34	1986 - 2011	Protected, Priority
Yponomeuta rorrella	Willow Ermine	1	2006 - 2006	Local Priority
Insect - Orthopteran				
Acheta domesticus	House Cricket	10	1994 - 2009	Local Priority
Conocephalus dorsalis	Short-winged Cone-head	3	1996 - 2016	Local Priority
Conocephalus fuscus	Long-winged Cone-head	25	1990 - 2015	Local Priority
Insect - Stick Insect (Phasmida)				
Acanthoxyla prasina subsp. geisovii	Prickly Stick-insect	33	1995 - 2018	Local Priority
Carausius morosus	Indian Stick-insect	2	2017 - 2017	Non-Native
Clitarchus hookeri	Smooth Stick-insect	3	2017 - 2017	Local Priority
Insect - True Bug (Hemiptera)				
Leptoglossus occidentalis	Western Conifer Seed Bug	1	2010 - 2010	Non-Native
Parapiesma quadratum subsp. spergulariae	n/a	2	1965 - 1987	Priority, Local Priority
Trioza vitreoradiata	n/a	8	2007 - 2014	Non-Native
Insect - True Fly (Diptera)				
Dicranomyia chorea	n/a	1	1995 - 1995	Priority

Eumerus sabulonum	n/a	1	2018 - 2018	Priority, Local Priority
Meligramma euchromum	n/a	2	1992 - 1992	Priority
Volucella zonaria	Hornet Hoverfly	1	2017 - 2017	Local Priority
Xanthandrus comtus	n/a	13	1992 - 1996	Local Priority
Lichen				
Aspicilia epiglypta	n/a	1	2002 - 2002	Priority
Bacidia incompta	n/a	4	2002 - 2002	Protected, Priority, Local Priority
Caloplaca britannica	n/a	1	2002 - 2002	Priority, Local Priority
Caloplaca maritima	n/a	1	1997 - 1997	Priority
Chrysothrix chrysophthalma	n/a	1	1997 - 1997	Priority
Cladonia firma	n/a	3	2001 - 2002	Priority
Cladonia portentosa	n/a	1	2001 - 2001	Protected
Diploschistes caesioplumbeus	n/a	2	2002 - 2002	Priority
Gyalecta jenensis var. macrospora	n/a	2	2002 - 2002	Priority, Local Priority
Heterodermia leucomelos	Ciliate Strap-Lichen	3	1994 - 2002	Protected, Priority, Local Priority
Lecanora praepostera	n/a	1	2001 - 2001	Priority
Lecanora zosterae	n/a	1	2001 - 2001	Priority
Moelleropsis nebulosa	n/a	2	2002 - 2002	Priority
Pertusaria excludens	n/a	4	2001 - 2002	Priority
Pertusaria monogona	n/a	4	2001 - 2002	Priority
Pertusaria pluripuncta	n/a	5	2001 - 2002	Priority, Local Priority
Porina curnowii	n/a	2	1980 - 1980	Priority, Local Priority
Ramalina portuensis	n/a	1	2002 - 2002	Priority
Rhymbocarpus cruciatus	n/a	2	1979 - 1979	Priority, Local Priority
Rinodina beccariana	n/a	1	2001 - 2001	Priority
Roccella fuciformis	n/a	1	2001 - 2001	Priority, Local Priority
Roccella phycopsis	n/a	2	2001 - 2001	Priority, Local Priority
Stigmidium marinum	n/a	1	2009 - 2009	Priority
Strigula taylorii	n/a	1	2002 - 2002	Priority

Syncesia myrticola	n/a	2	2001 - 2002	Priority, Local Priority
Teloschistes flavicans	Golden Hair-Lichen	2	1994 - 2001	Protected, Priority, Local Priority
Wadeana dendrographa	n/a	2	2002 - 2002	Protected, Priority, Local Priority
Liverwort				
Fossombronia maritima	Sea Frillwort	6	1984 - 2005	Local Priority
Lophocolea semiteres	Southern Crestwort	7	1977 - 2005	Local Priority
Riccia crystallina	Blue Crystalwort	27	1962 - 2009	Priority, Local Priority
Sphaerocarpos texanus	Texas Balloonwort	11	1977 - 2005	Protected, Priority, Local Priority
Telaranea murphyae	Murphy's Threadwort	7	1993 - 2005	Priority, Local Priority
Marine Mammal				
Balaenoptera acutorostrata	Minke Whale	5	2005 - 2009	Protected, Priority, Local Priority
Cetacea	Whales & Dolphins	2	2000 - 2000	Protected
Delphinus delphis	Common Dolphin	45	1968 - 2011	Protected, Priority, Local Priority
Globicephala melas	Long-finned Pilot Whale	1	2014 - 2014	Protected, Priority, Local Priority
Grampus griseus	Risso's Dolphin	6	2000 - 2006	Protected, Priority, Local Priority
Halichoerus grypus	Grey Seal	18	2004 - 2017	Protected
Orcinus orca	Killer Whale	2	2004 - 2004	Protected, Priority, Local Priority
Phoca vitulina	Harbour Seal	1	2014 - 2014	Protected, Priority
Phocoena phocoena	Common Porpoise	32	2000 - 2017	Protected, Priority, Local Priority
Tursiops truncatus	Bottle-nosed Dolphin	3	1989 - 2008	Protected, Priority, Local Priority
Mollusc				
Ambigolimax valentianus	Iberian Threeband Slug	10	2003 - 2004	Non-Native
Aplysia depilans	n/a	2	2008 - 2011	Local Priority
Auriculinella bidentata	Two-toothed White Snail	3	1983 - 1999	Priority
Candidula intersecta	Wrinkled Snail	5	1963 - 2003	Non-Native
Cernuella (Cernuella) virgata	Striped Snail	3	1965 - 2003	Non-Native

Chauvetia brunnea	n/a	1	1999 - 1999	Local Priority
Cornu aspersum	Common Garden Snail	14	1962 - 2016	Non-Native
Deroceras invadens	Tramp Slug	4	2003 - 2005	Non-Native
Janthina pallida	n/a	1	1999 - 1999	Local Priority
Limacus flavus	Yellow Cellar Slug	5	1963 - 2004	Non-Native
Melarhaphe neritoides	Small Periwinkle	8	1982 - 1983	Local Priority
Nucella lapillus	Dog Whelk	19	1962 - 2016	Protected
Ostrea edulis	Common Oyster	1	2016 - 2016	Protected, Priority, Local Priority
Ponentina subvirescens	Green Snail	2	2003 - 2003	Priority, Local Priority
Potamopyrgus antipodarum	Jenkins' Spire Snail	2	2004 - 2004	Non-Native
Tandonia budapestensis	Budapest Keeled Slug	2	2004 - 2004	Non-Native
Tandonia sowerbyi	Sowerby's Keeled Slug	2	2003 - 2003	Non-Native
Moss				
Bryum donianum	Don's Thread-moss	6	1977 - 2005	Local Priority
Bryum dunense	Dune Thread-moss	6	1977 - 2003	Local Priority
Bryum tenuisetum	Yellow-tuber Thread-moss	2	1995 - 1996	Local Priority
Bryum torquescens	Twisting Thread-moss	2	1977 - 1977	Local Priority
Campylopus introflexus	Heath Star Moss	20	1967 - 2005	Non-Native
Campylopus pyriformis	Dwarf Swan-neck Moss	3	1967 - 1984	Local Priority
Ephemerum sessile	Sessile Earth-moss	3	2003 - 2003	Local Priority
Fissidens crispus	Herzog's Pocket-moss	8	1967 - 2005	Local Priority
Leptophascum leptophyllum	Vectis-moss	4	1993 - 2005	Priority, Local Priority
Leucobryum glaucum	Large White-moss	3	1962 - 2009	Protected
Pogonatum aloides	Aloe Haircap	2	1967 - 1967	Local Priority
Tortula atrovirens	Rib-leaf Moss	1	1968 - 1968	Local Priority
Tortula viridifolia	Bristly Pottia	8	1967 - 2005	Local Priority
Reptile				
Dermochelys coriacea	Leathery Turtle	5	1991 - 2002	Protected, Priority, Local Priority
Roundworm (Nematoda)				

Chromaspirina parapontica	n/a	1	1966 - 1966	Local Priority
Enoploides brunettii	n/a	1	1967 - 1967	Local Priority
Enoplolaimus litoralis	n/a	1	1966 - 1966	Local Priority
Enoplus paralittoralis	n/a	1	1971 - 1971	Local Priority
Pareurystomina scilloniensis	n/a	1	1966 - 1966	Local Priority
Spirinia schneideri	n/a	1	1966 - 1966	Local Priority
Spider (Araneae)				
Argiope bruennichi	Wasp Spider	1	2007 - 2007	Non-Native
Dysdera crocata	Woodlouse Spider	2	1987 - 1987	Non-Native
Pholcus phalangioides	Cobweb Spider	6	1974 - 2003	Non-Native
Psilochorus simoni	n/a	1	2017 - 2017	Non-Native
Scytodes thoracica	Spitting Spider	2	2005 - 2005	Non-Native
Sponge (Porifera)				
Axinella dissimilis	n/a	3	1983 - 2010	Local Priority
Terrestrial Mammal				
Crocidura suaveolens	Lesser White-toothed Shrew	9	1962 - 2018	Protected, Priority, Local Priority
Erinaceus europaeus	Hedgehog	10	1990 - 2014	Protected, Priority, Local Priority
Erinaceus europaeus	West European Hedgehog	3	2016 - 2019	Protected, Priority, Local Priority
Mus musculus	House Mouse	2	1962 - 2006	Non-Native
Oryctolagus cuniculus	European Rabbit	4	2002 - 2011	Priority, Non-Native
Rattus norvegicus	Brown Rat	7	1964 - 2017	Non-Native
Terrestrial Mammal - Bat (Chiroptera)				
Chiroptera	Bat	3	2006 - 2011	Protected, Priority
Pipistrellus nathusii	Nathusius's Pipistrelle	1	2019 - 2019	Protected, Priority, Local Priority
Pipistrellus pipistrellus	Common Pipistrelle	37	1984 - 2019	Protected, Local Priority
Pipistrellus pygmaeus	Soprano Pipistrelle	1	2009 - 2009	Protected, Priority, Local Priority
Tunicate (Urochordata)				
Aplidium elegans	n/a	3	1966 - 2010	Local Priority

Corella eumyota	n/a	1	2009 - 2009	Non-Native
Diazona violacea	Football Ascidian	1	2010 - 2010	Local Priority

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About the Cornwall and the Isles of Scilly Environmental Records Centre

The Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) collates, manages and disseminates biological and geological information for use in sustainable development, conservation and research. Working with local and national biological recorders and organisations to gather data that is crucial to aid conservation management of sites, to help organisations prioritise action, and to understand the distribution of species and trends over time. For more information on ERCCIS, visit the website at https://erccis.org.uk

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APPENDIX 3
Target Note Report

Phase 1 Habitat Survey of Ennor Farm
Target Notes Report

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

Target Note TN1

This the overall site, which is a field of neutral species-poor grassland – grazed by cattle, with short sward. Lack of herbs, dominated by grass vegetation. Bounded by walls on three sides with trees (Elm sp.). The field slopes from the road to the northern corner of site.

Festuca rubra	Red Fescue	A
Holcus lanatus	Yorkshire-fog	A
Hypochaeris radicata	Common Cat's-ear	A
Ranunculus repens	Creeping Buttercup	A
Trifolium pratense	Red Clover	A
Trifolium repens	White Clover	A
Agrostis stolonifera	Creeping Bent	F
Arrhenatherum elatius	False Oat-grass	F
Cirsium arvense	Creeping Thistle	F
Heracleum sphondylium	Hogweed	F
Medicago lupulina	Black Medick	F
Rubus fruticosus agg.	Bramble	F
Rumex obtusifolius	Broad-leaved Dock	F
Ulmus glabra, Canopy	Wych Elm	F
Agrostis capillaris	Common Bent	O
Bellis perennis	Daisy	O
Cerastium fontanum	Common Mouse-ear	O
Plantago lanceolata	Ribwort Plantain	O
Plantago major	Greater Plantain	O
Pteridium aquilinum	Bracken	O
Rumex acetosella	Sheep's Sorrel	O
Juncus effusus	Soft Rush	R

Target Note TN2

A small stand of bramble with occasional bracken. Recently cleared but starting to grow back.

Rubus fruticosus agg.	Bramble	D
Pteridium aquilinum	Bracken	O

Target Note TN3

Walled boundary on three sides. In some places stands of bramble can be found. The wall is interspersed with Elm sp, Cornish or Dutch. The trees naturally lean against the wind.

Ulmus sp.	Elm species	F
Rubus fruticosus agg.	Bramble	O

Target Note TN4

A stand of bracken adjacent to boundary.

Pteridium aquilinum	Bracken	D

APPENDIX 4

Lower Moors SSSI Impact Assessment

Briefing Note:
Lower Moors SSSI Ecological Impact Assessment

This assessment consider the potential impacts on Lower Moors (St Mary's) Site of Special Scientific Interest (SSSI) from a proposed housing allocation known as Ennor Farm / H3 Old Town as a result of surface water impacts.

This assessment provides a summary of the proposed development together with a review of the available information relating to the ground conditions and drainage requirements of the site in relation to the adjacent Lower Moors Site of Special Scientific interest (SSSI) that have been obtained from both historic and recent ground investigations, hydrological studies collated or completed for the site by CampbellReith and ecological appraisals completed by TEP.

Ennor Farm

Location

The site comprises an agricultural field located off Old Town Lane, North of Ennor Farm, Old Town, St Marys, Isles of Scilly with an approximate post code of TR21 0NL. The site is centred at approximate National Grid Reference 91440E and 10460N. The site has an area of c. 0.5ha.

Policy Context

Ennor Farm is a proposed residential development of 13 homes and is included in the Isles of Scilly Local Plan 2015-2030 (H3 Old Town). The Council of the Isles of Scilly submitted the Local Plan to the Secretary of State on 30th September 2019 for examination in public. Following the close of the public hearings the Inspector wrote to the Council advising what modifications ('Main Modifications') are likely to be required in order for the plan to be found sound.

With regards to H3 Old Town the Inspector proposed that the wording of the policy LC6 be strengthened to require that impacts of surface run-off (on the adjacent SSSI) are avoided. This had been proposed by Natural England in their consultation responses to the local plan.

Ground Conditions

Geological mapping indicates the site to be underlain by granite bedrock, which is weathered at the surface and include superficial Head deposits above. A ground investigation was undertaken at the site in December 2019 overseen by CampbellReith to further characterise the soils and groundwater regime. Conclusions[1] include:

- Ground investigation at the site has not revealed any significant contamination in the soils which predominantly comprise natural ground and topsoil;
- Groundwater was found atop the granite and within the base of weathered superficial deposits at an elevation of 3.0m AOD;
- A Low risk to groundwater has been identified due to absence of elevated contamination in relation to Drinking Water Standards; and,

[1] CampbellReith (2020) Ennor Farm, Old Town, St Marys Land Quality Statement, March 2019, Ref: 13394-CRH-XX-XX-RP-LQ-LQS-0001_P01

- A Low-Moderate risk has been identified associated with the presence of marginally elevated cadmium identified in groundwater beneath the site. In the absence of an identified source of the contamination being identified on site, it is not anticipated that the cause of this cadmium is from the site and so no remediation measures are considered necessary as part of the proposed development.

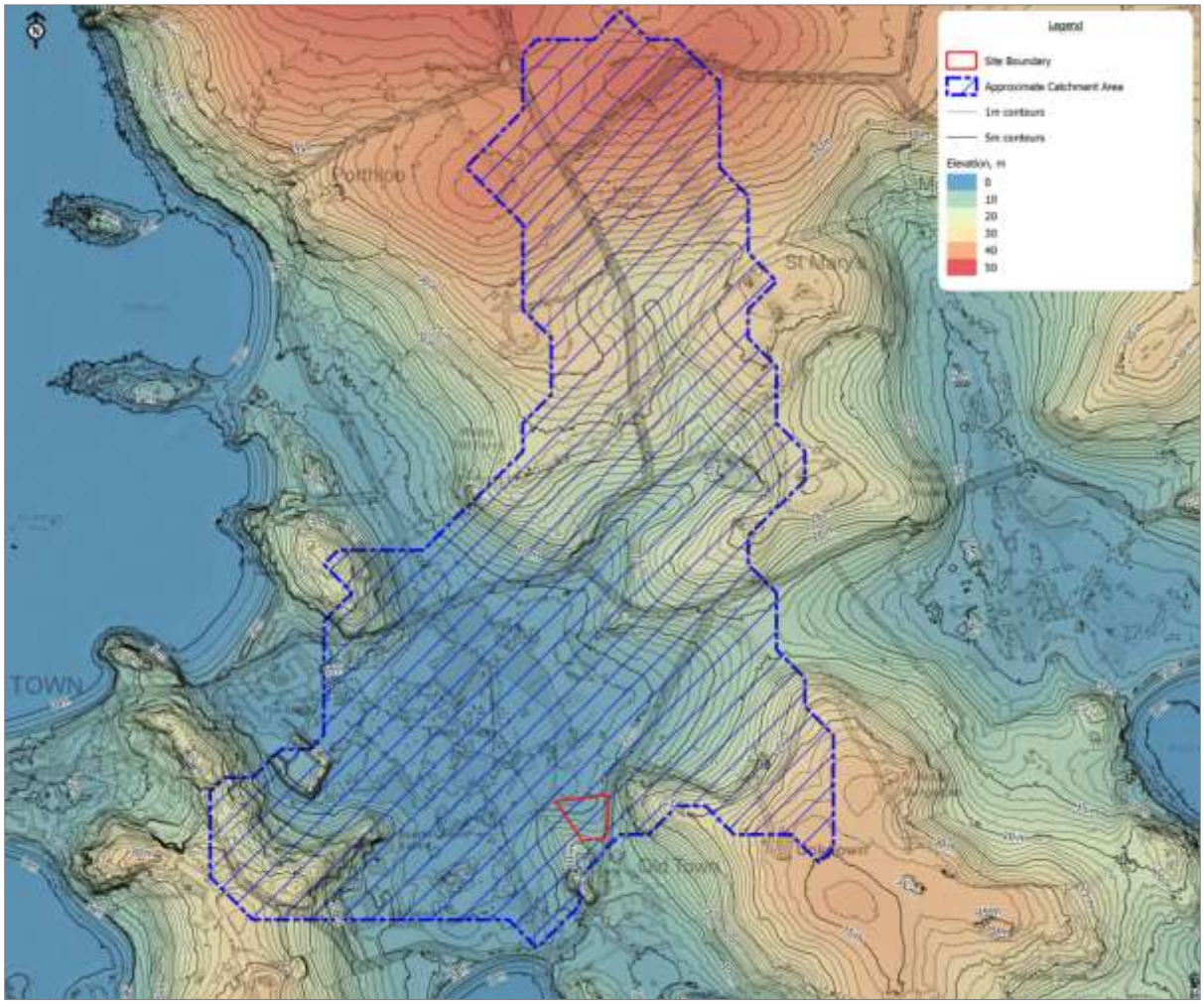
Hydrology

No permanent surface water features are observed on site. A pumping station and potential well (Castle Rocks Well) are located c.25m WSW of the site. There are no ordinary watercourses or main rivers on the Isles of Scilly. The nearest water feature to the site is the Lower Moors SSSI to the north-west, a marshland area consisting of low-lying land with springs, streams and reed-beds.

The site is located within a rainfall catchment area shown in Figure 1, below, using the UK Centre for Ecology and Hydrology's Flood Estimation Handbook (FEH). The rainfall catchment is 93ha in area. The majority of the catchment rises around Mount Pleasant to the north of the site. The figure illustrates that the site is a small part (approximately 0.54%) of the total area of the catchment and, as it is close to the watershed of the catchment, unlikely to receive a significant volume of groundwater from above it (to the south).

Surface cover across the site is grassland, and therefore a thickness of topsoil is present. Made Ground is not found, except where associated with a turning of top soil for farming practices.

Figure 1: Rainfall catchment for the Lower Moors SSSI and the Ennor Farm Site (extract provided by CampbellReith)



Hydrogeology

The superficial deposits and bedrock found beneath the site are both classed as a Highly Vulnerable Secondary Aquifer A. The superficial deposits are likely to have low permeability to the bedrock below, which itself will be dominated by low flows through fractures and weathered joints. It is likely groundwater storage is low and there is a possibility for saline intrusion, given the proximity to the sea[1].

The site is within a Zone II Source Protection Zone (outer zone), and approximately 200m from Zone I. A number of groundwater abstractions are indicated on mapping as present along the northern and western edges of the site, including Castle Rocks Well and pumping station approximately 30m north-west of the site. Further historic wells are indicated to the north-east of the site[1].

The overall site hydrogeology is considered to have high sensitivity, given that underlying aquifers are both classified as secondary aquifer A, the site is within an outer source protection zone (Zone II), and there was initially considered to be very good hydraulic connectivity via shallow groundwater to the adjacent sensitive SSSI watercourse[1].

Infiltration tests were undertaken in a follow up site investigation in August 2020[2] [2]. It was intended to undertake the tests in accordance with the testing methodology as set out in BRE 365 (used for the design of soakaways). However, two locations were tested and at one location the test failed and at the second location only one test was possible with an extrapolated soil infiltration rate of 3.44 x 10-6 m.s-1. This low rate likely reflects the presence of some organic material as well as clay and silt either as bands or within the matrix of superficial soils. Head / sand deposits found elsewhere on the island are estimated[3] [3] to have a higher hydraulic conductivity of c. 4.63 x 10-5 m.s-1 and the underlying granite in the order of 2.3 m.s-1 to 4.6 x 10-7 m.s-1.

Lower Moors (St Mary's) SSSI

The Lower Moors wetland site is a designated SSSI (last revision 1976) and lies immediately to the east of Hugh Town. It is 10.2ha in extent and lies at less than 5m AOD.

It is designated for its topogenous mire with range of wetland habitats. It is also designated for the important feeding areas for passage and wintering birds including Snipe and Water rail provided by the wetland areas.

The wetland has formed in a bowl shaped enclosure formed at the base of the surrounding hillslopes. The drainage from Lower Moors is naturally restricted and the entire site drains south to the sea.

The leasehold of the land is understood to be held by the Duchy of Cornwall and is leased to and managed by the Isles of Scilly Wildlife Trust. The last condition assessment undertaken by Natural England in December 2012 classified the site as unfavourable recovering.

Lower Moors Hydrological Studies

Two studies have been made available with information relating to the adjacent Lower Moors SSSI. The first is a report on a two year hydrological study that was undertaken on the area in 2017 and 2018[4]. The second is Water Level Management Plan for the Lower Moors[5] based on the findings of the former.

The hydrological study identified that tidal effects are observed at some locations in continuous monitoring and that the outfall allows "saltwater" to enter part of the surface water system of lagoon at high tide. It should be noted that rainfall and rainfall recharge can be saline reflecting adjacent ocean source as well as metals in associated with mineralisation of the granites in groundwater.

The Water Level Management Plan was prepared on the basis of the work reported in the hydrological study and recommendations include management of water flow to reduce reverse flow of tidal saline water.

[2] Wheal Jane Group (2020) Ennor Farm Soakaway Investigation (in line with BRE Digest 365), 6th August 2020

[3] Robbins, N.S. and Misstear, B.D.R. (eds) Groundwater in the Celtic Regions: Studies in Hard Rock and Quaternary Hydrogeology, GSL Special Publications, 182, 247-268, GSL 2000

[4] Milestone Environmental (2018) Lower Moors SSSI Final Project Report. Version V1.0. December 2018.

[5] Milestone Environmental (2019) Lower Moors SSSI Water Level Management Plan. Version V1.0. February 2019

Palaeo-ecological Study of Lower Moors SSSI

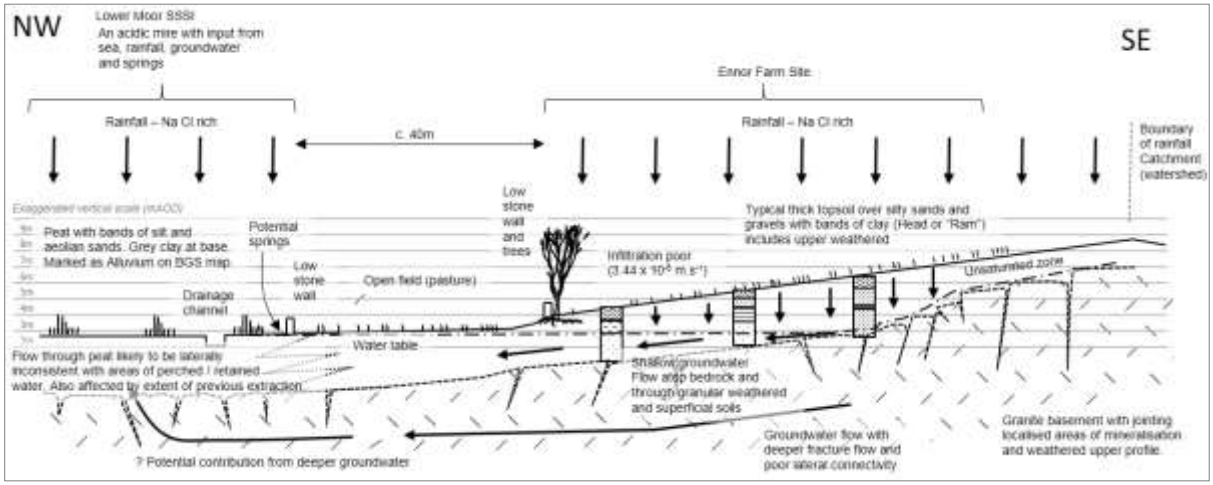
A study of the impact of environmental change and the development of the Lower Moors environment[6] included detailed analysis of cores from the Lower Moors area (the research aimed to gather the most complete and deepest organic deposits). Evidence developed in this work illustrated:

- The Lower Moors area is an acidic mire with significant peat horizons which are intertidal in placed developed over the granite bedrock;
- Some areas of the Lower Moors the sequence was incomplete as a result of significant historic peat extraction. The deepest core obtained was 2.75m in length; and
- At the base of all cores (see Transect 3 in source) taken are stiff grey silty clays and upper horizons include peat ("alluvial" dark brown peat over dark brown organic clay) interbedded with sands and silts interpreted to (from particle size analysis) are of higher energy aeolian deposition (storm events and drifts). These horizons often did not contain much organic material.

Conceptual Model of Groundwater as a Pathway to the Lower Moors SSSI

The above evidence has been used by CampbellReith to develop a conceptual model of the potential pathways between the Site and Lower Moors SSSI. The following illustrative figure (Figure 2, below, provided by CampbellReith) represents a cross section perpendicular to the gradient of the slope and from the watershed for the Lower Moors SSSI and across the middle of the site following a south-east to north east direction into the Lower Moors SSSI:

Figure 2: Conceptual model of potential pathways to Lower Moor SSSI (CampbellReith)



The conceptual model can be refined as information comes available; key considerations at this time are as follows:

- The area of the site represents a fraction (1/200) of the overall rainfall catchment to the Lower Moors area;
- The impact of any changes to on-site drainage and overall impact on recharge of the Lower Moors SSSI are likely to be negligible. The hydrological study[4] did not confirm

[6] Pérez-Fernández, M (2013) A Palaeoecological approach to understanding the impact of coastal changes in Late Holocene societies using the Isles of Scilly as a case study. PhD thesis, Plymouth University, August 2013

the relative contribution of rainfall, groundwater, springs and sea/tides to the Lower Moor SSSI;

- There is no direct surface water transfer from the site and the Lower Moors area – partially as the northern boundary of the site is marked by a tree line and low stone wall;
- While the distance between the site and Lower Moors SSSI is short there are likely to be considerable variation in the underlying geology that will limit shallow lateral connectivity between groundwater from the site and that at Lower Moors. Even if this is possible the organic content of soils and low relative hydraulic conductivity would promote dilution and other attenuation processes;
- Run off and very shallow groundwater from the site may form part of a contribution to the Lower Moors SSSI from the spring line around its eastern edge (at an elevation of around 3m AOD); and
- Abstraction and draw down from the pumping station offsite and adjacent the NW corner of the site could have significant impact on groundwater movements in this area.

Proposed Drainage Strategy

The proposed drainage strategy is illustrated on the CampbellReith Drainage Strategy plan (ref 13394-CRH-XX-XX-DR-C-5050-P2). Details are described in the CampbellReith Flood Risk Assessment and Drainage Strategy Report[7]

In line with the Surface Water disposals hierarchy[8] the following have been considered to manage surface water on the site:

- Infiltration to the maximum extent that is practical
- Discharge to watercourses
- Discharge to surface water sewer, highway drain or another drainage system
- Discharge to combined sewers (last resort)

However infiltration has been ruled out as the results of infiltration tests were inconsistent. There are also no notable watercourses and no surface water sewers located within the close vicinity of the site. The nearest foul system would require a pumping station and rising main, and would be the last resort in the surface water management hierarchy.

On account of the above the proposed drainage strategy is to attenuate all flows to pre-development greenfield runoff rate and store within a shallow tank below the parking bays/court in the north of the site. All access roads with suitable gradients, courtyards and pedestrian footways within the site will be constructed as permeable pavement arrangements. Surface water runoff from the non-pervious Old Town Road and site access will also be channelled towards these permeable paved areas.

Storage estimates have been calculated to be 120m^3 of storage to account for rainfall events up to and including a 1:100 year flood event with 40% climate change using an FEH model. The volume of storage required is met by the combination of permeable paving and shallow underground tank.

[7] CampbellReith (2020) Ennor Farm, St. Mary's Flood Risk Assessment and Drainage Strategy, November 2020 Ref 13394-CRH-XX0XX-RP-C-0001-P1-FRA

[8] under paragraph 80 of the Flood Risk and Coastal Change Planning Practice Guidance

Discharge will then be restricted to the existing greenfield runoff rate into the landscaped area at the north-west corner of the site (lowest part of the site), matching the current existing situation on site. This could be into a new drainage ditch or SUDS feature to further address any residual water quality risk. The pollution hazard level is considered to be very low with respect to water from residential roofs and low from property driveways, parking areas and internal roadways.

Water Quality Control

The proposed site usage will result in a low pollution hazard index due to the site consisting mainly of residential roofs, and residential car parking/courtyard areas, as outlined in Table 1 below (extracted from CIRIA C753 "The SuDS Manual", page 568, Table 26.2) the risk of pollution remains low.

Table 1: Pollution Hazard Indices Associated with the Proposed Site Use (reproduced from CIRIA C753)

Land Use	Pollution Hazard Level	Pollution Hazard Indices		
		Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential Roofs	Very Low	0.2	0.2	0.05
Individual property driveways, residential car parks, low traffic roads (e.g. cul-de-sacs, homezones and general access roads) and non-residential car parking with infrequent changes i.e. < 300 traffic movements/day	Low	0.5	0.4	0.4

Water quality is to be addressed by the proposed permeable paving. All features will provide sufficient mitigation indices in order to mitigate the pollution hazard discussed in the paragraph above, as outlined in Table 2 below (from CIRIA C753, page 569, Table 26.3),where the mitigation indices are greater than the pollution hazards identified in Table 1 above and thus mitigate the low pollution risk of residential roofs and driveways.. In addition to the permeable paving for hard landscaped areas. Soft areas will also be provided including at the outfall, which will further mitigate low pollution risk through filtration and natural breakdown of pollutants.

Table 2: Mitigation Indices Associated with the Proposed Site Use (reproduced from CIRIA C753)

Type of SuDS Component	Mitigation Indices		
	TSS	Metals	Hydrocarbons
Permeable Paving	0.7	0.6	0.7

Environmental Recommendations[1]

Remedial works are not considered to be a requirement for controlled waters or human health. However, a number of actions will be required to address contamination issues at the site during construction activities:

- A Groundworks strategy including; a watching brief during works (in case of unforeseen ground conditions occurring), details of the use and management of materials, waste management, a plan for Verification Control Documents.
- Risk assessments and method statements in light of revealed conditions (relating to Health and Safety and buried services) as well as to take account the recommendations of Foundation Works Risk Assessment (if required).

To further avoid risk of adverse effects arising during the construction phase a Construction Environmental Management Plan (CEMP) will also be employed to protect surface and groundwater quality. Measures to be incorporated into the CEMP will include industry standard, best-practice measures to control site run-off, manage soils and waste, manage fuel and other materials to prevent spillages and also emergency procedures in the event of a pollution incident.

Given the immediate adjacency of human neighbours to the south and east of the site, the CEMP will also include standard best practice construction measures to avoid significant disturbance of adjacent features arising from vibration, artificial lighting and noise effects. These measures would also therefore avoid significant disturbance effects from affecting the nesting and wintering bird populations supported by the nearby SSSI. Existing mature vegetation around the site, including along the north and west boundaries, are expected to provide additional noise attenuation and light screening functions.

Ecological Impact Assessment

Water Pathways, Flow Rates and Quality

Adverse impacts on Lower Moors (St Mary's) SSSI have the potential to arise from surface water run-off as the housing site is located in close proximity (6m at north-west corner) and at higher elevation than the SSSI.

The proposed drainage scheme will incorporate Sustainable Drainage Systems (SuDS) in order to reduce the risk of flooding upstream and downstream, as well as improving surface water quality from the proposed development site. The most practicable options for the site are a combination of permeable paving, shallow underground tank and extensive soft landscaping such as natural wetlands.

Water discharged from the proposed housing site will therefore maintain the pre- development greenfield rates and pathways and therefore would not affect the hydrology of the Lower Moors (St Mary's) SSSI.

Furthermore, the use of SuDS and particularly the use of permeable paving would address any water quality issues that may arise during the occupation phase of the development.

The in-built drainage design will prevent changes in water flow rates, pathways or water quality and will therefore avoid adverse impacts arising on the SSSI.

Disturbance Effects Pre- and Post-Development

Measures implemented through a Construction and Environmental Management Plan (CEMP) will also avoid significant adverse effects arising from vibrations, artificial light disturbance and noise disturbance. These measures would therefore ensure that no likely significant effect upon the nesting or wintering bird populations supported by the SSSI arise during construction.

Natural visual screening of the SSSI from the site provided by the existing field boundaries will avoid significant noise and visual disturbance effects occurring during occupation of the new development.

Conclusions

The site is currently greenfield with no contamination risk.

The site is proposed to be developed for a small residential scheme of 13 no. houses, which is unlikely to have a significant impact upon the environment.

The ground conditions at the site have relatively poor infiltration properties and there is no nearby sewer to direct surface water drainage (unless pumped). An alternative surface water management strategy is therefore necessary.

It is proposed to collect surface water through permeable paving and utilise an underground storage tank to attenuate surface water flows to greenfield run-off rate discharged to the northwest and the SSSI.

This will serve to replicate the existing surface water drainage situation and ensure water cycling continues to flow into the SSSI as opposed to being directed elsewhere as a result of the residential scheme.

Low levels of cadmium of hitherto unknown origin that are present within the groundwater beneath the site are unlikely to be mobilised by infiltration strategy.

With the in-built design and mitigation measures of the proposed drainage strategy, in combination with the control measures to be implemented under the CEMP during construction, there will be no likely significant affect upon the Lower Moors SSSI as a consequence of the new development.

Existing screening features would avoid likely significant disturbance effects upon the nesting and wintering bird populations supported by the SSSI.

DRAWINGS

Ennor Farm Habitat Survey
G8128.013



KEY

- Site boundary
- Target note
- Scattered broad-leaved tree
- Scattered bracken
- Wall
- Poor semi-improved grassland
- Continuous bracken
- Tall ruderal
- Bare ground

Species Codes

Ia	Holly
Um	Elm species
Umg	Wych elm

Note:
The locations of habitats and habitat features are indicative.

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Site Map



Rev	Description	Drawn	Approved	Date
A	Correction SI from B22 to B6	RAR	LG	11-01-2021

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Project
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Title
Phase 1 Habitat Survey

Drawing Number
G8128.013

Drawn	Checked	Approved	Scale	Date
CW	AP	LG	1:400 @ A3	22/10/2020

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Ennor Farm, St Mary's

Flood Risk Assessment and Drainage Strategy

For

Isles of Scilly Council

Project Number:

13394

January 2021

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1.0 INTRODUCTION

1.1. Brief

1.1.1. Campbell Reith Hill LLP (CampbellReith) have been commissioned by the Isles of Scilly Council (the Client) to provide a formal Flood Risk Assessment (FRA) and Drainage Strategy for the proposed development of 13 properties at Ennor Farm, Plot H3.

1.1.2. The proposed development is located in the south of the island of St Mary's, Isles of Scilly, north of Old Town and herein referred to as 'the site'. The site location is included in Appendix A.

1.1.3. This report has been produced to address the requirements of the National Planning Policy Framework (NPPF), issued February 2019 in relation to flood risk.

1.1.4. The Flood Risk Assessment aims to identify any potential flood risk sources or surface water management issues related to the proposed development site that may warrant further consideration. This assessment has been based on readily available existing information, including the Strategic Flood Risk Assessment (SFRA), Environment Agency (EA) Flood Maps and EA Standing Advice.

1.1.5. Further to identification of flood risks, the FRA outlines mitigation measures, where appropriate, in order for the proposed development to be made safe in terms of flood risk and in accordance with the NPPF and its supporting Technical Guidance.

1.1.6. The FRA has been prepared in support of an outline Planning Application for the above proposed development.

1.2. Aims and Objectives

1.2.1. This report has been prepared in accordance with the National Planning Policy Framework (NPPF)[1] and the accompanying Planning Practice Guidance (PPG)[2].

1.2.1. This FRA aims to identify the sources of flooding related to the site whilst demonstrating the feasibility of the development and how residual risks, if any, could be managed.

1.2.2. The objectives of this FRA are to:

- Establish whether the site is likely to be affected by current or future flooding from any source;
- Establish whether proposed future development will increase flood risk elsewhere;
- Establish whether the measures proposed to deal with these effects and risks are appropriate;
- Provide evidence to satisfy the Local Planning Authority's (LPA) Sequential Test if necessary;
- Establish whether the Lead Local Flood Authority (LLFA) has records of flood risk on the site and within the surrounding area;
- Present the findings of the assessment through a site constraints plan, if applicable;
- Demonstrate surface water can be managed on site by preparing an illustrative surface water drainage strategy.

[1] Ministry of Housing, Communities & Local Government (2018) National Planning Policy Framework. Ref: ISBN 978-1-5286-0745-2.
[2] Department for Environment, Food & Rural Affairs and Environment Agency (2014) Planning Practice Guidance: Flooding and Coastal Change

2.0 PLANNING POLICY

2.1. National Planning Policy Framework (NPPF, February 2019)

2.1.1. The NPPF sets out the government's national planning policies to protect people and property from flooding from either now or in the future which all Local Planning Authorities (LPAs) are expected to follow. There are three main steps which should be followed to ensure that the risk of flooding from development is minimised; assess the flood risk, avoid flood risk and manage and mitigate the flood risk.

2.1.2. The NPPF recommends that new development adopts a sequential, flood risk-based approach to the location of development, taking into account climate change and its impact to or by current or future flood risk. Subject to the type of development proposed and the relative flood zone (Zone 1 being the least risk and Zone 3b the greatest risk) in which the development site is located, there can be a requirement for a sequential test and an exception test. The aim of the sequential test is to steer development to areas considered to be at the lowest risk from sources of flooding. If this is not possible then the exception test would be required. This would demonstrate that the development would provide wider sustainability benefits to the community that would outweigh the flood risk and that the development would be safe for its lifetime. This would also take into account the vulnerability of the users without increasing flood risk elsewhere and where possible reducing the current risk of flooding.

2.1.3. The NPPF states that *"Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:*

a) Take account of advice from the lead local flood authority;

b) Have appropriate proposed minimum operational standards;

c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and

d) Where possible, provide multifunctional benefits."

2.2. Flood Risk and Coastal Change Planning Practice Guidance (PPG)

2.2.1. A FRA is required when developments are:

- Located within a Flood Zone 2 or 3 including minor development and change of use;
- More than 1 hectare (ha) in a Flood Zone 1;
- Less than 1 ha in a Flood Zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and sea (for example surface water, reservoirs); or
- In an area within a Flood Zone 1 which has critical drainage problems as notified by the Environment Agency (EA).

2.2.2. Table 1 below (Table 2 of PPG) defines the various flood risk vulnerability classifications and identifies the different types of development within each category. Table 2 (Table 3 of PPG) on the following page summarises the flood risk vulnerability and compatibility in relation to the above flood zones.

Flood Risk Vulnerability Classification				
Essential Infrastructure	**Highly Vulnerable**	**More Vulnerable**	**Less Vulnerable**	**Water Compatible**
• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.	• Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. •Installations requiring hazardous substances consent.	• Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non–residential uses for health services, nurseries and educational establishment. • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or shortlet caravans and camping, subject to a specific warning and evacuation plan.	• Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill* and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.	• Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel working. • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Table 1: Flood Vulnerability Classification

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	**Highly Vulnerable**	**More Vulnerable**	**Less Vulnerable**	**Water Compatible**
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a†	Exception Test required†	×	Exception Test Required	✓	✓
Zone 3b*	Exception Test required*	×	×	×	✓*

Table 2: Flood Vulnerability and Flood Zone Compatibility Table

Key ✓Development is appropriate.

× Development should not be permitted.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

2.3. Roles and Responsibilities

2.3.1. The EA are a statutory consultee for planning applications. The EA are responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea.

2.3.2. The roles of the LLFAs were established following the Flood Risk Regulations (2009) and the Flood and Water Management Act (2010). They are responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and maintaining a register of flood risk assets. They also have lead responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses.

2.4. Climate Change[3]

2.4.1. The NPPF sets out how the planning system should help minimise vulnerability and provide resilience to the impacts of climate change. The EA provide guidance on the climate change allowances which should be considered when assessing the future risk of flooding.

2.4.2. The EA has produced a range of climate change allowances to be applied to the peak river flow based upon the river basin district catchment. However, Due to no main rivers being present on the islands, no climate change has been accounted for in fluvial flood levels.

2.4.3. Climate change allowances should be applied to the peak rainfall intensities. Table 3 shows the anticipated change in extreme rainfall intensity in small and urban catchments. The central and upper allowances should be applied to assess the range of impact.

[3] EA Climate Change Allowances: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

Applies Across All Of England	Total Potential Change Anticipated For The '2020s' (2015 to 2039)	Total Potential Change Anticipated For The '2050s' (2040 to 2069)	Total Potential Change Anticipated For The "2080s" (2070 to 2115)
Upper End	10%	20%	40%
Central	5%	10%	20%

Table 3: EA Peak Rainfall Intensities

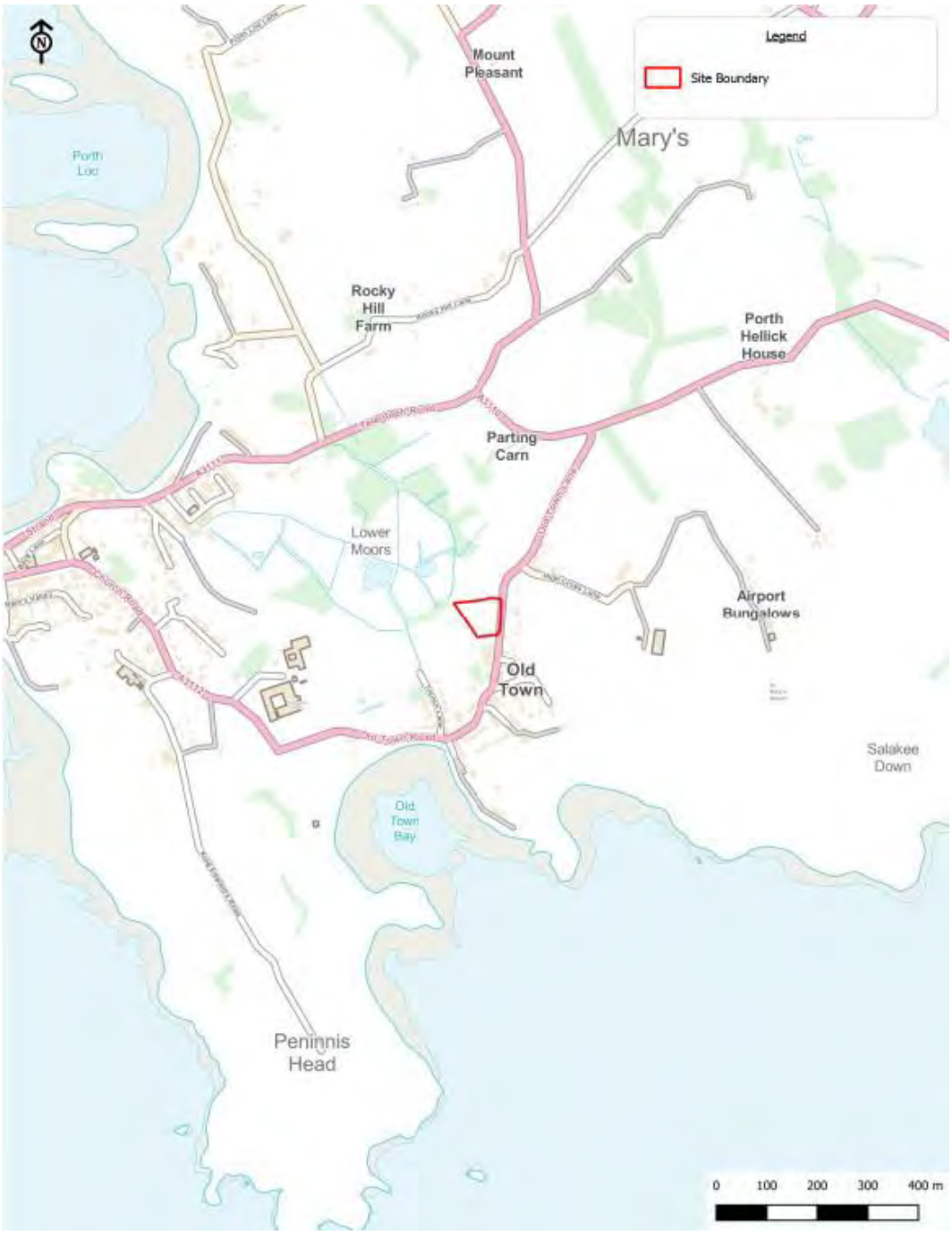
2.4.4. For this development of a residential development with a design life of 100 years, an upper end figure of 40% is to be used in line with table 4.

3.0 EXISTING SITE

3.1. Site Location

3.1.1. The application site is located to the north of Old Town, at the southern end of the island of St Mary's. The site is centred on approximate National Grid Reference 91442 E, 10457 N. The nearest postcode reference to the site is TR21 0NL.

3.1.2. The site location plan is indicated in Figure 1 below and also in Appendix A.



Site Location JPG copyright: Contains Ordnance Survey data © Crown copyright and database right 2019. © Crown copyright. All rights reserved. Ordnance Survey Licence number 100020027.

Figure 1: Site Location Plan

3.2. Site Characterisation / Land Use

3.2.1. A visit and inspection of the site was undertaken by a representative of CampbellReith on 19th December 2019. Photos from the site walk over are set out in Appendix B.

3.2.2. The site is broadly rectangular with an area of around 0.5ha. The site is a grass field that is currently used for grazing. An access to the field from Old Town Road is located in the south-eastern corner of the site and the access track continues along the southern boundary of the site providing access to a residential property in a converted barn. Low stone hedges (drystone) mark the boundaries of the site. The northern and western boundaries have semi-mature trees growing on them.

3.2.3. The eastern edge is bounded by Old Town Road, and the southern edge borders the car park and garden areas of the Old Town Inn. The western edge adjoins agricultural land, whilst the northern edge adjoins agricultural land and existing woodland. The north-west corner of the site is within 20m of the Lower Moors SSSI, a wetland area featuring reed beds, streams and ponds.

3.3. Topography

3.3.1. A topographical survey for the site was undertaken by Nationwide Surveys in April 2017. Refer to Appendix C for a copy of the topographical survey.

3.3.2. The survey indicates that the site falls gently towards the nature reserve in the north-west. Levels are indicated as 8.5m AOD in the south-west, 7.5m AOD in the south-east and 7.1m AOD in the north-east, with just 3.7m AOD in the north-west. This gives an average fall across the site of 1:27, with up to 1:17 along the western edge.

3.4. Geology

3.4.1. British Geological Survey records (BGS)[4] show the site is underlain by Isles of Scilly Intrusion Granite bedrock formations. Superficial deposits in the area are likely to consist of head (clay, silt, sand and gravel), with alluvium potentially present at the north-western edge of the site associated with the marshland area.

3.4.2. Surface cover across the site is grassland, and therefore a thickness of topsoil is expected. Made Ground is not expected, except where associated with farming practices.

3.4.3. Five trial pits were dug as part of the ground investigation conducted by Wheal Jane Consultancy in January 2020. The results indicate the ground conditions to be as follows:

- Topsoil up to 0.5m-1.1m BGL
- Loose orangeish brown clayey sand up to 1.5-2.0 m BGL
- Dense orangeish grey clayey gravel up to 2.1-4.1m BGL
- Bedrock struck below 2.1-4.1m BGL, trial pit terminated.

3.4.4. Refer to Appendix D for the trial pit records.

3.5. Hydrology

3.5.1. There are no ordinary watercourses or main rivers on the Isles of Scilly.

[4] British Geological Survey - Geology of Britain Viewer. British Geological Survey. [Online] 1 June 2019. http://mapapps.bgs.ac.uk/geologyofbritain/home.html.

3.5.2. The nearest water feature to the site is the Lower Moors SSSI to the north-west, a marshland area consisting of low-lying land with springs, streams and reed-beds.

3.6. Hydrogeology

3.6.1. The superficial deposits and bedrock found beneath the site are both classed as a Highly Vulnerable Secondary Aquifer A. The superficial deposits are likely to have low permeability to the bedrock below, which itself will be dominated by low flows through fractures and weathered joints. It is likely groundwater storage is low and there is a possibility for saline intrusion, given the proximity to the sea.

3.6.2. The site is within a Zone II Source Protection Zone (outer zone), and approximately 200m from Zone I.

3.6.3. A number of groundwater abstractions are indicated on mapping as present along the northern and western edges of the site, including Castle Rocks Well and pumping station approximately 30m north-west of the site. Further historic wells are indicated to the north-east of the site.

3.6.4. The overall site hydrogeology is considered to have high sensitivity, given that underlying aquifers are both classified as secondary aquifer A, the site is within an outer source protection zone (Zone II), and there is likely to be very good hydraulic connectivity via shallow groundwater to the adjacent sensitive SSSI watercourse.

3.7. Infiltration Testing

3.7.1. Infiltration testing was undertaken in August 2020 by Wheal Jane Consultancy. 2 no trial pits were dug and infiltration tests in line with BRE365 were undertaken over a 24 hour period.

3.7.2. The results from the 2 no. locations show mixed results with zero infiltration witnessed in TP02 and fairly low results from TP01 with a value of 3.44^{10-6}.

3.7.3. The results of the infiltration testing and a plan showing the locations of the excavations are shown in Appendix D.

3.8. Public Sewers and Existing Site Drainage

3.8.1. Public sewers on the island are owned by South West Water since the recent transfer from the Isles of Scilly Council. There are no existing foul or surface water sewers located within the site boundary.

3.8.2. A 150mm foul sewer runs along the eastern boundary, located within the middle of Old Town Road and flowing south towards Old town before discharging to the sewage treatment works to the west of the site.

3.8.3. The nearest public surface water sewers are located within Ennor Close and the gardens of Castle Cottages, the main properties in Old Town served by the system. Ennor Farm House directly opposite the site to the east is shown to utilise a soakaway.

3.8.4. An extract of South West Water's asset plans can be found in Appendix E.

4.0 EXISTING FLOOD RISKS TO THE SITE

4.1. Flood Hazards

4.1.1. In preparing the Flood Risk Assessment (FRA), different types of flooding mechanisms which may affect the site have been identified and assessed to determine whether the application site is located within an area which is at risk of flooding from one or more of the applicable mechanisms.

4.1.2. In assessing the flood hazards, the following documents were reviewed:

i. The online Environment Agency (EA) Flood Maps

ii. EA Product 4 coastal modelling data

iii. Council of the Isles of Scilly Local Flood Risk Management Strategy 2017.

4.1.3. Refer to Appendix F for extracts of flood mapping data obtained from the online EA website and strategic flood risk assessment.

4.2. Fluvial Flood Risk

4.2.1. The EA classify fluvial flood risk as follows:

- VERY LOW – the area has a chance of fluvial flooding of less than 0.1%
- LOW – the area has a chance of fluvial flooding of between 0.1% and 1%
- MEDIUM – the area has a chance of fluvial flooding of between 1% and 3.3%
- HIGH - the area has a chance of fluvial flooding of greater than 3.3%

4.2.2. The EA flood zone mapping data does not cover the Isles of Scilly; however, given there are no watercourses or main rivers on the islands, the site is at very low risk from fluvial flooding.

4.3. Tidal Flooding

4.3.1. The EA provide a Coastal Model for the Isles of Scilly, which indicates that at the current 1:200 and 1:1000 year events the site is not at risk from coastal flooding. Localised flooding 0.0-3.0m deep is present in the channels and wetlands of the Lower Moors and covers Old Town Road adjacent to Old Town Bay, but remains distant from the site boundary. The site can therefore be said to lie within Flood Zone 1.

4.3.2. With the effects of climate change considered flooding in the area is much more extensive, with much of the wetlands and surrounding area between Old Town Bay and Porth Mellor under 0.0-0.3m of water during the 1:200-year event. The site lies on the edge of this flooded area, with the north-west corner at levels below 4.6m AOD potentially at medium risk from flooding.

4.4. Surface Water/Overland Flow

4.4.1. The EA classify surface water flood risk as follows:

- VERY LOW – the area has a chance of surface water flooding of less than 0.1%
- LOW – the area has a chance of surface water flooding of between 0.1% and 1%
- MEDIUM – the area has a chance of surface water flooding of between 1% and 3.3%
- HIGH - the area has a chance of surface water flooding of greater than 3.3%

4.4.2. EA surface water flood mapping data shows that the entirety of the site is at very low risk of flooding from surface water, although an area of low risk covers much of the Lower Moors SSSI.

4.4.3. The Local Flood Risk Management Strategy for the islands notes that during periods of heavy rain, runoff is fed into and held within the heathland areas, such as the Lower Moors SSSI near the site.

4.4.4. Previous storm events are noted as having flooded the perimeter of the Lower Moors when 'Tide Locking' occurs, a scenario where the high tide prevents the moors from draining normally. In these situations, surface water is likely to build up over the low-lying areas surrounding the moors, potentially covering parts of the site.

4.4.5. Other potential sources of surface water include the Castle Outcrop and the fields behind Old Town. Surface water is likely to drain through the site from these higher areas, to reach the low channels and pools of the moors.

4.5. Groundwater Flood Risk

4.5.1. Previous Envirocheck reports covering the Isles of Scilly indicate that part of the site is within an area with potential for groundwater flooding to occur at the surface, whilst a significant portion of the remainder has potential for groundwater flooding of property below ground level.

4.5.2. These observations are reinforced by the trial pit excavations undertaken by Wheal Jane Consultancy in January 2020, where groundwater was struck at depths between 3.2m and 0.7m BGL.

4.5.3. The high groundwater levels across the site are likely due to the site's proximity to the Lower Moors SSSI, and may constrain any development proposals.

4.6. Flood Risk from Infrastructure Failure

4.6.1. Since there are no reservoirs of sufficient size to pose a significant risk on the Isles of Scilly, the site is at very low risk of inundation following major reservoir failures.

4.6.2. Old Town has one of two formal piped foul drainage systems on the islands. However, there is no historical record of sewer flooding within Old Town.

4.7. Climate Change Impact

4.7.1. Climate change must be considered as an integral part of any site specific FRA in order to minimise the impact of future flooding and allow adequate consideration for resilience to alleviate the burden on potential future users of the proposed development.

4.7.2. Based on the information provided above, the effect of climate change will have a noticeable impact to some of the flood risk sources indicated, especially tidal flooding. Climate change will also increase the potential of flooding from surface water to occur. Refer to section 6 which identifies how this risk will be mitigated.

5.0 DEVELOPMENT PROPOSALS

5.1. Proposed Scheme

5.1.1. The proposed development comprises of 13 properties or 'self-build' serviced plots of 2, 3 or 4 beds, each with courtyard access and private gardens. Also included are areas of allotments and green space. Site proposals can be found in Appendix G.

5.2. Vulnerability of Development

5.2.1. Paragraph 66 of the PPG defines the different categories of development in terms of flood risk vulnerability. Residential development is classified as 'more vulnerable' in terms of flood risk.

5.2.2. This type of development is therefore suitable for Flood Zones 1 & 2 in line with table 1.

5.3. Proposed Levels

5.3.1. The overall proposed ground and finished floor levels will be maintained at or raised above the existing levels shown on the topographical survey in Appendix C, in order to minimise conflict with groundwater and reduce the impact of tidal flooding with a minimum finished floor level of 5.00m AOD which also allows for a suitable sustainable drainage system as further discussed in section 7.0.

5.4. Sequential Testing

5.4.1. As the site is currently considered to be in Flood Zone 1, there will be no requirement for a sequential test.

6.0 FLOOD RISK FROM THE DEVELOPMENT

6.1. Proposed Storm Water Management

6.1.1. Through development of the site, there is potential to alter the flood risks on and off the site. This section of the report will address how flood risk generated as a result of developing the site will be managed to ensure that flood risks are not increased on and off the site. This section will also address how surface water and the impacts of fluvial flood risks are to be managed.

6.1.2. The strategy for managing surface water drainage from the proposed scheme is a material consideration within the assessment of flood risk. The effect of development is generally to reduce the permeability of the site and change the site's ability to respond to rainfall events. The volume of water and peak runoff rate will increase, leading to an increase in the risk of flooding downstream of the site unless measures and management of surface water can be put in place.

6.1.3. The proposed drainage philosophy will, subject to detailed design, be based upon the following recommendations for the proposed development, in accordance with best practice documents described below:

- BS EN 752 Drain & Sewer systems outside buildings
- BS EN 12056 Gravity drainage systems inside buildings
- Building Regulations Part H Drainage and Waste disposal
- Design and Construction Guidance.

6.1.4. In addition to the above the following Best Management Practices (BMPs) shall at detailed design stage have also been considered as part of the proposed surface water management strategy:

- CIRIA C753 the SuDS Manual
- DEFRA/ EA Preliminary Rainfall Run Off Management for Developments (2004)
- CIRIA Interim Code of Practice for Sustainable Drainage (2004)
- Environment Agency Rainfall Run Off Management for Development Interim Procedure
- CIRIA C539 Guidance on the Design of Rainwater Reuse Systems (2004)
- CIRIA C635 Designing for Exceedance in Urban Drainage Good Practice (2006); and
- CIRIA C737 Structural and Geotechnical design of Modular Geocellular Drainage Tanks (2016)
- Isles of Scilly Local Flood Risk Management Strategy (2017)

6.1.5. In line with present legislation and best management drainage practices (BMPs) listed above, all new surface water drainage design shall aim to promote, where feasible, Sustainable Drainage Systems (SuDS). The SuDS features will be used to reduce discharge rates to meet the regulatory requirements.

6.1.6. The proposed design will also consider storm exceedance where overland flow is managed and directed away from buildings to soft landscaped areas providing a safe means of access and egress for the development.

6.2. **Priority of Discharge**

6.2.1. In line with the Surface water disposals hierarchy under paragraph 80 of the PPG, surface water should be managed by:

1.) Infiltration to the maximum extent that is practical – where it is safe and acceptable to do so

2.) Discharge to watercourses

3.) Discharge to surface water sewer, highway drain or another drainage system

4.) Discharge to combined sewers (last resort)

6.2.2. Infiltration tests have been undertaken on the site and the results and been inconsistent with mixed results, also given the high groundwater levels recorded, It is felt that infiltration is not a suitable method of discharge.

6.2.3. No notable watercourses or surface water sewers are located within close vicinity of the site as noted in section 2. The nearest adopted sewer is a foul sewer located within the adjacent highway, however is at a higher level than the site and thus will need to be pumped which is seen as non-viable for surface water discharge. This option has not been discussed with South West Water.

6.2.4. Initial discussions have been undertaken with the LLFA regarding the route of discharge, however no conclusions or confirmation was received.

6.3. **SuDS Options Considered**

The proposed drainage scheme will incorporate Sustainable Drainage Systems in order to reduce the risk of flooding upstream and downstream, as well as improving surface water quality from the proposed development site. The CIRIA Report C753 - The SuDS Manual defines the four pillars of SuDS Design as water quality, quantity, amenity and biodiversity. The SuDS strategy used aims to provide the best outcome possible for all four sections. Table 4 below indicates all possible SuDS options, and whether or not they are considered as appropriate for the site.

SuDS Group	Technique	Water quality	Water Quantity	Appropriate?	Comments
Detention	Subsurface storage	N	Y	Yes	Shallow tank suitable
	Detention basin	Y	Y	No	Not possible due to high groundwater
Wetland	Wetland/ Retention Pond	Y	Y	Yes	To be utilised in the low-lying north-west corner
Infiltration	Infiltration trench	Y	Y	No	Limited infiltration and few linear features
	Infiltration basin	Y	Y	No	Limited infiltration possible on site
	Soakaway	Y	Y	No	Limited infiltration possible on site
Filtration	Bio-retention/ filter strips	Y	Y	No	Limited infiltration possible on site
	Filter trench	Y	Y	No	Limited infiltration possible on site
Open Channels	Attenuation swale	Y	Y	No	Limited infiltration and few linear features
	Enhanced dry swale	Y	Y	No	Limited infiltration and few linear features
	Enhanced wet swale	Y	Y	No	Limited infiltration and few linear features

Source control	Green roof	Y	Y	No	Large pitched roofs, plots may be offered for self-build.
	Rainwater harvesting	Y	Y	No	Low flow and limited yield available from small number of properties
	Permeable pavement	Y	Y	Yes	Permeable Paving to be utilised to collect, attenuate and improve water quality.
Proprietary Treatment systems	Petrol Interceptor	Y	N	No	Permeable paving preferred.
Soft Landscaping	Grass and Trees	Y	Y	Yes	Soft landscaped areas are included as part of the scheme. These will help improve the quality of water discharged off site and enhance biodiversity

Table 4: Potential SuDS Mechanisms

6.3.1. After reviewing the SuDS Hierarchy as shown in Table 6, the most practicable options to incorporate were a combination of permeable paving, shallow underground tank and extensive soft landscaping such as natural wetlands.

6.3.2. The maintenance of SuDS is vital ensuring that they work as efficiently as they set out to do, and is discussed in Chapter 8.0.

6.4. Water Quality Control

6.4.1. The proposed site usage will result in a low pollution hazard index due to the site consisting mainly of residential roofs, and residential car parking/courtyard areas, as outlined in table 5 below (extracted from CIRIA C753 "The SuDS Manual", page 568, Table 26.2).

Land Use	Pollution Hazard Level	Pollution Hazard Indices		
		Total Suspended Solids (TSS)	Metals	Hydro-carbons
Residential Roofs	Very Low	0.2	0.2	0.05
Individual property driveways, residential car parks, low traffic roads (e.g. cul-de-sacs, homezones and general access roads) and non-residential car parking with infrequent changes i.e. < 300 traffic movements/day	Low	0.5	0.4	0.4

Table 5: Pollution Hazard Indices Associated with the Proposed Site Use

6.4.2. Water quality is to be addressed by the proposed permeable paving. All features will provide sufficient mitigation indices in order to remediate the pollution hazard discussed in paragraph 6.4.1, as outlined in table 6 below (extracted from CIRIA C753, page 569, Table 26.3).

Type of SuDS Component	Mitigation Indices		
	TSS	Metals	Hydrocarbons
Permeable Paving	0.7	0.6	0.7
Wetlands	0.8	0.8	0.8

Table 6: SuDS features Pollution Mitigation Indices

6.5. Biodiversity and Amenity Value

6.5.1. Opportunities for improving biodiversity and amenity value is enhanced through soft landscaping around the site. Locally appropriate planting will be incorporated in the low-lying north-west corner of the site to link the site with the nearby SSSI wetland, and allotments within the site will provide functional green space. Additional traditional hedgerows with the possibility for mature tree growth will provide natural screening as well.

6.6. Proposed Strategy

6.6.1. A copy of the preliminary drainage strategy for both surface and foul water disposals has been produced and is included in Appendix H.

6.7. Storm Water

6.7.1. As Discussed above in section 6.2, options for surface water discharge are very limited and thus it is proposed that all surface water flows from the development will be collected and discharged at 5l/s in line with standard recommendations to the overlying ground in the North West corner of the site to mimic the existing drainage situation.

6.7.2. The scheme will be designed for rainfall events up to and including the 1 in 100 year + 40% allowance for climate change.

6.7.3. All access roads with suitable gradients, courtyards and pedestrian footways within the site will be constructed as permeable pavement arrangements. Surface water runoff from the non-pervious Old Town Road and site access will also be channelled towards these permeable paved areas.

6.7.4. The permeable paving will be tanked and discharge via suitably sized carrier pipes and the shallow underground to the wetland area.

6.7.5. Rainwater runoff from property roofs will be collected by traditional downpipes, and be discharged either to the permeable paving areas or to the green space within site.

6.7.6. Based upon MicroDrainage source control calculations included in Appendix J, the volume of storage required is met by a combination of permeable paving and shallow underground tank.

6.8. Half Drain Times

6.8.1. When assessing attenuation storage, it is necessary to ensure the features drain to half their designed capacity within 24 hours. Half drain times for the permeable paving are shown below in table 7. The half drain times are based upon the 1:100-year rainfall event + 40% climate change allowance.

SuDS Feature	Required Storage Volume	Half Drain Time - Minutes
Underground Shallow Cellular Tank	120m³	198
Total Storage	120m³	

Table 7: Half Drain times.

6.8.2. In addition to the underground tank, permeable paving will also be provided which will provide additional storage, and during detailed design the tank may be reduced in size or discharge flow rate reduced.

6.9. **Fluvial Flooding**

6.9.1. There is very low risk of fluvial flooding on the site and therefore no mitigation measures are deemed necessary.

6.10. **Tidal Flooding**

6.10.1. Tidal flooding is one of the main sources of flooding within the site. To minimise the impact of inundation from tidal sources, the ground levels will be kept similar to the existing site. All plots and access/egress routes will be arranged above the 5.0m AOD flood level, whilst areas of the site more at risk of flooding will feature soft landscaping such as wetland areas and allotments.

6.11. **Surface Water/Overland Flow**

6.11.1. Part of the network design consideration must be given for a rainfall event in excess of the 1:100-year storm +40% climate change and failures or blockages within the surface water network. Surface water is likely to enter the site from Old Town Lane and the Old Town Inn car park/garden area. Existing flow routes are shown in Appendix K as collecting and channelling excess surface water towards the low-lying adjoining wetland to the north-west. The proposed flow routes, also in Appendix J, mimic these routes whilst leading surface water away from the proposed buildings.

6.12. **Groundwater Flooding**

6.12.1. It is indicated there is a potential for groundwater flooding at the surface in lower lying areas, and groundwater flooding to property below ground level across the site. Groundwater was also encountered between 3.8m and 0.7m BGL during the trial pit excavations.

6.12.2. This places a significant constraint on possible development on the site.

6.12.3. To reduce the risk of groundwater flooding to property, all plot finished floor levels must be kept above existing ground levels as well as above 5.0m AOD.

6.12.4. The main risk will be during the construction phase. Excavation work should be kept to a minimum, and the contractors are to provide method statements that allow for the mitigation of the risk of groundwater flooding during construction.

6.13. **Flood Risk from Infrastructure Failure**

6.13.1. The site is at very low risk of flooding from infrastructure failure and therefore no mitigation measures are deemed necessary.

7.0 FOUL WATER

7.1.1. It is proposed that all foul water drainage from the site will be conveyed via adequately sized below ground carrier pipes and pumped via an adopted pumping station and rising main to the existing foul sewer within Old Town Lane, to the east of the site.

7.1.2. The existing foul sewer in High Street is adopted by South West Water and consists of a 6" diameter pipe, flowing south towards the foul treatment works in Old Town.

7.1.3. In line with Building Regulations Part H, emergency storage will need to be provided to contain 24-hour foul inflow in the event of any disruption in service. Building Regulations Part H stipulates the minimum daily discharge of foul drainage is 150 litres per head per day. Based on 13 C2 dwellings within the proposed site, and assuming 3 people per dwelling, the emergency storage required at the pumping station will be 5.9m^3.

7.1.4. Discussion is required with South West Water at detailed design stage to determine the details of the existing sewer and confirmation that there is sufficient capacity in the system.

8.0 IMPLEMENTATION, MAINTENANCE AND SUDS OWNERSHIP

8.1. Implementation

8.1.1. In order to ensure that the development has a properly functioning sustainable drainage system, the implementation of the different SuDS components must be considered prior to construction in order to best manage and reduce the risk of flooding during and after the construction phase.

8.1.2. In accordance with best practice, the drainage infrastructure, including all SuDS components, are to be in place prior to construction. The contractor is to have a surface water management scheme in place to ensure that surface water does not leave the site in an uncontrolled manner prior to the commissioning of the drainage system.

8.1.3. All SuDS components are to be installed with reference to and in accordance with the relevant product manuals and guides, to be obtained from the product manufacturers.

8.2. Maintenance

8.2.1. For the life-time of the proposed development, it is vital that the drainage systems on site operate at the required capacity at all times. In order to safeguard all components of the drainage networks, routine and regular maintenance should be carried out. In particular, the SuDS components on the site will need to be strictly monitored as per the below requirements.

Drainage Element	Maintenance Requirements	Maintenance Frequency
Permeable paving	Brushing of surface blocks. Inspect silt accumulation rates and relay laying course if filled with silts and toxins. Removal of weeds, remediate any rutting or broken blocks, replace lost jointing material.	Once every **year**, and after heavy rain and leaf fall. As required.
Wetlands	Remove litter and debris, cut grass, inspect vegetation and siltation, inlets, outlets, and banks Tidy dead growth, hand cut aquatic plants, remove 25% of vegetation Repair erosion and inlets/outlets, restock aquatic plants, aerate water	Once every **month** Once every **year** As required.
Flow Control	Check to ensure the HydroBrake is free from any significant debris. Ensure there are no other potential blockages within the manhole.	Once every **4 months**, and after heavy rain. One inspection should be carried out at the end of Autumn, after leaf fall.

Attenuation Tank	Inspect and Identify any areas that are not operating correctly. If required, take remedial action. Check for any silt build up in the catchpits upstream and downstream of the tank. Tank should be cleaned as required.	Monthly for **3 months**, then **annually**. Once every **4 months** and must be cleaned regularly. One inspection should be carried out at the end of Autumn, after leaf fall
Roof Gutters	Visual inspections should record locations where leaves are prevalent and additional attention to cleaning is required at these locations.	Once every **3 months**. One inspection should be carried out at the end of Autumn, after leaf fall.

Table 8: Maintenance Requirements for on-site SuDS and drainage components

8.2.2. In addition to these specific elements, there should be general inspections of all drainage elements at regular, 12 monthly intervals and after heavy rainfalls. All drainage components are to be replaced in line with the specified design life.

8.2.3. The overland flow paths should be maintained and remain unobstructed at all times. Any future development on site must be planned in accordance with the overland flood routes drawing included in Appendix J.

9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1.1. CampbellReith have been commissioned by the Council of the Isles of Scilly to provide an FRA to support a planning application for the proposed Ennor Farm residential development, TR21 0NL.

9.1.2. The proposed development comprises 13 properties or 'self-build' serviced plots, with associated hard landscaping including vehicle access and parking areas, and soft landscaping including allotments and wetlands.

9.1.3. The site is located within Flood Zone 1 as shown on the Environment Agency coastal flooding mapping explained in Section 4.0 of this report. The site is also at a low risk of flooding from surface water, but relatively high risk from tidal and groundwater sources which will constrain the site with the arrangement and levels of plots and green spaces.

9.1.4. There will be adequate space on the site to contain storm water through a range of techniques including permeable paving, soakaways and a wetland area for the 1 in 100 year +40% climate change event. All surface water flows will be discharged to the ground or the existing surface water network present in Old Town.

9.1.5. Sustainable Drainage Systems (SuDS) will be introduced for the proposed development to attenuate surface water flows to the required rainfall events. In addition, the SuDS will also improve water quality for the car parking areas and wetlands will provide amenity and biodiversity value in line with the recommendations within the NPPF.

9.1.6. By adequately sizing the SuDS storage facilities, adequate measures will be provided to minimise flood risk on the site.

9.1.7. The proposed foul water drainage strategy will discharge into the existing sewer within Old Town Lane. Approval will need to be sought from the Council of the Isles of Scilly concerning capacity and discharge location in to the existing system.

Appendix A: Site Location Plan



Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Figure 1:
Site Location Plan

Scale: 1:10000@A4
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Drg No - Status/Revision: 13394-CRH-XX-XX-FG-G-7000 - P1
File location: N:\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces\DTS (pdf in Outputs)
Date (Revision History): 24/01/2020 (P1, First Issue, 24/01/20, RP)

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Appendix B: Site Photographs



Photograph 1: Taken from entrance to site in SE corner, looking along track along southern boundary. Hedge in background is western boundary.



Photograph 2: Taken from entrance to site in SE corner, looking along eastern boundary. Hedge in background with mature trees is northern boundary. Mound of stone in right foreground covers soakaway feature.

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Site Photographs
1 - 2

Job Number:	13394
Date:	24/01/2020
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Photograph 3: Taken from the middle of the southern boundary facing NW. Field in foreground well grazed. Note the site slopes down to corner with ivy clad trees on boundary. Land in NW lower lying and has rushes. Note overhead power lines with pole on western boundary.



Photograph 4: Taken from the middle of the southern boundary facing NE.

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Site Photographs
3 - 4

Job Number:	13394
Date:	24/01/2020
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Photograph 5: Taken from the middle of the southern boundary facing ENE - note detached house in background at higher level beyond site boundary and road. Blue plastic structure reportedly soakaway / cess pit from house.



Photograph 6: Taken from the middle of the southern boundary facing E. Note road beyond eastern boundary and more houses of Old Town.

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Site Photographs
5 - 6

Job Number:	13394
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Photograph 7: Taken from the SW corner of the site facing E. Southern boundary on right and rear garden of adjacent restaurant / free house lies south of the site.



Photograph 8: Taken from the SW corner of the site facing N along western boundary. Land to the west used for grazing.

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Site Photographs
7 - 8

Job Number:	13394
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Photograph 9: Taken from the SW corner of the site facing SW, field with mixed storage, grazing and residential barn conversion. Note solar panels in background.



Photograph 10: Taken from the SW corner of the site facing W, more of field to west of site.

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Site Photographs
9 - 10

Job Number:	13394
Date:	24/01/2020
Drawn by:	RP
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Photograph 11: Taken from NW corner of the site facing ENE, trees along northern boundary. Note land to north at lower level (c.0.5m lower)



Photograph 12: Taken from the SW corner of the site facing N, small field immediately beyond, much standing water. Reeds of SSSI visible in background c.30m N

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Site Photographs
11 - 12

Job Number:	13394
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Photograph 13: Taken from the SW corner of the site facing NW, Reeds and SSSI in background c. 20m NW of site.



Photograph 14: Pump house, adjacent SW corner of site (to WSW).

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Site Photographs
13 - 14

Job Number:	13394
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Photograph 15: Mound / structure reportedly old borehole / well next to pumphouse, adjacent SW corner of site (to WSW).



Photograph 16: Aerial photo of wider area.

Ennor Farm, St Mary's

Client: Council of Isle of Scilly

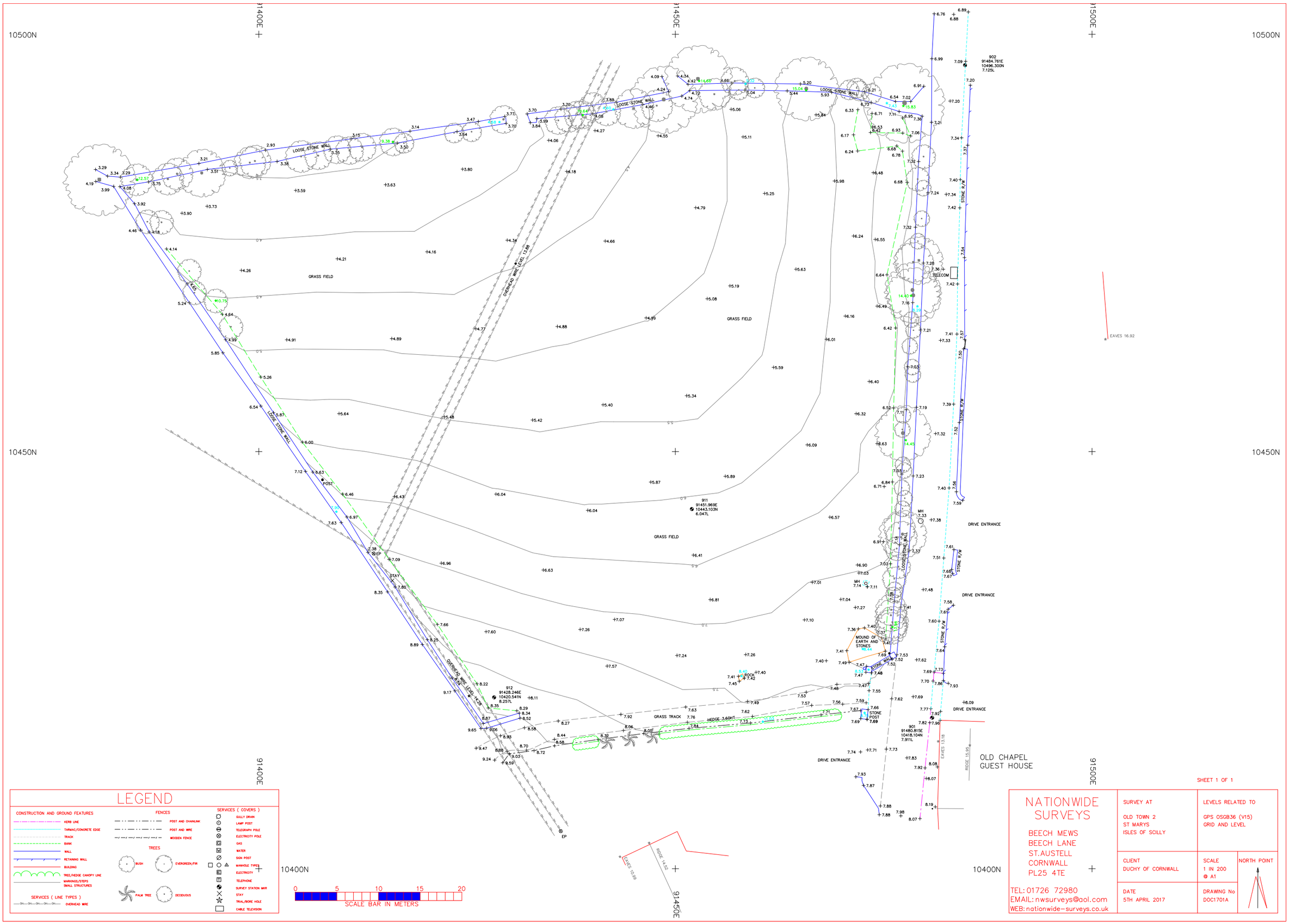
Site Photographs
15 - 16

Job Number:	13394
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Appendix C: Topographical Survey



LEGEND

CONSTRUCTION AND GROUND FEATURES
- KERB LINE
- TARMAC/CONCRETE EDGE
- TRACK
- BANK
- WALL
- RETAINING WALL
- BUILDING
- TREE/HEDGE CANOPY LINE
- MARKINGS/STEPS
- SMALL STRUCTURES

SERVICES (LINE TYPES)
- OVERHEAD WIRE

FENCES
- POST AND CHAINLINK
- POST AND WIRE
- WOODEN FENCE

TREES
- BUSH
- EVERGREEN/FIR
- PALM TREE
- DECIDUOUS

SERVICES (COVERS)
- GULLY DRAIN
- LAMP POST
- TELEGRAPH POLE
- ELECTRICITY POLE
- GAS
- WATER
- SIGN POST
- MANHOLE TYPES
- ELECTRICITY
- TELEPHONE
- SURVEY STATION MKR
- STAY
- TRIAL/BORE HOLE
- CABLE TELEVISION

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BEECH LANE
ST.AUSTELL
CORNWALL
PL25 4TE
TEL: 01726 72980
EMAIL: nwsurveys@aol.com
WEB: nationwide-surveys.co.uk

SURVEY AT OLD TOWN 2 ST MARYS ISLES OF SCILLY		LEVELS RELATED TO GPS OSGB36 (V15) GRID AND LEVEL
CLIENT DUCHY OF CORNWALL	SCALE 1 IN 200 @ A1	NORTH POINT
DATE 5TH APRIL 2017	DRAWING No D0C1701A	

SHEET 1 OF 1



Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Lidar

Scale: 1:2500@A3
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Appendix D: Trial Pit records

Soakaway Investigation
Letter Report
In line with BRE Digest 365

Site Name:	Ennor Farm
Job Number:	20664
Client:	Council of the Isles of Scilly c/o Campbell Reith
Date:	06 August 2020

Introduction

- Wheal Jane Consultancy (WJC) was commissioned Campbell Reith on behalf of the council of the Isles of Scilly, to undertake a Soakaway Investigation at the site known as "Ennor Farm."
- This report has been prepared by Wheal Jane Consultancy solely for the benefit of Campbell Reith. It shall not be relied upon or transferred to any third party without the prior written authorisation of WJC.
- The aim of this investigation is to assess the site's drainage characteristic by completing soakaway tests in line with BRE 365.

Site Works

- An intrusive site investigation was conducted on Wednesday 5th August 2020. The investigation was overseen by a geotechnical engineer from Wheal Jane Consultancy.
- The formerly installed windowless sample borehole was located and the water level measured. Water was located at 1.20m and noted as being very silty.
- The site works can be summarised as follows;

Exploratory Hole Type	Exploratory Hole ID	Hole Depths (mBGL)
Trial Pit	TP01 – TP02	1.10m – 2.00m

- Exploratory hole logs are included as Appendix A.
- Trial Pit Photographs are included as Appendix B.
- A plan showing the location of the exploratory holes is provided as Figure 1.

Ground Conditions

Strata	Depth Encountered (mBGL)	Typical Thickness (m)	Brief Description & Comments
	From	To	
Topsoil	0.00	0.50	-
Weathered Granite	1.10 – 2.00	Unproven	Generally granular with high silt fraction.

Topsoil:	• Topsoil was encountered within both trial pits to depths of 0.50m.
Weathered Granite:	• Weathered granite was encountered in both trial pits to depths of up to 2.00m. In TP01 in the east of the site, the unit was encountered as SAND with a high silt fraction

	and many cobbles and boulders of granite. The trial pit refused on granite boulders in this exploratory hole. • The granite exhibited a greater degree of weathering in TP02. Yellowish brown very silty sand was encountered from 1.20m.

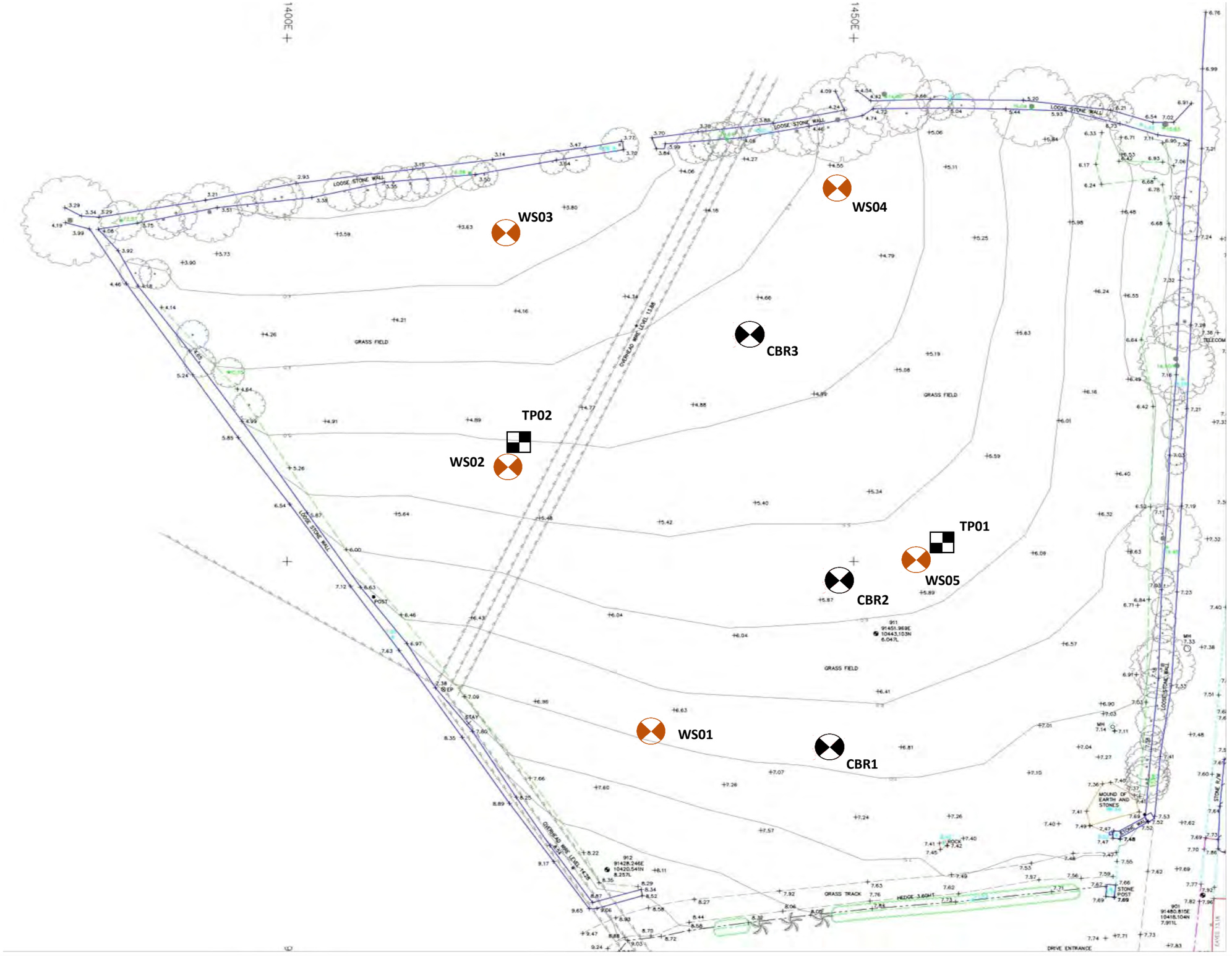
Soakaway Test Results

Exploratory Hole	Test 1	Test 2	Test 3	Average
TP01	3.44 E-6*	×	×	3.44 E-6
TP02	Test Failed	×	×	

*Test extrapolated due to time constraints.

- Soakaway records are contained as Appendix C.

Figures



N

Legend:

Windowless Sample Borehole

CBR completed using DCP method

Wheal Jane Consultancy
Geotechnical, environmental & mining services

Title:

Exploratory Hole Location Plan

Project:

Ennor Farm

20064

Client:

Council of Isles of Scilly c/o Campbell Reith

Date:	06/08/2020
Scale:	NTS
Drawn by:	DJ
Revision:	A
Figure:	1

Appendix A

Exploratory Hole Logs

Wheal Jane Consultancy

Wheal Jane Group

Site	Trial Pit Number
Ennor Farm	TP01

Machine : 8 Tonne Method : Trial Pit	Dimensions 1.80m x 0.50m	Ground Level (mOD) 5.90	Client Council of the Isles of Scilly c/o Campbell Reith	Job Number 20664
	Location	Dates 05/08/2020	Engineer	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.50)	Grass over brown sandy gravelly TOPSOIL with frequent rootlets.		
				5.40	0.50			
					(0.60)	Greyish brown very silty SAND with high cobble and boulder content. Cobbles and boulders are rounded to well rounded granite.		
				4.80	1.10	Complete at 1.10m		

Plan

Remarks

Infiltration Test complete from 0.53m.
Groundwater not encountered.
Trial pit refused at 1.10m.

Scale (approx)	Logged By	Figure No.
1:25	DJ	20664.TP01

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Wheal Jane Consultancy

Wheal Jane Group

Site	Trial Pit Number
Ennor Farm	TP02

Machine : 8 Tonne Method : Trial Pit	Dimensions 2.30 x 0.50m	Ground Level (mOD) 5.00	Client Council of the Isles of Scilly c/o Campbell Reith	Job Number 20664
	Location	Dates 05/08/2020	Engineer	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.50)	Grass over brown sandy gravelly TOPSOIL with frequent rootlets.		
				4.50	0.50			
					(0.70)	Greyish brown very silty slightly gravelly SAND. Gravel is rounded, fine to coarse granite.		
				3.80	1.20			
					(0.80)	Light yellowish brown very silty SAND.		
				3.00	2.00			
						Complete at 2.00m		

Plan

Remarks

Trial pit terminated at 2.00m.
Groundwater not encountered
Infiltration Test completed from 1.08m.

Scale (approx)	Logged By	Figure No.
1:25	DJ	20664.TP02

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Appendix B

Trial Pit Photographs



Title: Site Photographs

Project: Ennor Farm

Client: IOS Council c/o Campbell Reith

Report Title: Infiltration Testing

Date: 06/08/2020 Ref: 20064

TP01 Before

Wheal Jane Consultancy

Geotechnical, environmental & mining services



Title: Site Photographs

Project: Ennor Farm

Client: IOS Council c/o Campbell Reith

Report Title: Infiltration Testing

Date: 06/08/2020 Ref: 20064 TP01 Pit

Wheal Jane Consultancy

Geotechnical, environmental & mining services





Title: Site Photographs

Project: Ennor Farm

Client: IOS Council c/o Campbell Reith

Report Title: Infiltration Testing

Date: 06/08/2020 Ref: 20064 TP01 Spoil & Reinstatement

Wheal Jane Consultancy
Geotechnical, environmental & mining services



Title: Site Photographs

Project: Ennor Farm

Client: IOS Council c/o Campbell Reith

Report Title: Infiltration Testing

Date: 06/08/2020 Ref: 20064

TP02 Before

Wheal Jane Consultancy

Geotechnical, environmental & mining services



Title: Site Photographs

Project: Ennor Farm

Client: IOS Council c/o Campbell Reith

Report Title: Infiltration Testing

Date: 06/08/2020 Ref: 20064 TP02 Pit

Wheal Jane Consultancy

Geotechnical, environmental & mining services





Title: Site Photographs

Project: Ennor Farm

Client: IOS Council c/o Campbell Reith

Report Title: Infiltration Testing

Date: 06/08/2020 Ref: 20064 TP02 Pit & Spoil

Wheal Jane Consultancy
Geotechnical, environmental & mining services



Title: Site Photographs

Project: Ennor Farm

Client: IOS Council c/o Campbell Reith

Report Title: Infiltration Testing

Date: 06/08/2020 Ref: 20064 TP02 Reinstatement

Wheal Jane Consultancy
Geotechnical, environmental & mining services

Appendix C

Soakaway Records

Soakaway Test (BRE Digest 365)

Site : Ennor Farm

Client : Council of the Isles of Scilly c/o Campbell Reith

Engineer :

Job Number 20664

Sheet 1 / 2

Location	Date	Level	Location
TP01	05/08/2020	5.90 mOD	1

Pit Width (m)	0.50
Pit Depth (m)	1.10
Pit Length (m)	1.80

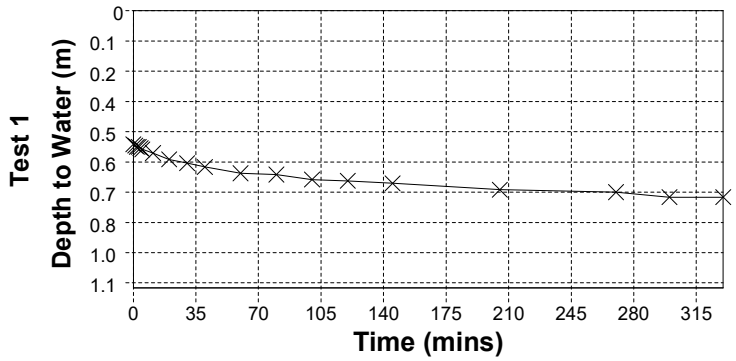
Soil type at test level	Silty SAND with cobbles and boulders.
Groundwater	None
Drain discharge depth	Unknown
Sidewall stability	Stable
Stone filled or open pit	Open pit

	1
Effective depth (m)	0.57
Volume outflowing between 75% & 25% (m3)	0.26
Mean surface area through which outflow occurs (m2)	2.21
Time for outflow between 75% & 25% (min)	562.00
SOIL INFILTRATION RATE (ms-1), f	3.44E-6

Remarks

Results extrapolated due to time contraints.

Elapsed time (mins)	Depth to Water Test 1
0	0.53
1	0.535
2	0.54
3	0.54
4	0.545
5	0.55
11	0.565
20	0.59
30	0.605
40	0.62
60	0.645
80	0.65
100	0.67
120	0.675
145	0.685
205	0.71
270	0.72
300	0.74
330	0.74



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Soakaway Test (BRE Digest 365)

Site : Ennor Farm

Client : Council of the Isles of Scilly c/o Campbell Reith

Engineer :

Job Number 20664

Sheet 2 / 2

Location	Date	Level	Location
TP02	05/08/2020	5.00 mOD	1

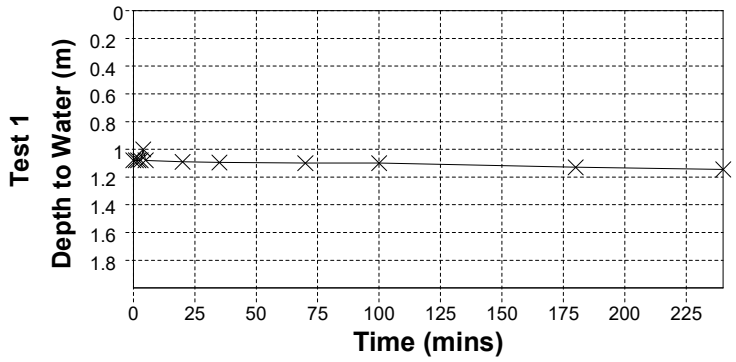
Pit Width (m)	0.50
Pit Depth (m)	2.00
Pit Length (m)	2.30

Soil type at test level	Silty SAND
Groundwater	None
Drain discharge depth	Unknown
Sidewall stability	Stable
Stone filled or open pit	Open pit

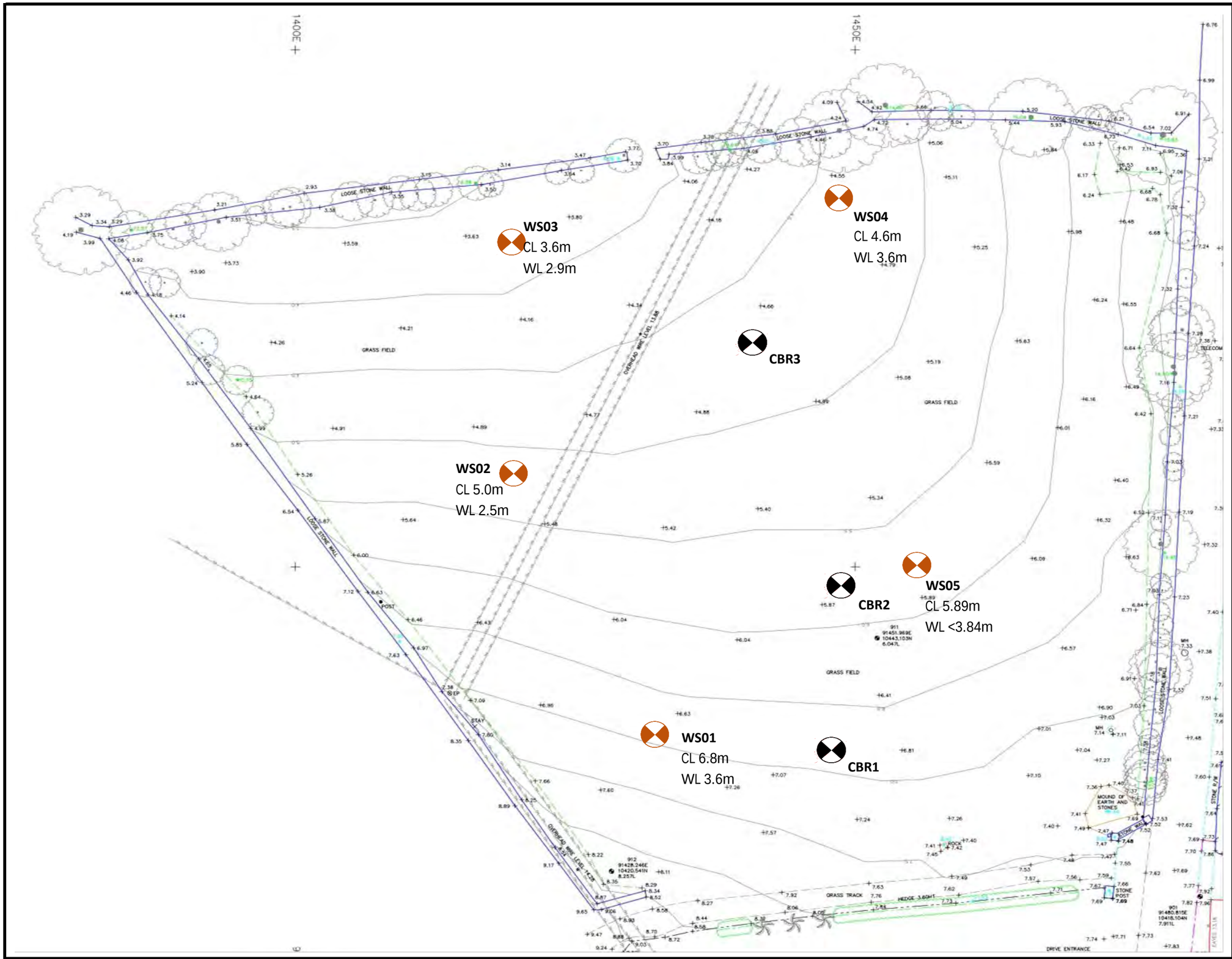
	1
Effective depth (m)	0.92
Volume outflowing between 75% & 25% (m3)	
Mean surface area through which outflow occurs (m2)	
Time for outflow between 75% & 25% (min)	
SOIL INFILTRATION RATE (ms-1), f	Test Failed

Remarks

Elapsed time (mins)	Depth to Water Test 1
0	1.08
1	1.08
2	1.08
3	1.08
4	1.00
5	1.08
20	1.09
35	1.095
70	1.10
100	1.10
180	1.13
240	1.145



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N

Legend:

Windowless Sample Borehole

CBR completed using DCP method

Wheal Jane Consultancy
Geotechnical, environmental & mining services

Title:

Exploratory Hole Location Plan

Project:

Ennor Farm

19937C

Client:

Council of Isles of Scilly c/o Campbell Reith

Date:	24/01/2020
Scale:	NTS
Drawn by:	BH
Revision:	A
Figure:	3.1

Wheal Jane Consultancy

Wheal Jane Group

Site	Number
Isles of Scilly, Ennor Farm	WS01

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler.		6.80	Council of the Isles of Scilly c/o Campbell Reith	19937C
	Location Ennor Farm	**Dates** 11/12/2019	**Engineer** Wheal Jane Consultancy	**Sheet** 1/2

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.68)	Grass over dark brown slightly clayey, sandy TOPSOIL. Sand is fine to coarse.		
0.50	ES1			6.12	0.68			
1.00-1.45	SPT N=2		1,1/0,1,0,1			Very loose orangish brown clayey, fine to coarse SAND.		
1.00	ES2							
1.20	D3				(1.12)			
				5.00	1.80			
					(0.20)	Soft orangish brown sandy, gravelly CLAY. Gravel is angular to subangular, fine to coarse of granite. Sand is fine to coarse.		
2.00-2.45	SPT N=7		1,2/1,2,2,2	4.80	2.00			
2.00-3.00	B4					Loose to very dense orangish grey silty, gravelly fine to coarse SAND. Gravel is angular to subangular, fine to coarse of granite.		
3.00-3.45	SPT N=17		1,3/4,3,5,5		(2.05)			▽1
			Water strike(1) at 3.20m.					
3.60-4.05	SPT N=50		10,50/50					

Remarks
Hole terminated due to encountering bedrock.
Samples damp from 3.20m.

Scale (approx)	Logged By
1:20	BH

Figure No. 19937C.WS01

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Wheal Jane Consultancy

Wheal Jane Group

Site	Number
Isles of Scilly, Ennor Farm	WS01

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler.		6.80	Council of the Isles of Scilly c/o Campbell Reith	19937C
	Location	**Dates**	**Engineer**	**Sheet**
	Ennor Farm	11/12/2019	Wheal Jane Consultancy	2/2

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
				2.75	4.05	Complete at 4.05m		

Remarks
Hole terminated due to encountering bedrock.
Samples damp from 3.20m.

Scale (approx)	Logged By
1:20	BH

Figure No.
19937C.WS01

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Wheal Jane Group

Site	Number
Isles of Scilly, Ennor Farm	WS02

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler.		5.00	Council of the Isles of Scilly c/o Campbell Reith	19937C
	Location	**Dates**	**Engineer**	**Sheet**
	Ennor Farm	11/12/2019	Wheal Jane Consultancy	1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.50)	Grass over dark brown slightly clayey, sandy TOPSOIL. Sand is fine to coarse.		
0.40	ES1			4.50	0.50			
					(0.60)	Loose dark brown very silty, clayey fine to coarse SAND.		
0.90	ES2							
1.00-1.45	SPT N=10		1,2/2,3,3,2	3.90	1.10			
					(0.90)	Firm orangish brown sandy, gravelly CLAY. Gravel is angular to subangular, fine to coarse of granite. Sand is fine to coarse.		
1.60	D3							
2.00-2.45	SPT N=11		1,2/2,3,3,3	3.00	2.00			
2.00-3.00	B4					Medium to very dense orangish grey, silty, sandy angular to subangular, fine to coarse GRAVEL of granite. Sand is fine to coarse.		
			Water strike(1) at 2.50m.					▽1
					(1.45)			
3.00-3.45	SPT N=81		10,11/10,14,21,36					
				1.55	3.45	Complete at 3.45m		

Remarks
Groundwater encountered at 2.50m.
Hole terminated due to encountering bedrock.

Scale (approx)	Logged By
1:20	BH

Figure No.
19937C.WS02

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Wheal Jane Consultancy		Site: Isles of Scilly, Ennor Farm	Number: WS03
Excavation Method: Drive-in Windowless Sampler	**Dimensions**	**Ground Level (mOD)**: 3.60	**Client**: Council of the Isles of Scilly c/o Campbell Reith	**Job Number**: 19937C
	Location: Ennor Farm	**Dates**: 11/12/2019	**Engineer**: Wheal Jane Consultancy	**Sheet**: 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
						Grass over dark brown slightly clayey, sandy TOPSOIL. Sand is fine to coarse.			
0.20	ES1				(0.80)				
0.70-3.35	WA2		Water strike(1) at 0.70m.					▽1	
0.80-1.60	B3			2.80	0.80	Soft orangish grey gravelly, sandy SILT. Gravel is angular to subangular, fine to coarse of granite. Sand is medium to coarse.			
1.00-1.45	SPT N=8		1,2/2,2,2,2		(0.80)				
1.70	ES4			2.00	1.60	Loose to very dense light brown clayey, sandy angular to subangular, fine to coarse GRAVEL of granite. Sand is fine to coarse.			
2.00-2.45	SPT N=7		1,1/1,2,2,2		(1.75)				
2.90-3.35	SPT N=69		8,11/14,16,18,21						
				0.25	3.35	Complete at 3.35m			

Remarks
Groundwater encountered at 0.70m.
Water sample taken.
Installed for Gas/Groundwater Monitoring. 0.00m-0.60m plain. 0.60m - 2.60m slotted.
Hole terminated due to encountering bedrock.
Hole partially collapsed prior to installation.

Scale (approx)	Logged By
1:20	BH

Figure No. 19937C.WS03

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Wheal Jane Consultancy

Wheal Jane Group

Site	Number
Isles of Scilly, Ennor Farm	WS04

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler.		4.60	Council of the Isles of Scilly c/o Campbell Reith	19937C
	Location Ennor Farm	**Dates** 11/12/2019	**Engineer** Wheal Jane Consultancy	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.70)	Grass over dark brown slightly clayey, sandy TOPSOIL. Sand is fine to coarse.		
0.60	ES1			3.90	0.70			
1.00-2.00	B2		Water strike(1) at 1.00m.			Loose to very dense orangish grey silty, very gravelly, fine to coarse SAND. Gravel is angular to subangular, fine to coarse of granite.		▽1
1.00-1.45	SPT N=8		2,2/2,2,2,2					
1.50	ES3							
2.00-2.45	SPT N=4		1,2/1,1,1,1		(2.75)			
3.00-3.45	SPT N=82		7,14/12,16,20,34					
				1.15	3.45	Complete at 3.45m		

Remarks
Groundwater encountered at 1.00m.
Hole terminated due to encountering bedrock.

Scale (approx)	Logged By
1:20	BH

Figure No. 19937C.WS04

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Wheal Jane Consultancy

Wheal Jane Group

Site	Number
Isles of Scilly, Ennor Farm	WS05

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler		5.89	Council of the Isles of Scilly c/o Campbell Reith	19937C
	Location	**Dates**	**Engineer**	**Sheet**
	Ennor Farm	11/12/2019	Wheal Jane Consultancy	1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
						Grass over dark brown slightly clayey, sandy TOPSOIL. Sand is fine to coarse.		
0.50	ES1				(1.10)			
1.00-1.45	SPT N=8		1,1/1,2,1,4					
1.00	ES2			4.79	1.10			
						Loose orangish brown clayey, fine to coarse SAND.		
					(0.40)			
1.40	D3							
				4.39	1.50			
1.60-2.05	SPT N=78		1,12/14,9,17,38			Very dense orangish grey clayey, angular to subangular, fine to coarse GRAVEL of granite.		
					(0.55)			
				3.84	2.05			
						Complete at 2.05m		

Remarks
No groundwater encountered.
Hole terminated due to encountering bedrock.

Scale (approx)	Logged By
1:20	BH

Figure No. 19937C.WS05

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Appendix E: South West Water Asset Plans

Date: 27/11/2020 15:39:06 User: Scale: 1:1250 at A3

10623

91674

N

Lower Moors

Drain

Drain

Drain

Hide

FB

Pond

FB

Hide

FB

Castle Rocks Well

Ppg Sta

The Pottery

OLD TOWN LANE

Hanover Court

6.4m

Sunwood

13.7m

HIGH CROSS LANE

Ennor

St Mary's

Orchard Cottage

Track

The Old Chapel

The Old Town Inn

Solar Panels

Old Town Castle (remains of)

DW

Castle Farm

Tank

Trerose

Castle Cottages

ENNOR CLOSE

Track

Path (um)

Track

S

Ponds

South West Water

Map data

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The position & depth of apparatus and other information indicated on this map is provided as a general guide only and no assurance or warranty as to its correctness or accuracy is given or should be inferred.
Exact positions & depths should be obtained by excavation trial holes and the map must not be relied on in the event of excavation or other works undertaken or planned in the vicinity of the Company's apparatus
Please note that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown.

0 40 80 m

91175

10278

Date: 27/11/2020 15:47:03 User: Scale: 1:500 at A3

10551

91303

N

C / 100 / UPVC / -99

Ennor

Track

The Old Town Inn

Solar Panels

C / 150 / VC / -99

C / 150 / VC / 71.3575

1

2

3

5

6a

0 20 m

91364

10352

South West Water

Map data

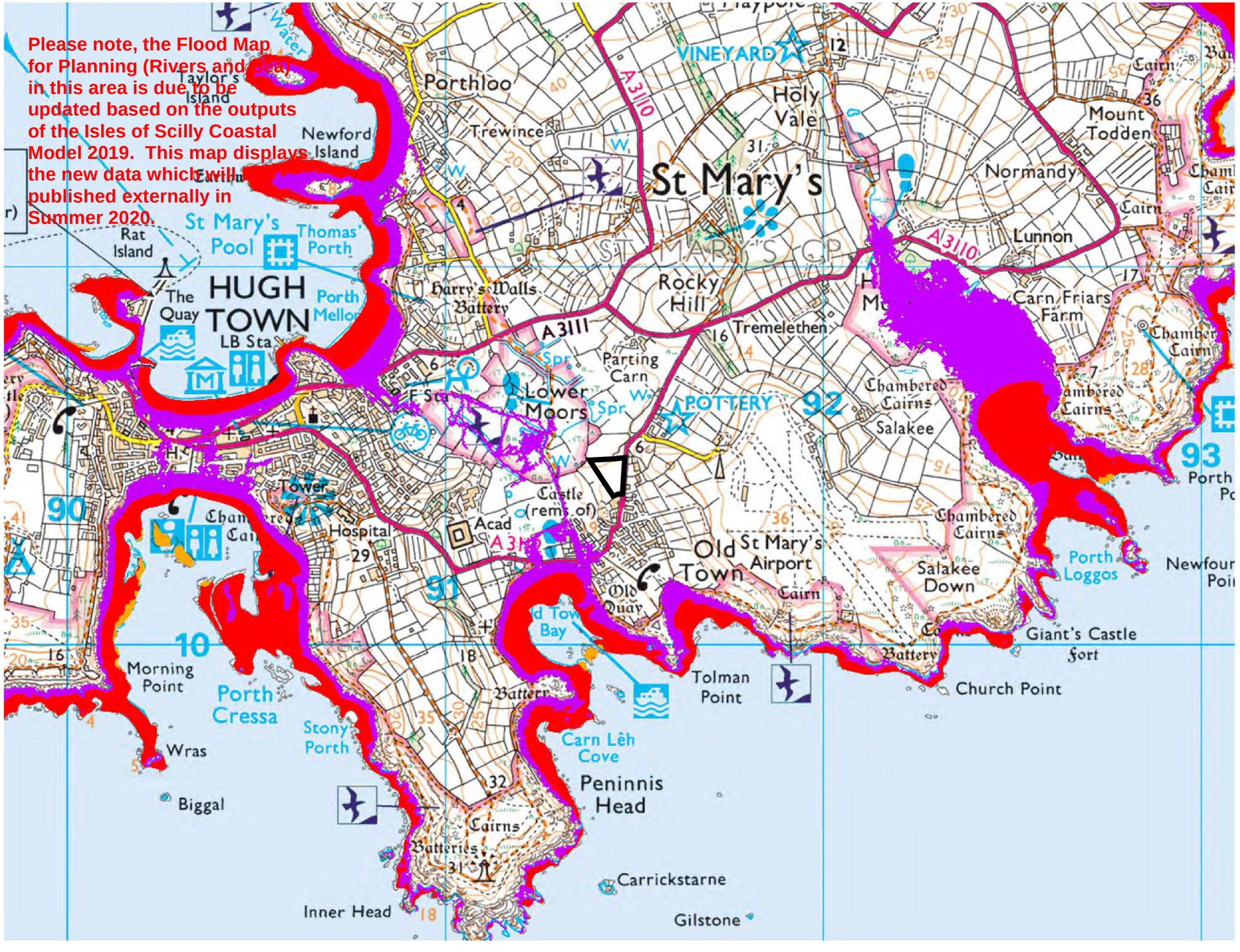
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Exact positions & depths should be obtained by excavation trial holes and the map must not be relied on in the event of excavation or other works undertaken or planned in the vicinity of the Company's apparatus
Please note that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown.

Appendix F: Flood Maps

ENQ20/DCIS/162188 - Depth Map undefended 1 in 200 year taken from the Isles of Scilly Coastal Model 2019 centred on St Mary's, Isles of Scilly

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Undef 1 in 200 year - depth metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Site Boundary

1:10,000 Correct as of the 25th February 2020

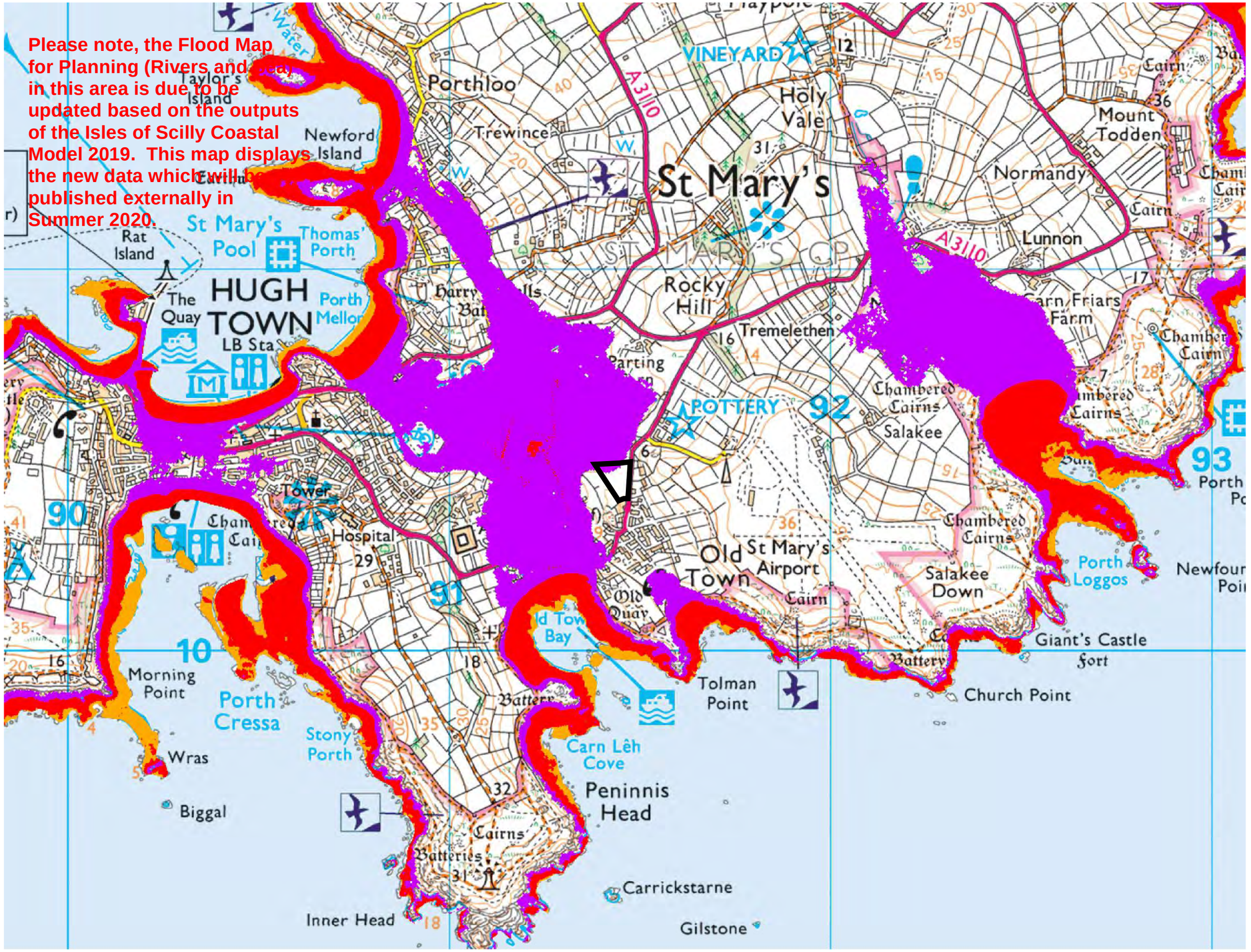
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ENQ20/DCIS/162188 - Depth Map undefended 1 in 200 year + cc taken from the Isles of Scilly Coastal Model 2019 centred on St Mary's, Isles of Scilly

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Undef 1 in 200 year+cc - Depth metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights.
For more information, please see the attached caveat.

Site Boundary

1:10,000 Correct as of the 25th February 2020

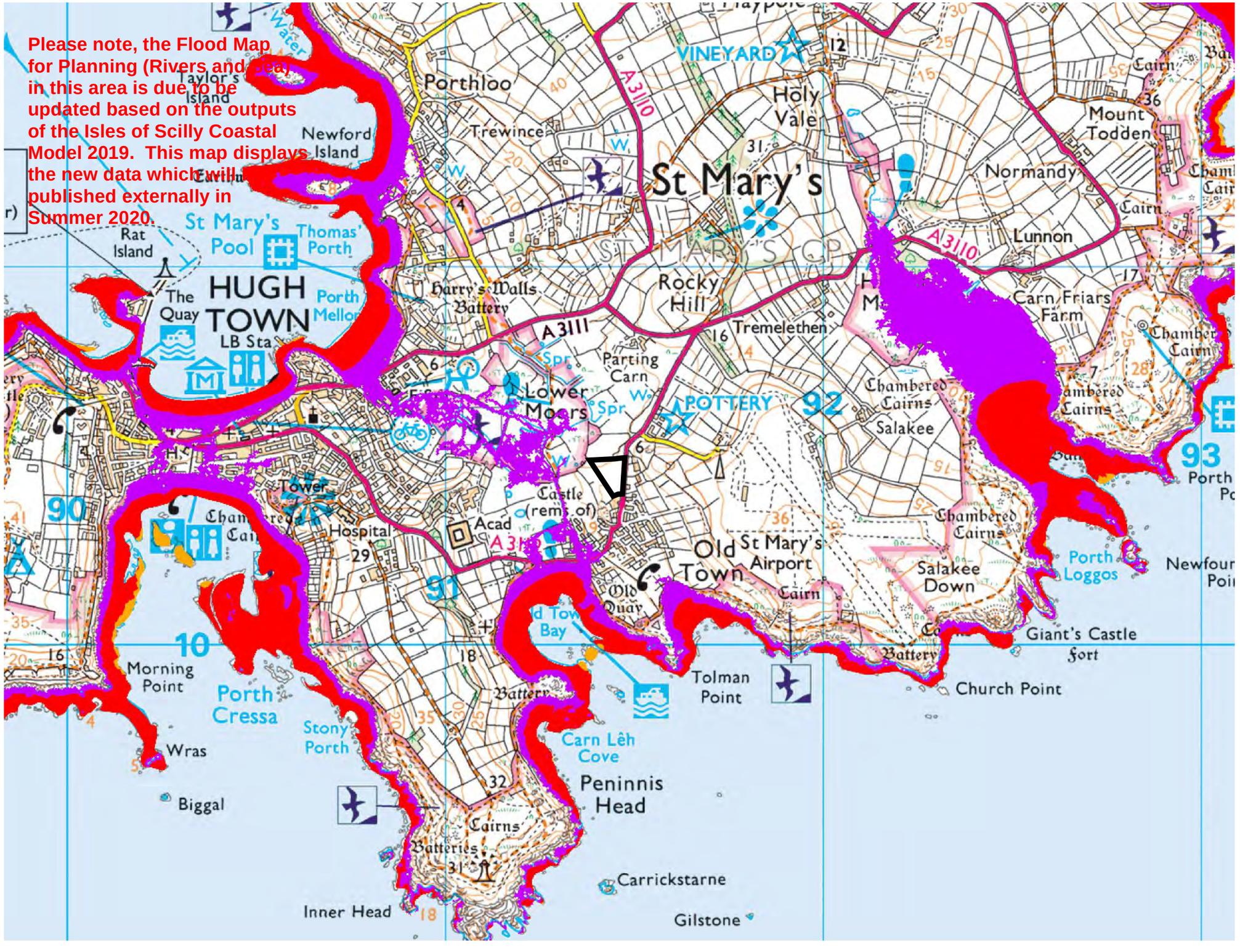
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ENQ20/DCIS/162188 - Depth Map undefended 1 in 1000 year taken from the Isles of Scilly Coastal Model 2019 centred on St Mary's, Isles of Scilly

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Undef 1 in 1000 year - depth metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 1000 year (0.1% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Site Boundary

1:10,000 Correct as of the 25th February 2020

N

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ENQ20/DCIS/162188 - Head of Water Map undefended 1 in 200 year taken from the Isles of Scilly Coastal Model 2019 centred on St Mary's, Isles of Scilly

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Undef 1 in 200 year - head of water mAOD

- 1.8 - 2.0
- 2.0 - 2.5
- 2.5 - 3.0
- 3.0 - 4.0
- 4.0 - 5.5

Head of Water
This map displays the head of water (mAOD) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Site Boundary

1:10,000 Correct as of the 25th February 2020

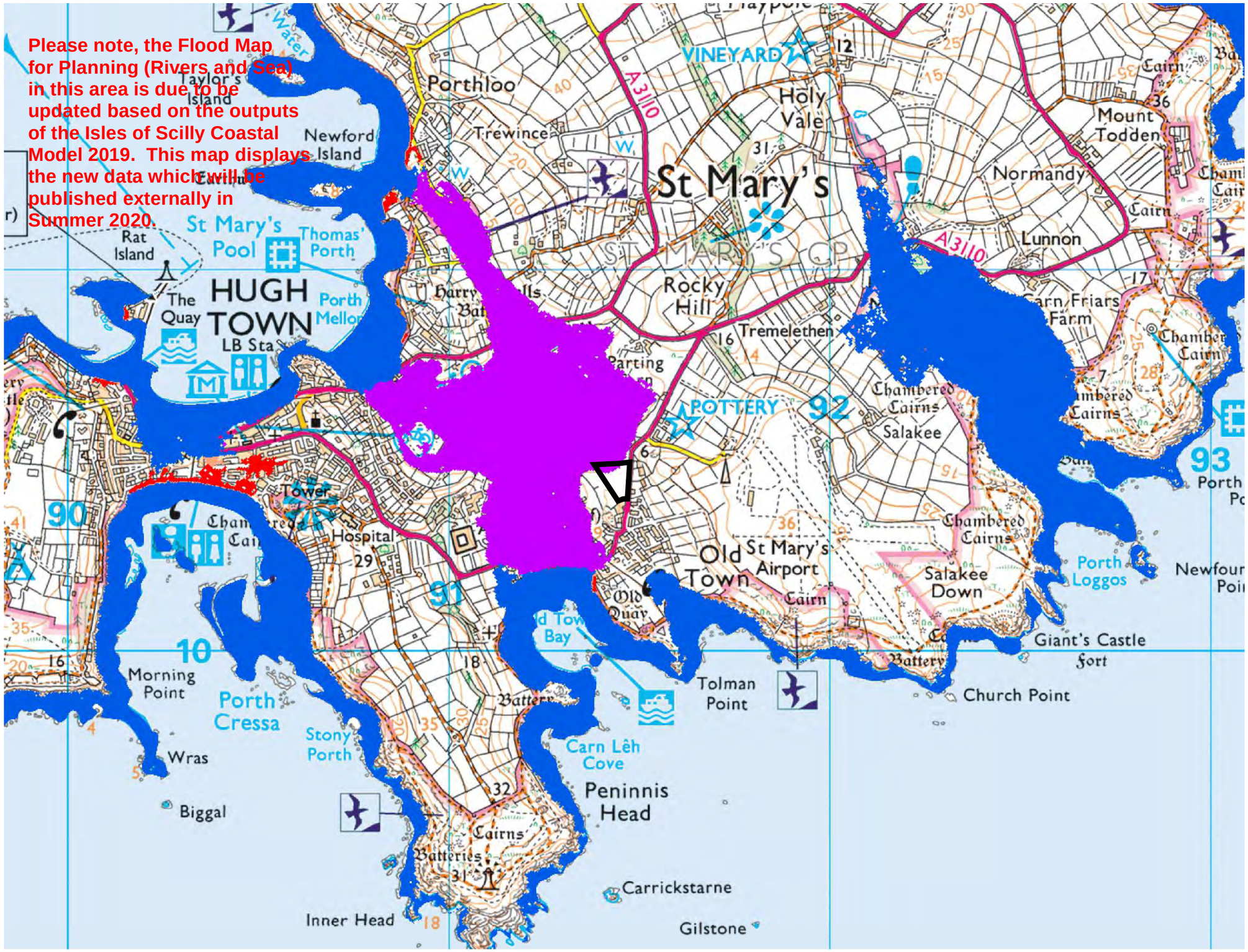
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ENQ20/DCIS/162188 - Head of Water Map undefended 1 in 200 year+cc taken from the Isles of Scilly Coastal Model 2019 centred on St Mary's, Isles of Scilly

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Undef 1 in 200 year+cc - head of water mAOD

- 4.4 - 4.6
- 4.6 - 4.8
- 4.8 - 5.0
- 5.0 - 5.2
- 5.2 - 5.6

Head of Water
This map displays the head of water (mAOD) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights.
For more information, please see the attached caveat.

Site Boundary

1:10,000 Correct as of the 25th February 2020

N

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ENQ20/DCIS/162188 - Head of Water Map undefended 1 in 1000 year taken from the Isles of Scilly Coastal Model 2019 centred on St Mary's, Isles of Scilly

Environment Agency

Please note this map is intended only as a guide - it is not accurate at individual property level



Legend

St Marys Undef 1 in 1000 year - head of water mAOD

- 1.9 - 2.5
- 2.5 - 3.5
- 3.5 - 4.5
- 4.5 - 5.5
- 5.5 - 6.5

Head of Water
This map displays the head of water (mAOD) across the site for a 1 in 1000 year (0.1% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Site Boundary

1:10,000 Correct as of the 25th February 2020

N

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Isles of Scilly Coastal Model (2019)

We have provided data from the Isles of Scilly Coastal Model, 2019. Please consider the following information when using this model data:

- This is coastal model, and does not consider the risk of flooding from other source, including fluvial or surface water flooding.

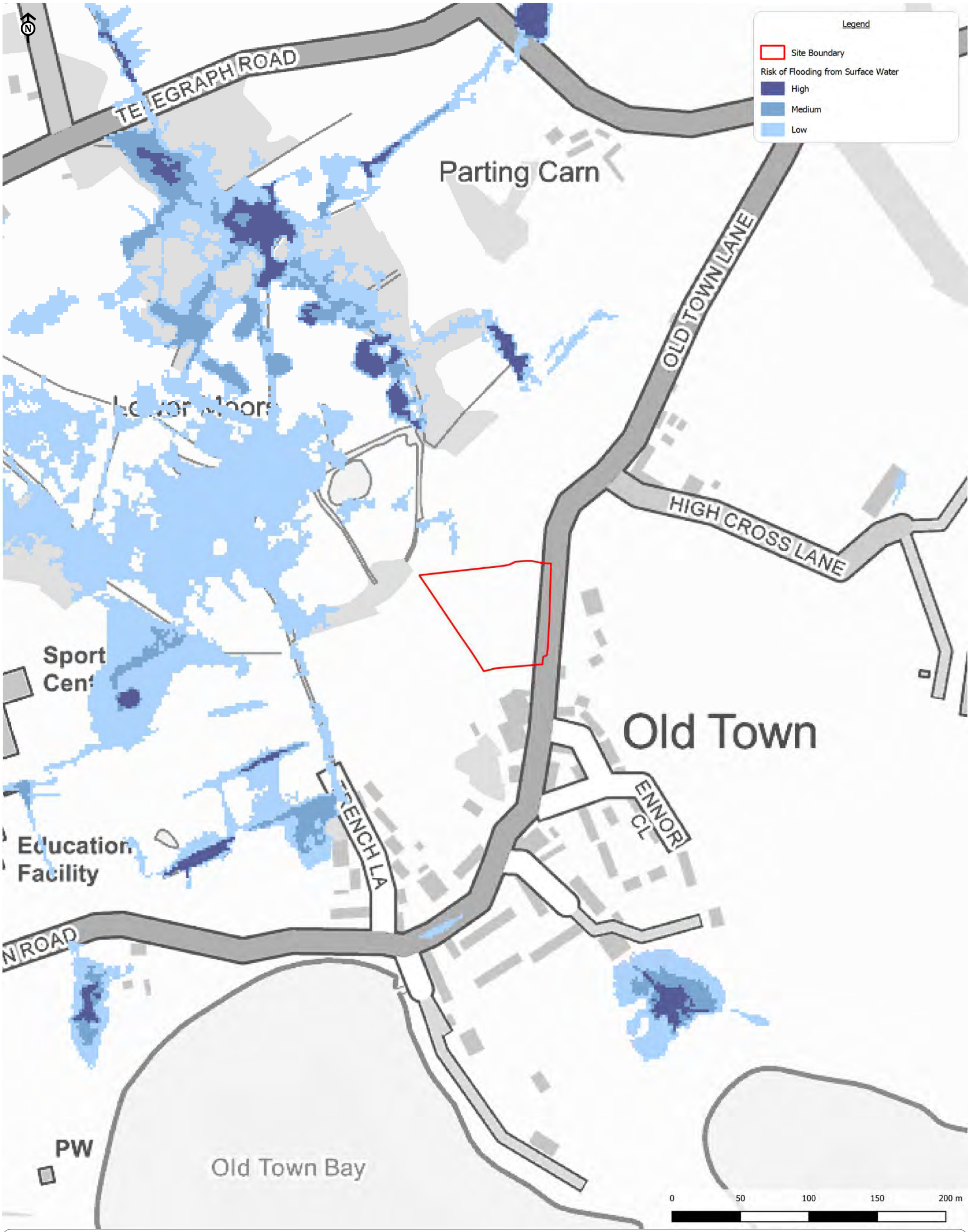
- Model scenarios were completed with increases to the still water levels, wind speeds and wave heights to represent the impacts of climate change.

- The maps and digital data supplied should be considered only a summary of the conclusions of the study. It will be necessary to collect more detailed topographic information for particular sites where development is proposed and undertake a more detailed site-specific hydrological and hydraulic analysis for the location using guidance from the National Planning Policy Framework (NPPF)

- In this commission the focus has been on flooding from the sea rather than from fluvial sources. It is important that consideration is given to fluvial flooding for any development sites if appropriate. The impact of combined fluvial and tidal events should be examined to understand the impact that this has upon flood depth extent and the duration of inundation

- Any assessment of Flood Risk undertaken must be appropriate for the decisions that need to be based upon it, consider the risks and also take into account any limitations of the data used.

- Please be aware that the Environment Agency does not guarantee that this data is suitable for your purposes.



Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Surface Water Flood Risk

Scale: 1:2500@A3
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Job Number: 13394
Drawn by - Checked by: RP - AD
Drg No - Status/Revision: 13394-CRH-XX-XX-FG-G-7006 - P1
File location: N:\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces (pdf in Outputs)
Date (Revision History): 25/02/2020 (P1, First Issue, 25/02/20, RP)

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Appendix G: Development Proposals



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE C	2B4P/ 4B6P	SEMI DETACHED
11	TYPE C	2B4P/ 4B6P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED
13	TYPE D	2B4P	SEMI DETACHED

***SEMI/ DETACHED** - Plots are to be detached or semi detached in accordance with the site plan and plot table above.

Scale, materiality and form are to be informed the the Design Code.

SITE PLAN AS PROPOSED

1 : 200

N

0 5 10 m 20 m

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA or the contract administrator before proceeding.

Do not scale from planning drawings, work to figured dimensions.

This drawing must be read in conjunction wth all relevant consultants drawings.

This drawing is © KTA.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
P5	JAN 2021	PLANNING ISSUE	MC/AC
P4	JAN 2021	DRAFT PLANNING ISSUE - HOME ZONE	MC/AC
P3	JAN 2021	DRAFT PLANNING ISSUE	MC/AC
P2	NOV 2020	DRAFT ISSUE - Foul pumping station added	MC/AC
P1	JULY 2020	DRAFT ISSUE	MC/AC

Existing tree/ grouping Refer to Arboricultural Impact Assessment for further detail

Tree/ grouping removed Refer to Arboricultural Impact Assessment for further detail

Proposed tree

Proposed landscaped stone hedge bank

Proposed communal space/ landscaping

Proposed front garden

Proposed back garden

Proposed home zone/ parking

Proposed landscaped path

PLANNING ISSUE

KTA
Architects | Urban Designers

Kensington Court, Woodwater Park, Pynes Hill, Exeter, EX2 5TY

Tel: 01392 360338
Email: kt@kta.uk.com
Web: www.kta.uk.com

Project
Ennor Farm

Title
SITE PLAN AS PROPOSED
as proposed Author AC/MC Checked by AC

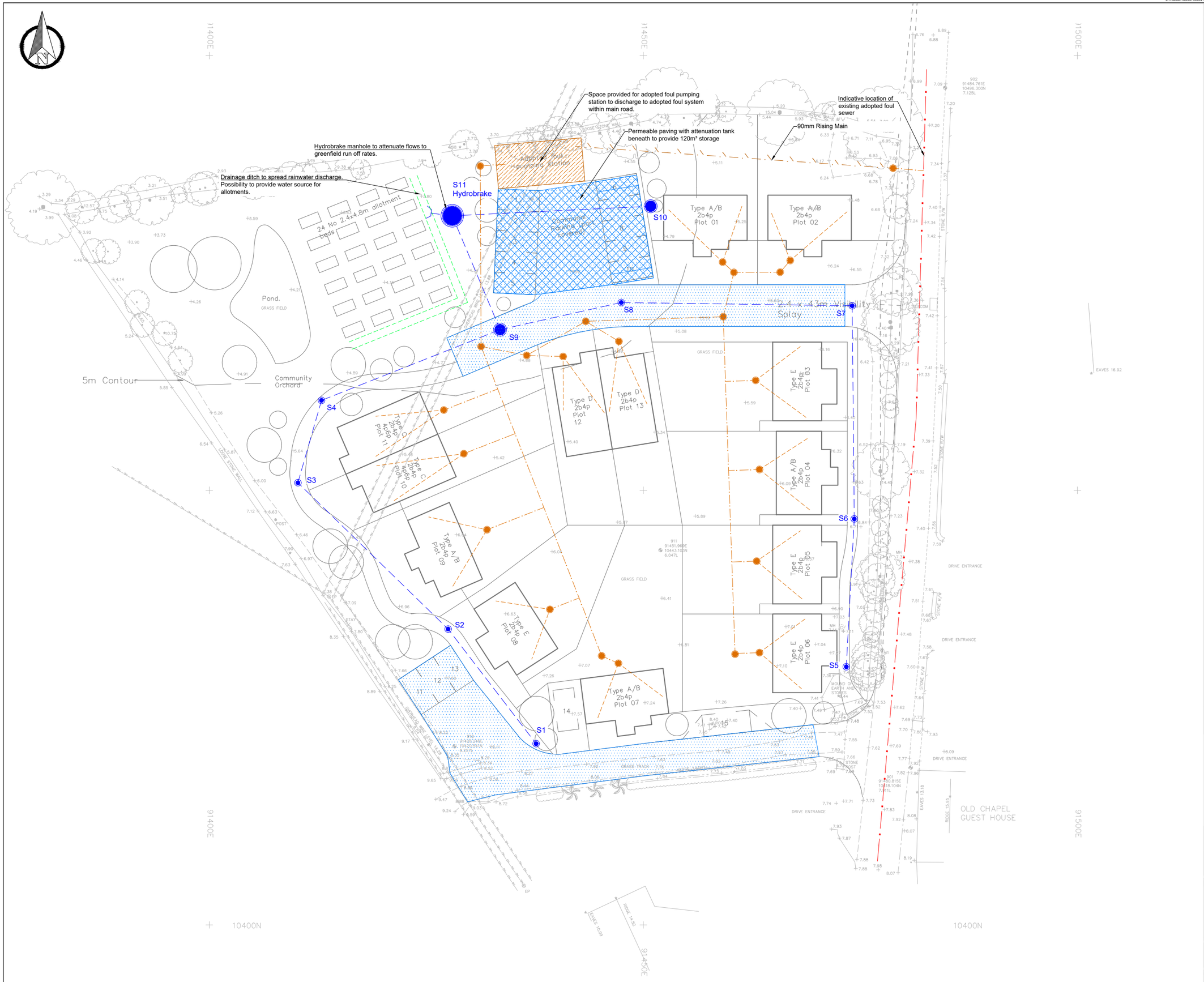
Date 08/01/2021 08:41:57 Scale As indicated @ A1

Project 2002 Status Pre Construction

Drawing number
SC-KT-XX-XX-DR-A-2002-S0-SK100 -P5

Appendix H: Proposed Drainage Strategy

J:\13000-13499\13394 - ENNOR FARM, ST MARYS\DWGS\2-INFRASTRUCTURE\1-AUTOCAD\1-WORKING DRAWINGS\13394-CRH-XX-XX-DR-C-5050.DWG



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C: Construction	Fully developed drawings issued under instructions for construction.

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S0 - Work in progress
Shared (Non-contractual)
S1 - For coordination, **S2** - For information, **S3** - For internal review and comment, **S4** - For construction approval.
Documentation (For contractors purposes)
D1 - For Costing, **D2** - For Tender, **D3** - For contractor design, **D4** - for manufacture/procurement.
Construction
A - For construction, **B** - For construction but with comments (i.e. areas in abeyance), **CR** - Construction Record (Final Construction ONLY. Any deviations to that which is on site is not the liability of CampbellReith)

Legend

- Proposed Surface Water Sewer
- Proposed Surface Water Manhole
- Proposed Permeable Paving
- Proposed Attenuation Crates
- Proposed Foul Water Sewer
- Proposed Foul Water Manhole
- Proposed Pumping Station
- Proposed Rising Main
- Indicative Existing Adopted Foul Water Sewer
- Drainage Ditch

Rev	Description	Date	By
P2	Masterplan updated following drainage strategy.	27/11/20	PT
P1	Issued for Information	01/10/20	PT

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Job Title: Ennor Farm

Client: Council of Isles of Scilly

Proposed Drainage Strategy

Drawn by	Date made	Scale @ A1	Checked by	Suitability	CR Project
PT	01/10/20	1:200		S1	13394

Project No.	Originator	Volume	Lvl/Loc	Type	Role	Number	Rev
13394	CRH	XX	XX	DR	C	5050	P2

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Appendix I: MicroDrainage Source Control Results

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 198 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control Σ (l/s)	Max Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	4.273	0.273	0.0	5.0	5.0	62.2	O K
30 min Summer	4.324	0.324	0.0	5.0	5.0	73.9	O K
60 min Summer	4.376	0.376	0.0	5.0	5.0	85.7	O K
120 min Summer	4.419	0.419	0.0	5.0	5.0	95.5	O K
180 min Summer	4.432	0.432	0.0	5.0	5.0	98.5	O K
240 min Summer	4.436	0.436	0.0	5.0	5.0	99.3	O K
360 min Summer	4.433	0.433	0.0	5.0	5.0	98.7	O K
480 min Summer	4.423	0.423	0.0	5.0	5.0	96.5	O K
600 min Summer	4.409	0.409	0.0	5.0	5.0	93.3	O K
720 min Summer	4.394	0.394	0.0	5.0	5.0	89.8	O K
960 min Summer	4.340	0.340	0.0	5.0	5.0	77.6	O K
1440 min Summer	4.252	0.252	0.0	5.0	5.0	57.6	O K
2160 min Summer	4.168	0.168	0.0	5.0	5.0	38.3	O K
2880 min Summer	4.129	0.129	0.0	4.7	4.7	29.4	O K
4320 min Summer	4.097	0.097	0.0	3.6	3.6	22.2	O K
5760 min Summer	4.082	0.082	0.0	2.9	2.9	18.7	O K
7200 min Summer	4.073	0.073	0.0	2.5	2.5	16.5	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	178.357	0.0	65.8	25
30 min Summer	108.100	0.0	80.0	38
60 min Summer	65.518	0.0	97.8	66
120 min Summer	39.709	0.0	118.6	122
180 min Summer	29.627	0.0	132.8	174
240 min Summer	24.067	0.0	143.8	204
360 min Summer	17.956	0.0	161.0	268
480 min Summer	14.587	0.0	174.4	336
600 min Summer	12.415	0.0	185.6	402
720 min Summer	10.883	0.0	195.2	470
960 min Summer	8.531	0.0	204.1	598
1440 min Summer	6.053	0.0	217.0	842
2160 min Summer	4.295	0.0	231.6	1176
2880 min Summer	3.366	0.0	241.9	1508
4320 min Summer	2.388	0.0	257.1	2212
5760 min Summer	1.872	0.0	269.4	2944
7200 min Summer	1.550	0.0	278.7	3672

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Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
8640 min Summer	4.066	0.066	0.0	2.1	2.1	15.0	O K
10080 min Summer	4.061	0.061	0.0	1.9	1.9	13.9	O K
15 min Winter	4.308	0.308	0.0	5.0	5.0	70.2	O K
30 min Winter	4.366	0.366	0.0	5.0	5.0	83.5	O K
60 min Winter	4.427	0.427	0.0	5.0	5.0	97.4	O K
120 min Winter	4.482	0.482	0.0	5.0	5.0	109.9	O K
180 min Winter	4.780	0.780	0.0	5.0	5.0	114.4	Flood Risk
240 min Winter	4.793	0.793	0.0	5.0	5.0	114.4	Flood Risk
360 min Winter	4.498	0.498	0.0	5.0	5.0	113.6	O K
480 min Winter	4.482	0.482	0.0	5.0	5.0	110.0	O K
600 min Winter	4.458	0.458	0.0	5.0	5.0	104.4	O K
720 min Winter	4.431	0.431	0.0	5.0	5.0	98.2	O K
960 min Winter	4.348	0.348	0.0	5.0	5.0	79.4	O K
1440 min Winter	4.219	0.219	0.0	5.0	5.0	50.0	O K
2160 min Winter	4.129	0.129	0.0	4.7	4.7	29.4	O K
2880 min Winter	4.103	0.103	0.0	3.8	3.8	23.4	O K
4320 min Winter	4.078	0.078	0.0	2.8	2.8	17.9	O K
5760 min Winter	4.067	0.067	0.0	2.2	2.2	15.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
8640 min Summer	1.328	0.0	286.5	4408
10080 min Summer	1.166	0.0	293.1	5136
15 min Winter	178.357	0.0	73.8	25
30 min Winter	108.100	0.0	89.7	39
60 min Winter	65.518	0.0	109.5	66
120 min Winter	39.709	0.0	132.9	122
180 min Winter	29.627	0.0	148.8	176
240 min Winter	24.067	0.0	161.2	218
360 min Winter	17.956	0.0	180.4	294
480 min Winter	14.587	0.0	195.4	372
600 min Winter	12.415	0.0	207.9	444
720 min Winter	10.883	0.0	218.7	516
960 min Winter	8.531	0.0	228.6	646
1440 min Winter	6.053	0.0	243.2	880
2160 min Winter	4.295	0.0	259.4	1172
2880 min Winter	3.366	0.0	271.0	1528
4320 min Winter	2.388	0.0	288.1	2248
5760 min Winter	1.872	0.0	301.8	2944

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Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
7200 min Winter	4.060	0.060	0.0	1.8	1.8	13.6	O K
8640 min Winter	4.055	0.055	0.0	1.6	1.6	12.4	O K
10080 min Winter	4.051	0.051	0.0	1.4	1.4	11.5	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
7200 min Winter	1.550	0.0	312.2	3672
8640 min Winter	1.328	0.0	321.0	4384
10080 min Winter	1.166	0.0	328.4	5128

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Model Details

Storage is Online Cover Level (m) 5.000

Cellular Storage Structure

Invert Level (m) 4.000 Safety Factor 2.0
Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95
Infiltration Coefficient Side (m/hr) 0.00000

Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)
0.000	240.0	0.0	0.501	0.0	0.0
0.500	240.0	0.0			

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SCL-0101-5000-0800-5000
Design Head (m)	0.800
Design Flow (l/s)	5.0
Flush-Flo™	Calculated
Objective	Minimise blockage risk
Application	Surface
Sump Available	Yes
Diameter (mm)	101
Invert Level (m)	4.000
Minimum Outlet Pipe Diameter (mm)	150
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)	Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	0.800	5.0	Kick-Flo®	0.478	4.0
Flush-Flo™	0.189	5.0	Mean Flow over Head Range	-	4.2

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	3.7	1.200	6.0	3.000	9.3	7.000	13.8
0.200	5.0	1.400	6.5	3.500	9.9	7.500	14.3
0.300	4.8	1.600	6.9	4.000	10.6	8.000	14.7
0.400	4.5	1.800	7.3	4.500	11.2	8.500	15.1
0.500	4.0	2.000	7.6	5.000	11.8	9.000	15.6
0.600	4.4	2.200	8.0	5.500	12.3	9.500	16.0
0.800	5.0	2.400	8.3	6.000	12.8		
1.000	5.5	2.600	8.6	6.500	13.3		

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Appendix J: Existing and Proposed Overland Flood Routes



Notes

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   Documentation (For contractors purposes)
   D1 - For Costing, **D2** - For Tender, **D3** - For contractor design, **D4** - for manufacture/procurement.
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Legend

Existing Overland Flow Arrow

Rev	Description	Date	By
P1	Issued for Information	26.11.20	NJB

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Job Title
ENNOR FARM, ST MARY'S

Client
ISLES OF SCILLY COUNCIL

Existing Overland Flood Flow Routes

Drawn by	Date made	Scale @ A1	Checked by	Suitability	CR Project
NJB	26.11.20	1:200		S1	13394

Project No.	Originator	Volume	Lvl/Loc	Type	Role	Number	Rev
13394	CRH	XX	XX	DR	C	4200	P1

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Legend

Proposed Overland Flow Arrow

Rev	Description	Date	By
P1	Issued for Information	26.11.20	NJB

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consulting engineers

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Surrey	01737 784 500	Birmingham	01675 467 484
Bristol	0117 916 1066	Dubai	00 971 4345 7088

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Job Title	ENNOR FARM, ST MARY'S
Client	ISLES OF SCILLY COUNCIL

Proposed Overland Flood Flow Routes

Drawn by	Date made	Scale @ A1	Checked by	Suitability	CR Project
NJB	26.11.20	1:200		S1	13394

Project No.	Originator	Volume	Lvl/Loc	Type	Role	Number	Rev
13394	CRH	XX	XX	DR	C	4201	P1

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Council of the
ISLES OF SCILLY

Live Scilly

Ennor, St Mary's

Self Build Homes

APPROVED
By Lisa Walton at 10:46 am, Apr 12, 2021

Design & Access Statement

January 2021

Ref _2002 _L00.01 Rev P4

KTA
Architects | Urban Designers

TEAM & DOCUMENT STATUS

Document Revision

Revision	Date	Notes	Author	Checked
P1	FEB 2020		AC	MC
P2	AUG 2020		AC/MC	AC
P3	JAN 2021		AC/MC	AC
P4	MAR 2021		AC/MC	AC

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This outline planning application seeks permission for 12 detached and semi detached self build homes on land at Ennor Farm, Old Town, St Mary's. All matters for consideration except, appearance. Each plot is to be guided by design principles in the form of a Design Code and subsequently, plot passports. The original brief was for 13 units.

1.2 ABOUT THIS DOCUMENT

This Design & Access Statement has been prepared to support an Outline Planning Application.

Its purpose is to explain the design principles and concepts arising from the brief, site analysis and context that have been applied to and affected certain elements of the design proposal.

The content of the design element of the statement aims to demonstrate how the physical characteristics of the scheme have been influenced by a thorough process. The process undertaken includes:

- Assessment
- Involvement/Engagement
- Evaluation
- Design

The statement also seeks to address the following factors:

Use - What the land and buildings will be used for
Amount - How much development can the site accommodate
Layout - How the buildings and public and private spaces can be positioned and the relationship between them and buildings and spaces around the site.
Scale - How big the buildings and spaces could be in terms of appropriate height, width and length.
Landscaping - how a landscape structure can be developed within both the residential area and the Public Open Spaces to enhance and protect the character of the local landscape
Appearance - What the building and spaces could look like.

The access element of the statement also includes two aspects of access to the development:

- Vehicular and transport links
- Inclusive access



1.3 THE APPLICANT & AGENT

The Applicant is the Council of the Isles of Scilly.
The planning Agent is KTA Architects.

1.4 THE TEAM

- Council of the Isles of Scilly, St Marys
- KTA Architects, Exeter
- ALA Architects, Charlestown
- Campbell Reith
- Duchy of Cornwall

1.5 THE BRIEF & VISION

The brief is to obtain Outline Planning consent for up to 12 self build dwellings on a vacant green-field site at Ennor to the north of Old Town. All plots shall be freehold and serviced. Housing for the local community is limited and the site presents a significant opportunity to enable families with adequate funds and savings to aspire to build their own homes.

The dwellings shall generally comprise detached/ semi detached two storey properties. Dwelling sizes shall where possible be no more than 10% above NDSS standards and contain AD Part Cat 2 toilet provision at ground.

Parking shall be limited and discretely placed away from properties to reduce visual impact.

Dwellings can be constructed to each self builders desired plans subject to principles set out in a the Design Code and a 'Plot Passport' that accompanies each plot in the planning application.

The Design Code sets out the preferred materiality and compatibility with the architectural style appropriate to the islands and particular to the Duchy of Cornwall.

The 'Plot Passport' is so named to describe the parameters that each dwelling must be designed to. For example, the dwelling location in the plot, its principle frontage, the control of overlooking, window placement, height, materials and scale. These ensure the overall site development is harmonious.

1.6 THE APPLICATION SITE

The green field site is located directly north of Old Town and is 0.53 Ha (1.32 Acres) in size. Access is given by an existing track that continues to the adjoining field.



2.0 DEVELOPMENT FRAMEWORK

2.1 NPPF (Revised February 2019)

The National Planning Policy Framework, (NPPF) is the Governments key reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The over-arching theme of the NPPF is sustainable development and this is outlined in paragraph 7, which states:

"The purpose of the planning system is to contribute to the achievement of sustainable development".

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

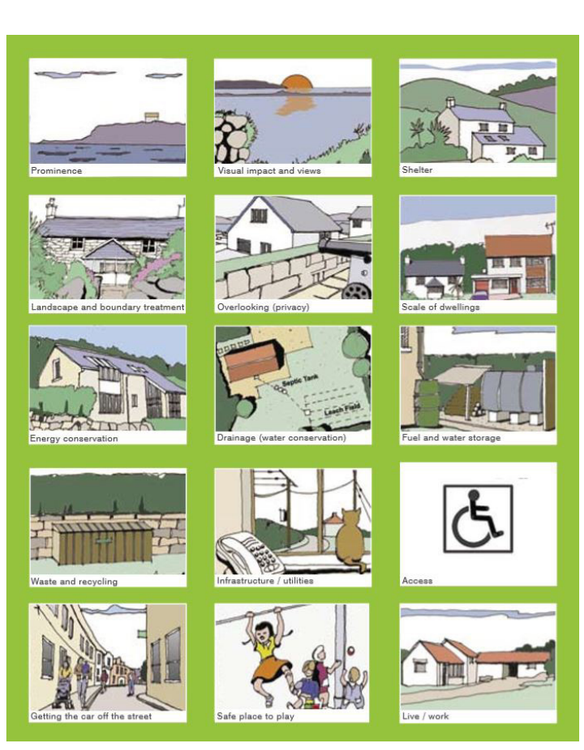
Paragraph 124 states that:

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

2.2 ISLES OF SCILLY DESIGN GUIDE

The Isles of Scilly Design Guide identifies 15 'Essential components of a good design'.

1. Prominence
2. Visual impact and views
3. Shelter
4. Landscape and boundary treatment
5. Overlooking (privacy)
6. Scale of dwellings
7. Energy conservation
8. Drainage (water conservation)
9. Fuel and water storage
10. Waste and recycling
11 Infrastructure/ utilities
12. Access
13. Getting the car off the street
14. Safe place to play
15. Live/ work



2.3 NDSS

The 'Technical housing standards - nationally described space standard' set out the:

1. *'internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.'*

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



The Site - Looking north east

3.0 SITE CONTEXT & APPRAISAL

The site location is illustrated adjacent.

3.1 PHOTOGRAPHS

The images adjacent illustrate the principle views across the site and the immediate context . The images were captured in early February 2020.

Image a
Looking east back along the fence line and track to the site access with Ennor, Orchard Cottage and the Old Chapel in sight.

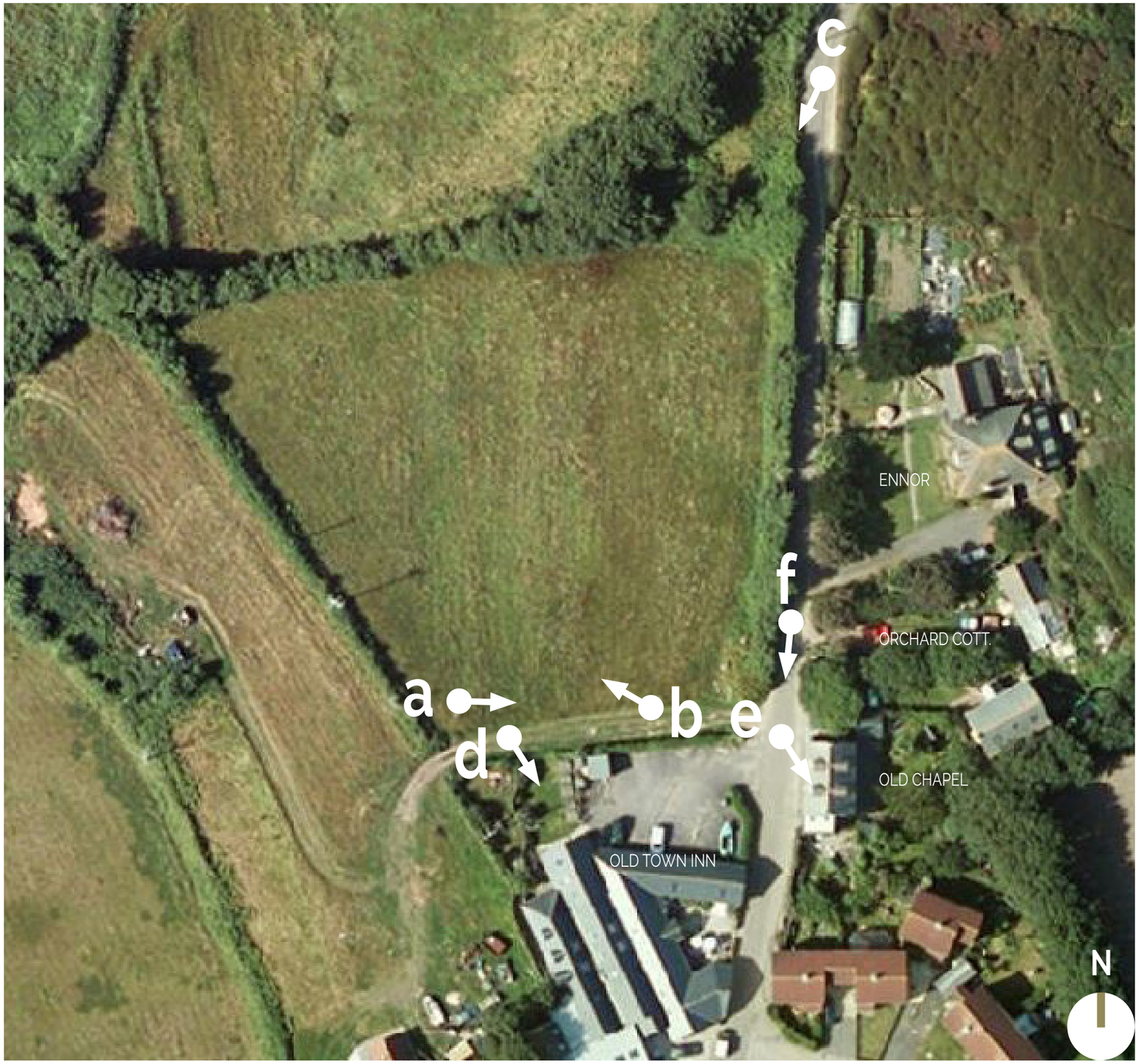
Image b
Looking west as a panorama from the site access point.

Image c
From the public road looking south west with the site beyond the hedge line.

Image d
Looking south to The Old Town Inn.

Image e
Looking from the site access point towards The Old Chapel.

Image f
Looking south along Old Town Lane with the Old Chapel to the left.




a


b


c


d


e


f

3.2 ACCESS
The existing site access is shown in the aerial image adjacent. It forms a grass track to the adjacent field which is required to be retained. It is proposed to utilise this as a point of site access from the highway along with a new point of access to the north.

3.3 USE
The site is currently green-field agricultural use. It is a proposed housing allocation site H3. and ownership is the Duchy of Cornwall Estate.

3.4 LANDSCAPE & EXISTING CHARACTER
The preceding site photographs depict the site as greenfield, generally bordered by established hedging and additionally stone walling to the the main road with a modest treeline to part of the northern boundary.

Adjacent properties comprise the Old Town Inn and car park, Ennor, Orchard Chapel and Orchard Cottage. These are all domestic in scale and comprise typical materials of slate roofing,slate tile hanging, granite walls and rendered walls.

The site is located on the Lower Moors nature reserve and is close to the Lower Moors SSSI. The site is also within a ANOB which encompasses all of the Islands.

To the south of the site is the remains of Ennor Castle, a Scheduled Monument.

3.5 RIGHTS OF WAY
It is anticipated that the tenant on the site will have a right of way along the existing track as this leads on to his other fields and his house.

3.6 LAND SURVEYS
The site slopes uniformly by approx. 4.5m down to the north west corner from the site access point. The topographic survey is illustrated.

A ground investigation has been undertaken (Jan 2020) by Wheal Jane Consultancy. Ground conditions are considered good. Generally dark clayey topsoil over sandy clayey granular material to bedrock.

3.7 UTILITIES & SERVICES
A 150mm water main is understood to exist in the adjacent lane.

Mains sewerage exists in the lane. Overhead 11kva cables cross the site and part of the west boundary. The former is to diverted underground to accommodate the site development.

3.8 ARBORICULTURAL SURVEY
An Arboricultural Impact Assessment was produced in November 2020. The assessment identifies a number of category B and C trees along the site's northern and eastern boundaries, as well as two category C groupings. It is proposed that a number of category B trees are to be removed from the sites eastern boundary along with category C groupings.

These losses will be offset with the introduction of a new community orchard, landscaped stone hedge bank and enhanced site landscaping. Please refer to the accompanying Arboricultural Impact Assessment.

3.9 ECOLOGY
A preliminary ecological assessment was undertaken in October 2020. The report outlined a series of recommendations in relation to the planning context, habitats and flora, fauna, and biodiversity enhancement.

The report concluded that: 'If the recommendations outlined within Chapter 5 of this document are implemented and biodiversity enhancements are incorporated into the scheme it is anticipated that the requirements of the biodiversity-related planning policies will be met.' Please refer to the accompanying ecology assessment.

3.10 HERITAGE & ARCHAEOLOGY
HERITAGE IMPACT ASSESSMENT
A heritage impact assessment was undertaken in December 2020 by Portico Heritage Ltd. This notes that:

'The proposed layout ensures that the existing historic boundaries, banks and trackway are retained to ensure that the development sits comfortably within the village setting and the Design Code will ensure that any future buildings are appropriate in terms of local distinctiveness and character.

Therefore, it is believed that the proposals preserve the character and appearance of the conservation area and the setting of the nearby scheduled ancient monument as well as the setting of nearby non-designated heritage assets. They will also bring considerable public benefit to the Islands through the provision of much-needed housing for the local community.

In doing this the proposals comply with national and local legislation, policy and guidance in relation to the historic built environment.' Please refer to the accompanying heritage impact assessment. The number of dwellings was reduced from 13 to 12 to reduce impact on the western part of the site.

GEOPHYSICAL SURVEY
A Geophysical survey statement was produced in June 2019 with the aim of investigating the potential physical impact of development on any buried heritage resource in the setting of Ennor Castle.

The survey noted 'few features or clusters of strong or likely responses, or 'anomalies', within the survey area, and found none of clear archaeological significance'. Please refer to the accompanying report for detail.

3.11 FLOODING & DRAINAGE
The site is on average 5m above sea level, and therefore is potentially vulnerable to ground water and tidal surge. In order to mitigate this all plots and access/egress routes will be arranged above the 5.0m AOD flood level, whilst areas of the site more at risk of flooding will feature soft landscaping such as wetland areas and allotments. Please refer to the flood risk assessment and drainage strategy that accompanies this application.

3.12 INFRASTRUCTURE IMPACTS
A utilities assessment was carried out in January 2021. The report details existing utilities, diversionary works, off-site reinforcement works and provides recommendations following outline approval. Please refer to the accompanying report.

3.13 TRANSPORT
A transport statement was prepared in November 2020. The report concluded that: 'the proposed development can be safely and conveniently accessed by other, sustainable modes of transport. Taking into account the minor increase in traffic generated and the policy compliant parking provision, we consider there to be no transportation reason why the proposed development should not be granted planning permission.' Please refer to the transport statement that accompanies this application.

3.14 SITE WASTE MANAGEMENT
A site waste management plan was prepared in January 2021 and details approaches to waste management for self builders and contractors during the construction and operation phases. Please refer to the accompanying report.

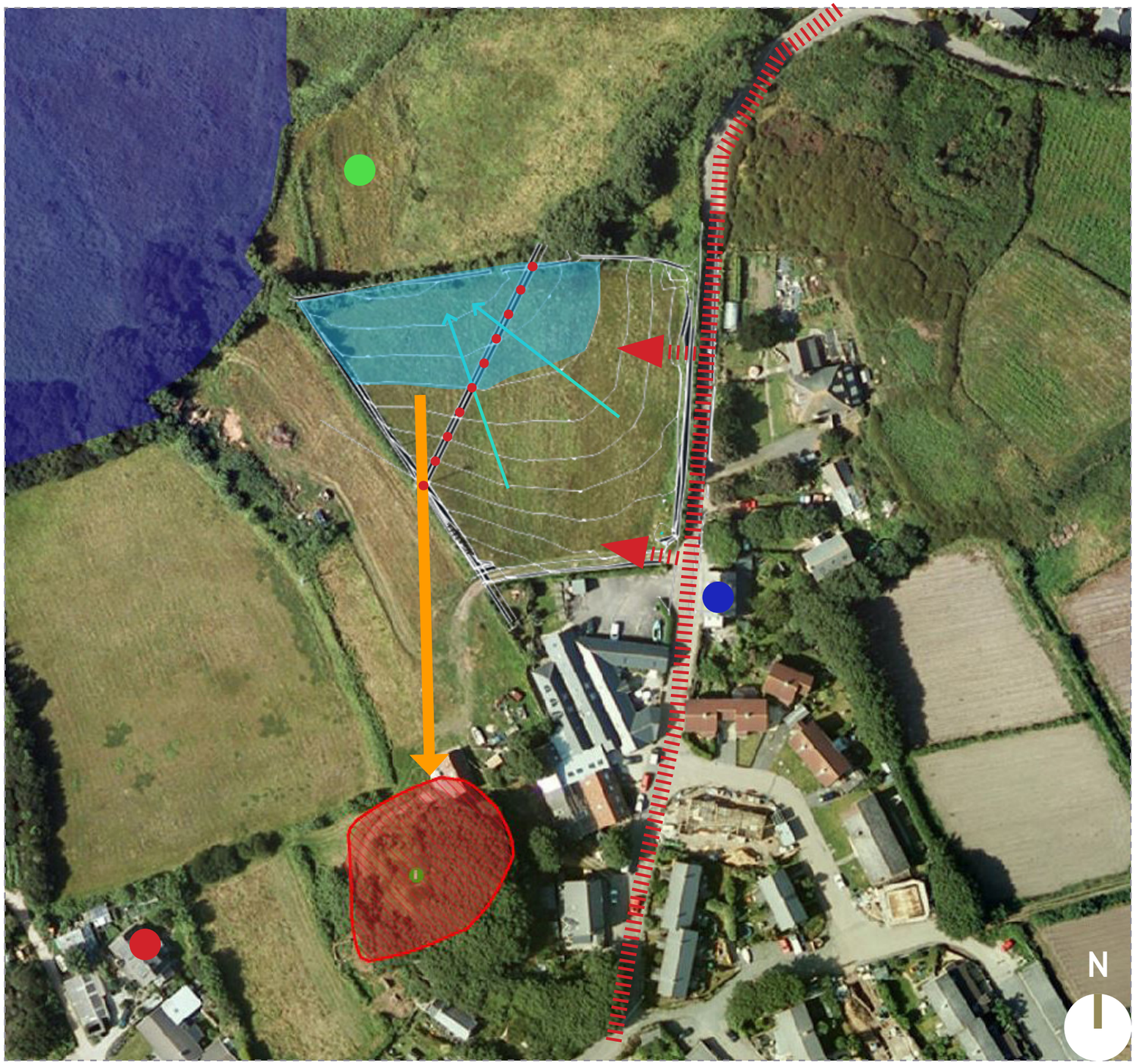
3.15 CONSTRAINTS & OPPORTUNITIES

Although the site can be characterised as greenfield it is not without constraints that should be considered as part of any design proposal.

The primary constraint is created by a large no build zone caused by high ground water levels at the site's lowest point in the north west corner.

The site is also in close proximity to an SSSI, a Scheduled Monument and a heritage spot. Such a sensitive context provides both constraints and opportunities to work with. One such example is the requirement to maintain a clear line of site of Ennor Castle along the western edge of the site. Although this essentially creates a no build zone, it also presents an opportunity to create a shared open space which maintains this key view for the residents.

- Access
- Heritage building - C19th chapel. Now dwelling
- Heritage spot - medieval field line
- Heritage findspot - Neolithic | Bronze age | Medieval
- Scheduled Monument Ennor Castle C13-14th
- SSSI
- Site falls
- Overhead cables
- Old Town Road
- Zone below 5m contour unsuitable for building due to ground water level
- Line of sight to Scheduled Monument



4.0 DESIGN DEVELOPMENT

4.1 DESIGN CODE OVERVIEW

Building elements, details and materials are to be detailed in the design code . Please refer to separate Design Code which will follow this application.

4.2 THE INITIAL LAYOUT

Prior to the design teams involvement an initial proving layouts was produced by others which provided 16 semi detached and detached plots on the site arranged around a central courtyard.

This layout was used as the starting for point for both discussions within the design team and discussions with the local community as part of a process of public engagement.

A further layout was developed for 13 units and submitted for Outline planning, however to ease concerns over 'inter-visibility' on the western part of the site to Ennor Castle, the scheme was revised with dwellings reduced to 12 units. This design statement illustrates the final proposal in the pages ahead.



Image 4.1 - The initial proving layout (by others).

4.3 SELF BUILD SESSION

On the 5th February 2020 a public consultation was held on Saint Mary's in the form of a 'Self Build Session'. During this session the initial proving layout (by others) was tabled and members of the public were encouraged to put forward their views on the layout and what they would like to see on the site.

The general consensus was that a more outward looking scheme was preferred, adopting a perimeter block approach with secondary courtyards. Crucially ensuring that all open spaces were naturally surveyed by the plots, creating a welcoming addition to the community.

Subsequently, following a very interactive session in which ideas were sketched (see image 4.2 & 4.3) KTA produced the three sketch layouts below which sought to summarise some of the ideas that came out of the session (images 4.4, 4.5 & 4.6),

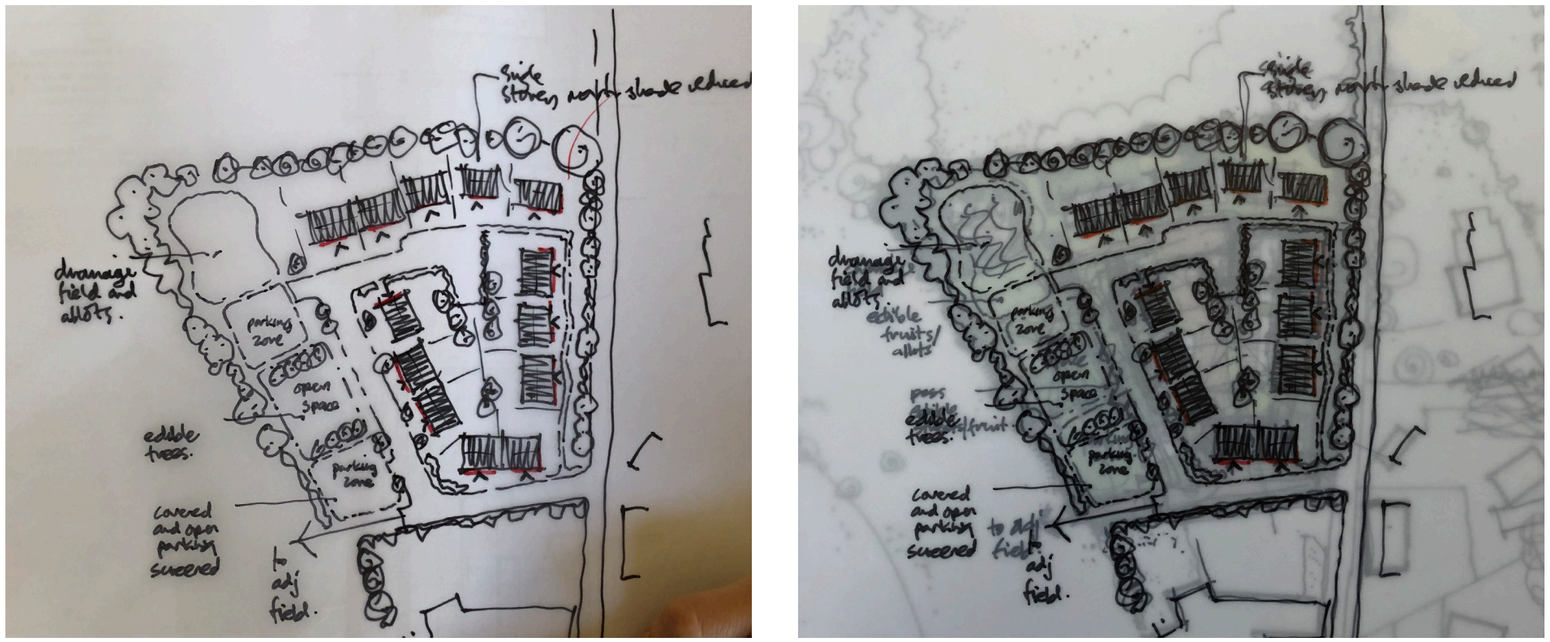


Image 4.2 & 4.3 - Sketches produced with the public during the Self Build Session.



Image 4.4, 4.5 & 4.6 - Three options produced following feedback from the 'Self Build Session' exploring a courtyard approach. All options illustrate 13 plots.

4.4 PRE APPLICATION ADVICE

Following the success of the 'Self Build Session' the designs were developed further in response to a 'no build zone' caused by the high water table in the north west corner of the site. .

Subsequently, pre application advice was sought on the two adjacent sketch layouts.

The principle comments were made with regards to parking and highways.

'Option 1 provides more dedicated car parking but Option 2 doesn't seem to provide any, whereas Option 1 proposes an additional access on to Old Town Road. If Option 1 is the preferred option submitted then we would expect this to be adequately laid out have adequate dimensions for traffic entering and leaving a classified road subject to a 60mph. This includes adequate visibility splays. With either option, as it will result in an increase in use then it will be important that the existing vehicular access to Ennor Castle Farm has adequate visibility splays for the intended level of use. Both options have properties that front on to Old Town Road and pedestrian accesses are shown. We would consult the Highway Authority in relation to all matters of highway safety to determine whether all of the accesses proposed (vehicular and pedestrian) on to this road would give rise to any issues of highway safety.'



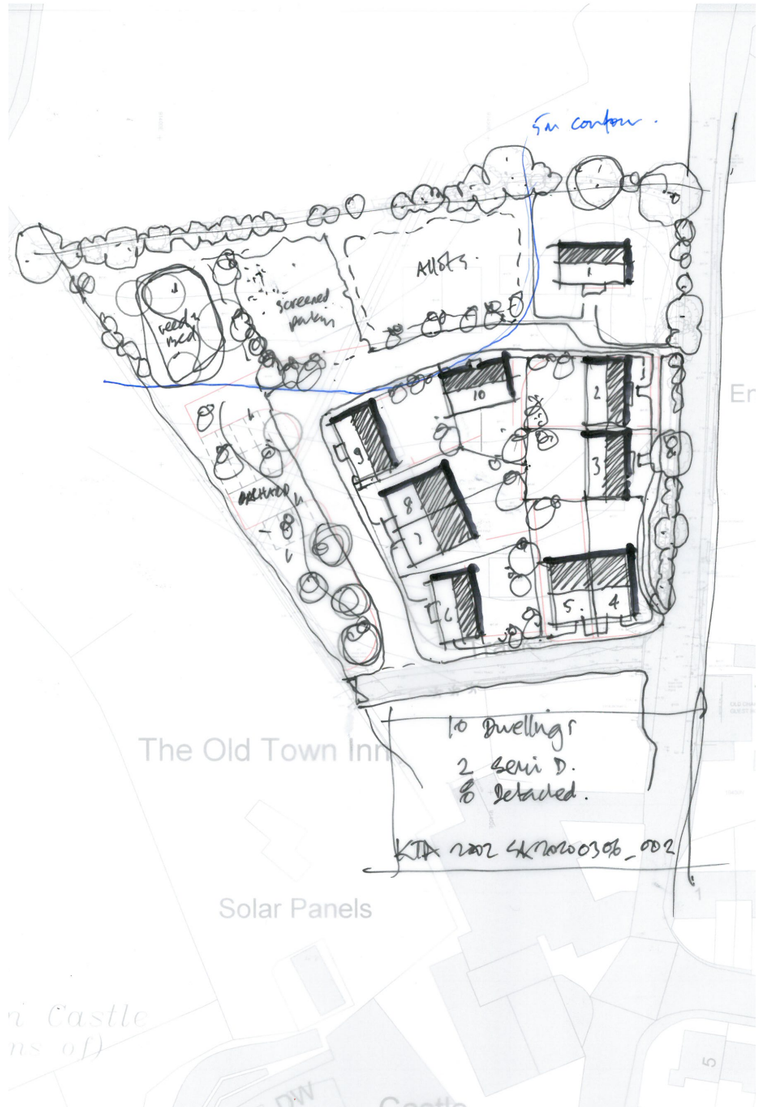


Image 4.7, 4.8 - The two options put forward for pre application advice. The options illustrate 12 and 10 plots.

4.5 SCHEMATIC LAYOUTS

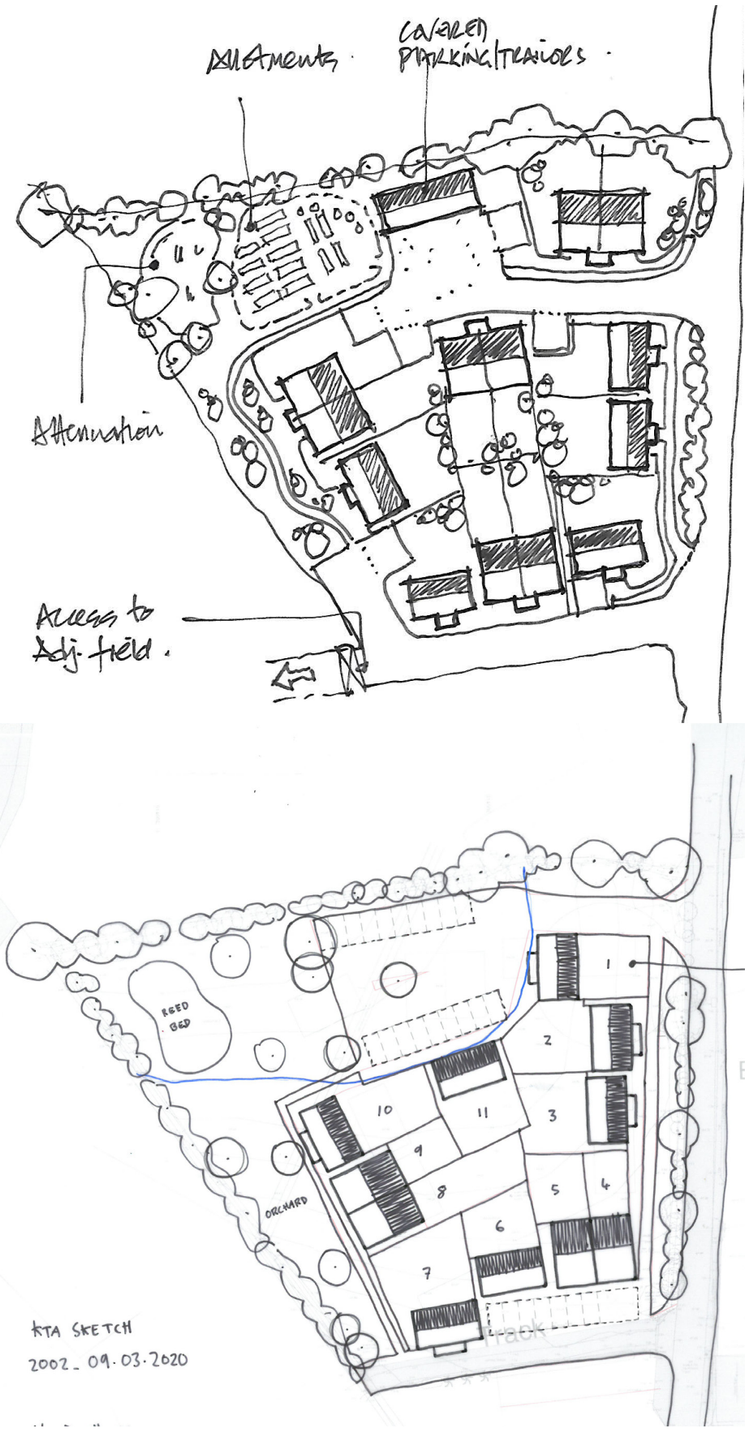
Following the outcome of the Self Build Workshop and receipt of the pre application advice, and in order to ensure the best possible solution was secured a number of schematic options were explored by the design team.

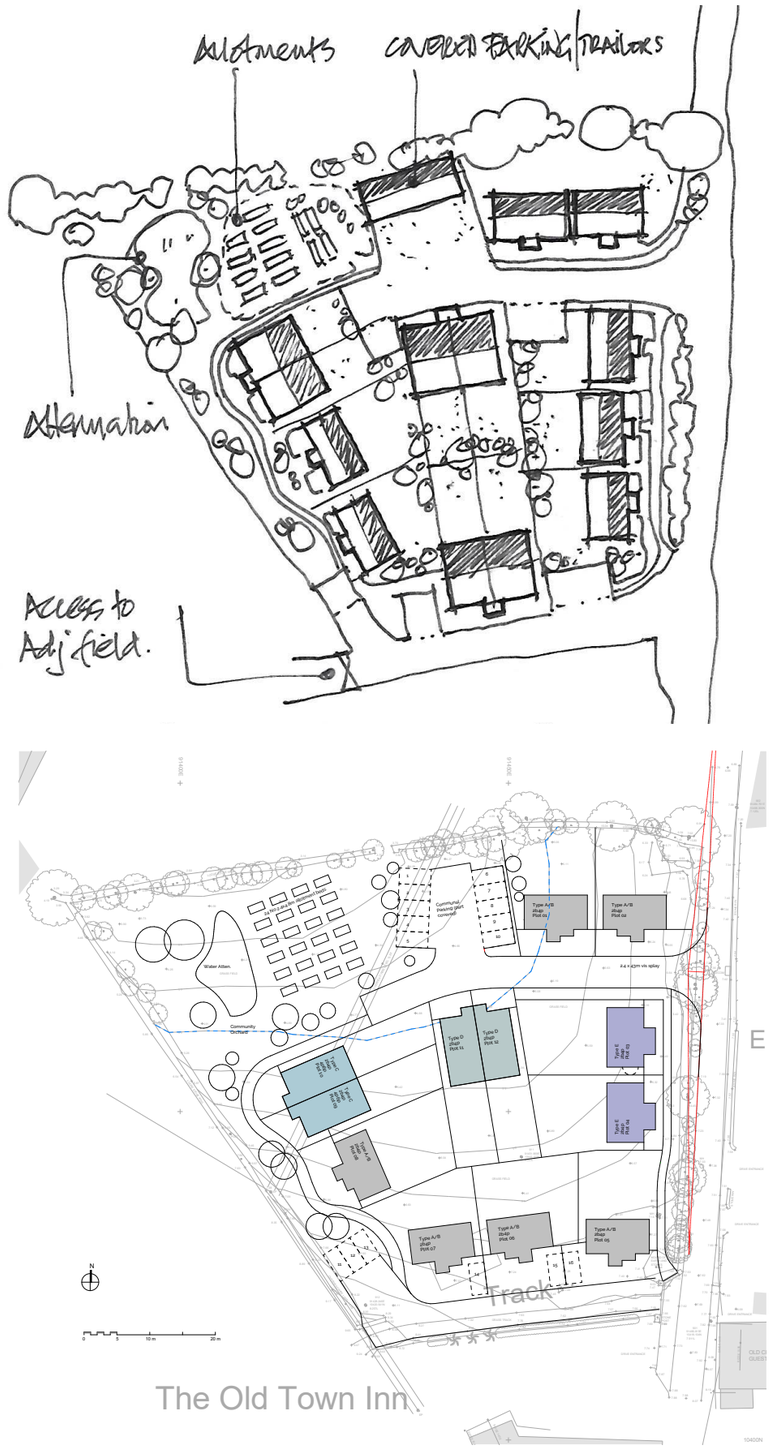
The brief was not only to provide a layout for self build plots, but also to include an informal communal car park, a community orchard, community allotments and an attenuation pond.

Designs adopted one of two approaches:

Perimeter blocks - The creation of a perimeter block ensures an efficient use of space, maximising the available open space for communal uses and parking

Courtyards - The use of courtyards creates a more fragmented rural typology, similar to that of a farm stead or small hamlet





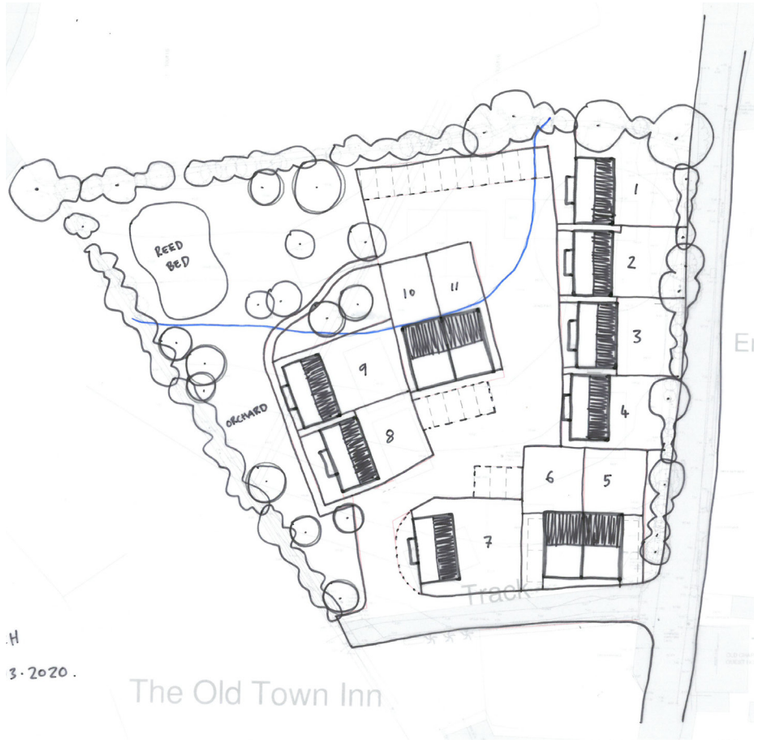


Image 4.9, 4.13 - Various schematic layouts explored by the design team

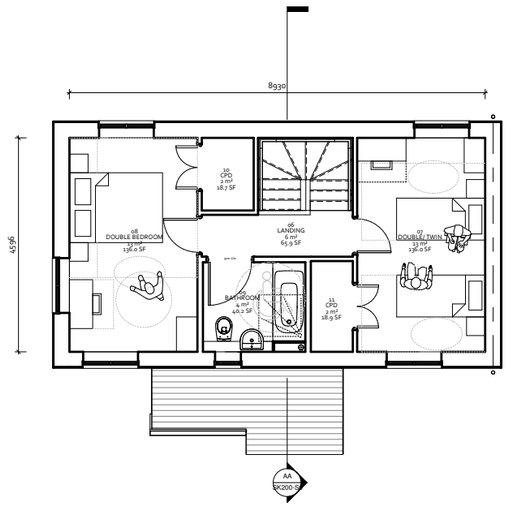


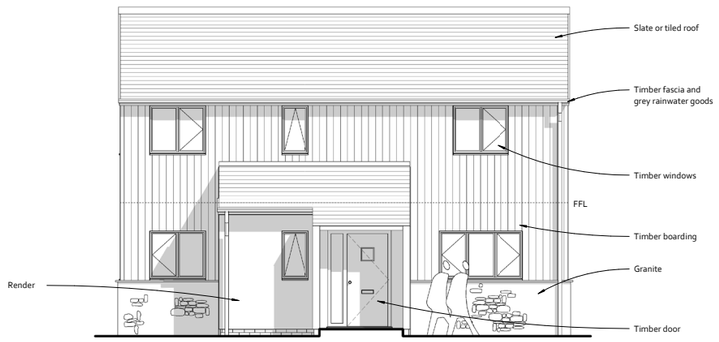


Image 4.14, 4.15 - Various schematic layouts explored by the design team

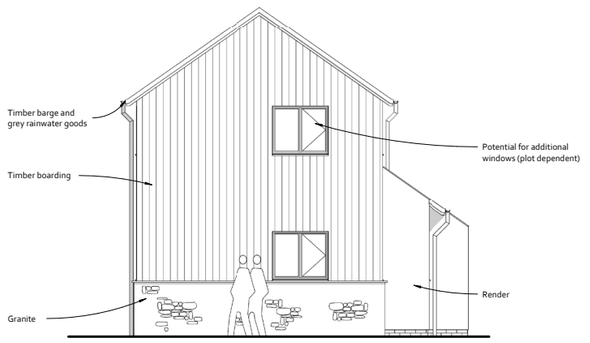
4.6 ILLUSTRATIVE HOUSETYPES

In order to assist with the creation of the design code, several illustrative housetypes were developed. The housetypes seek to explore how different layouts can be achieved and how the choice of materials can alter the vernacular across the site.

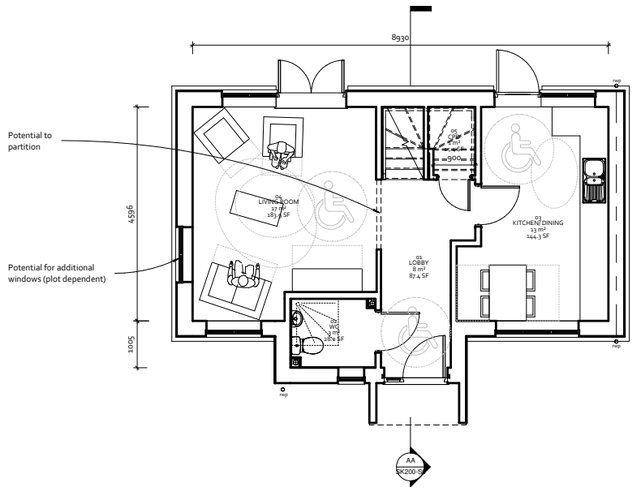


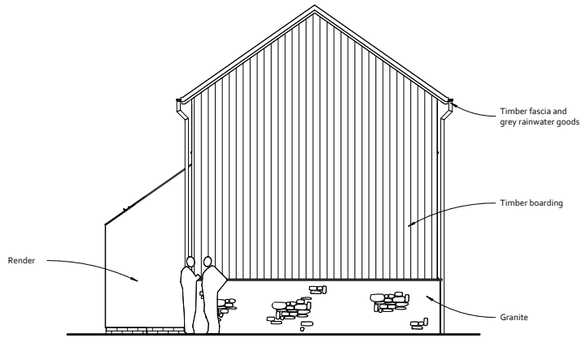


Front Elevation

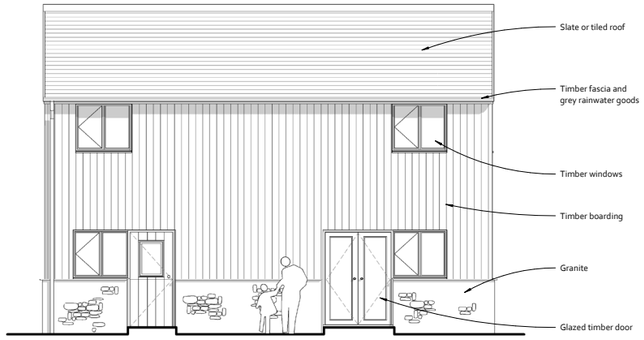


Side Elevation A



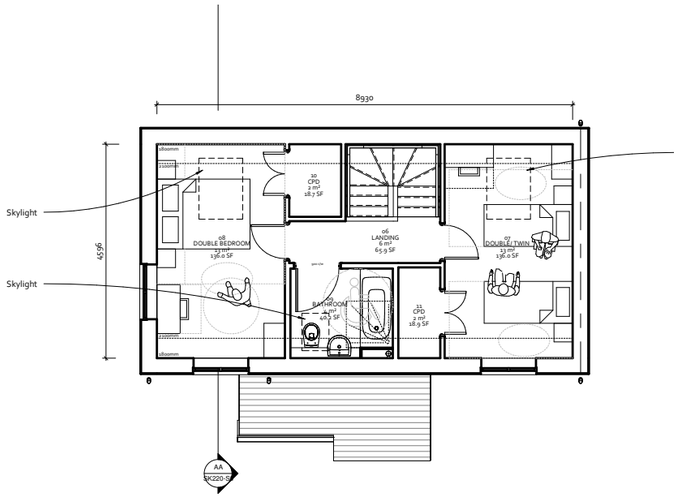


Side Elevation B



Rear Elevation

HOUSETYPE A: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling

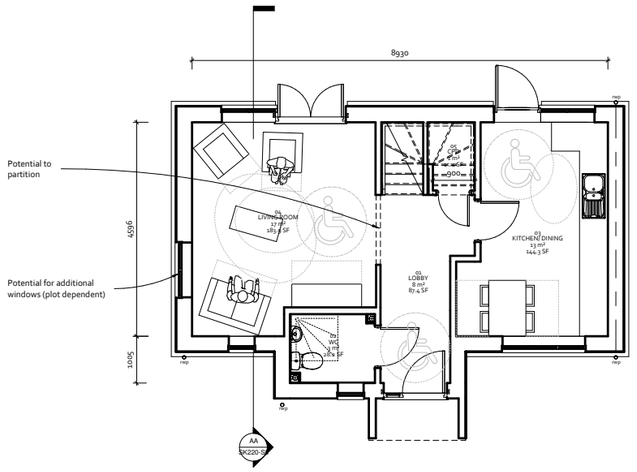


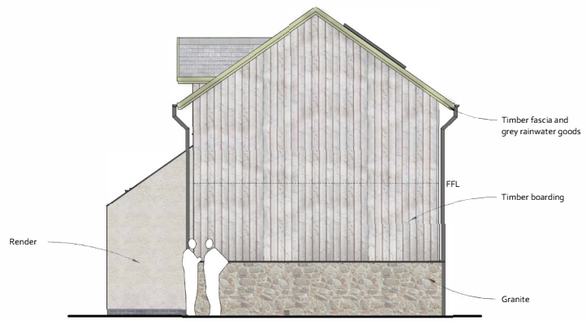


Front Elevation



Side Elevation A



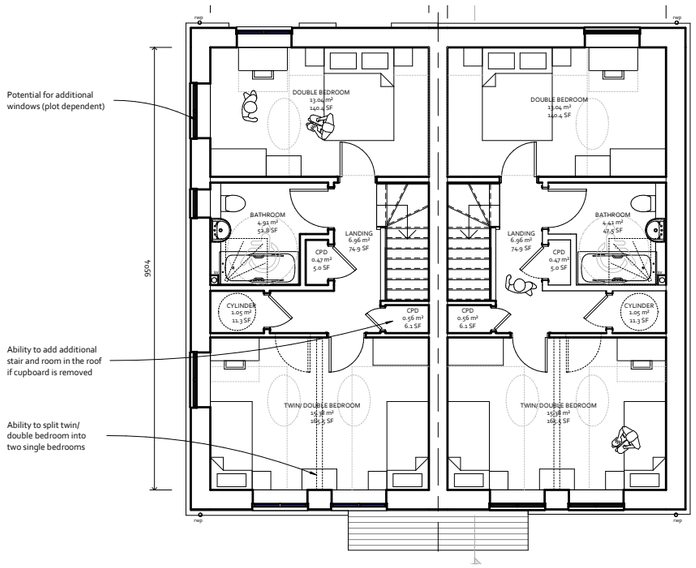


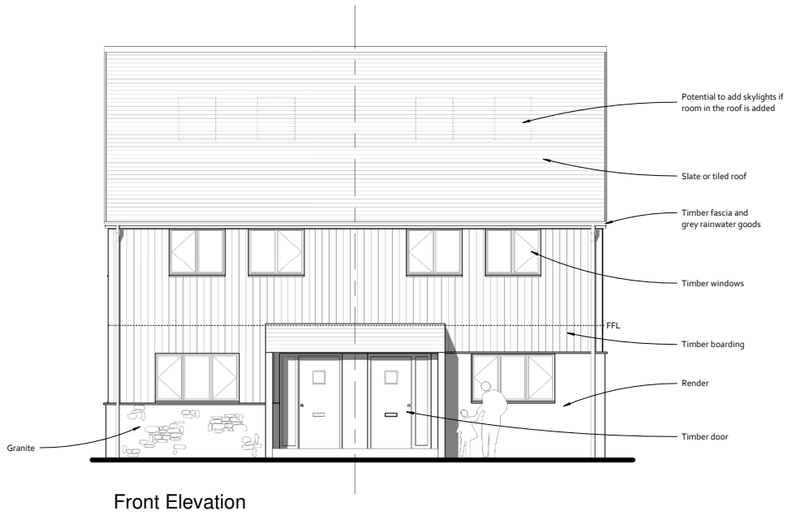
Side Elevation B



Rear Elevation

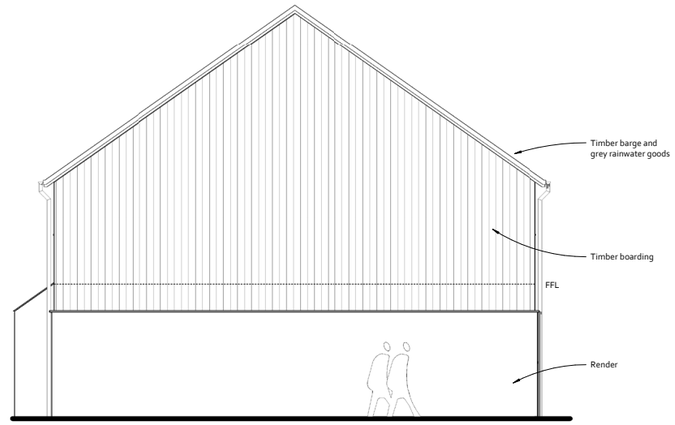
HOUSETYPE B: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling



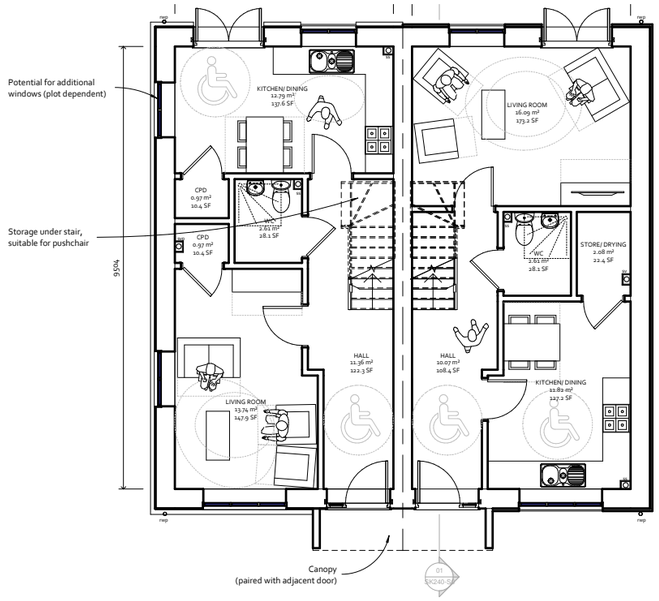


Front Elevation

Elevation Variation 02

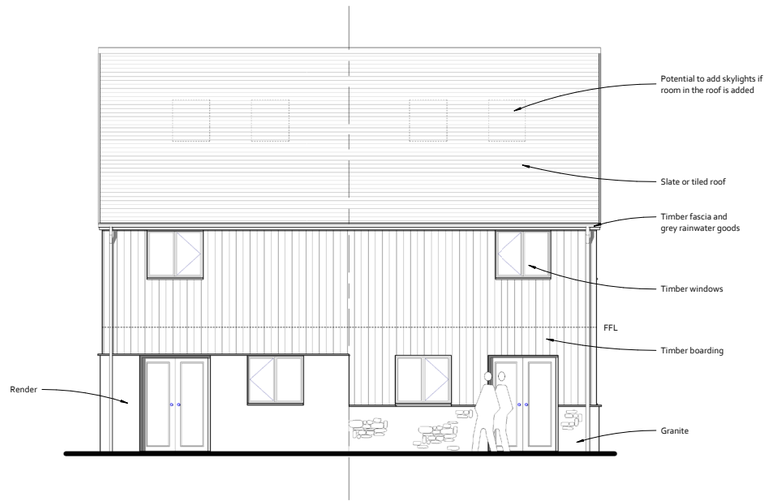


Side Elevation A



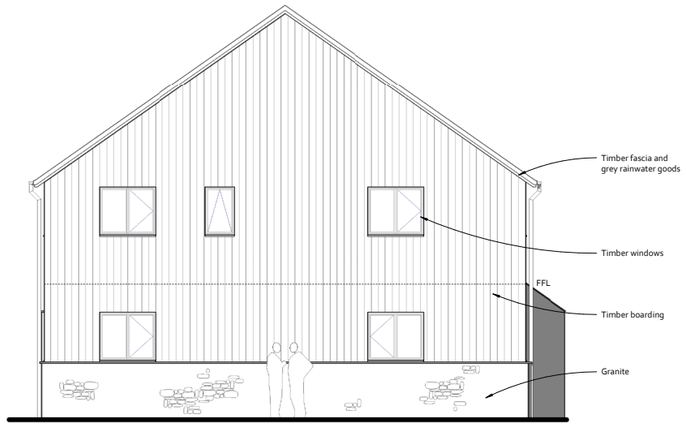
Elevation Variation 02

Elevation Variation 01



Rear Elevation

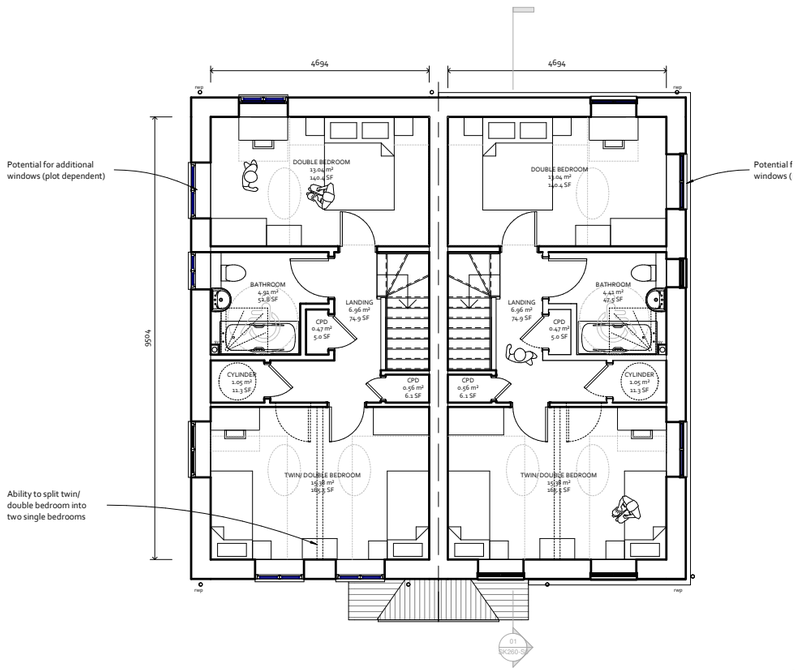
Elevation Variation 01



Side Elevaton B

HOUSETYPE C: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling

Plan Variation 01



Plan Variation 02

Elevation Variation 01 | Elevation Variation 02



Front Elevation

Elevation Variation 02



Side Elevation A

Elevation Variation 02 | Elevation Variation 01



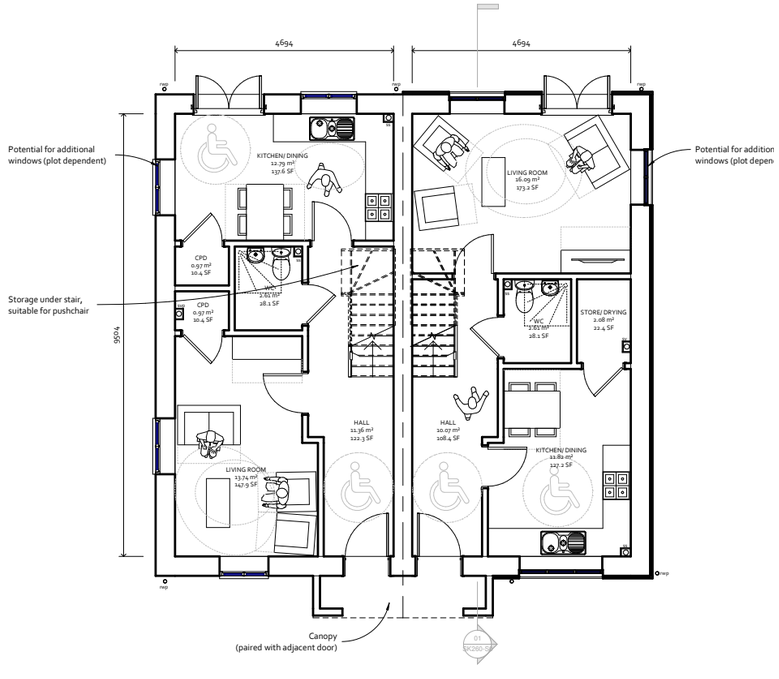
Rear Elevation

Elevation Variation 01

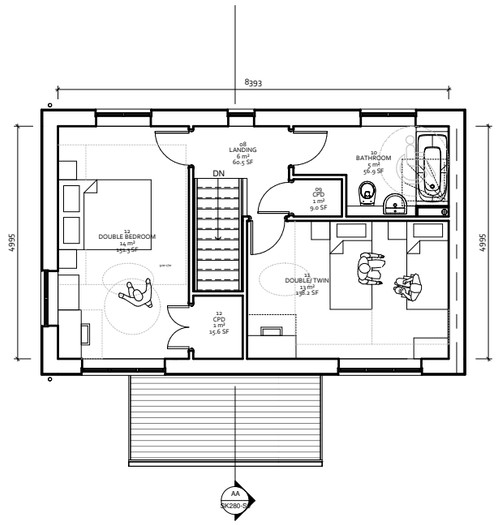


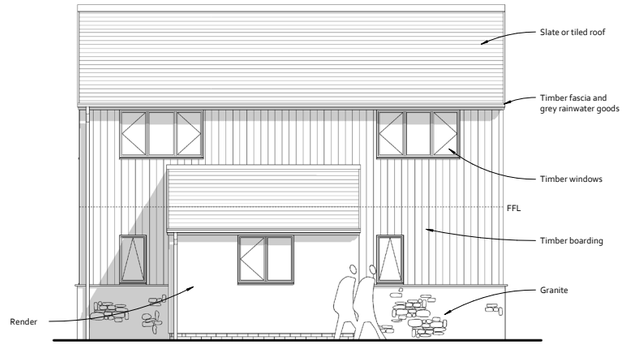
Side Elevaton B

Plan Variation 01 | Plan Variation 02

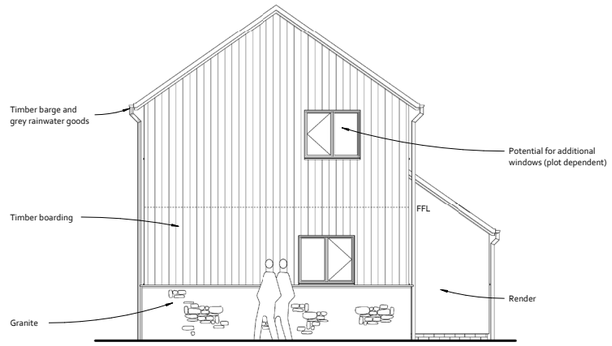


HOUSETYPE D: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling

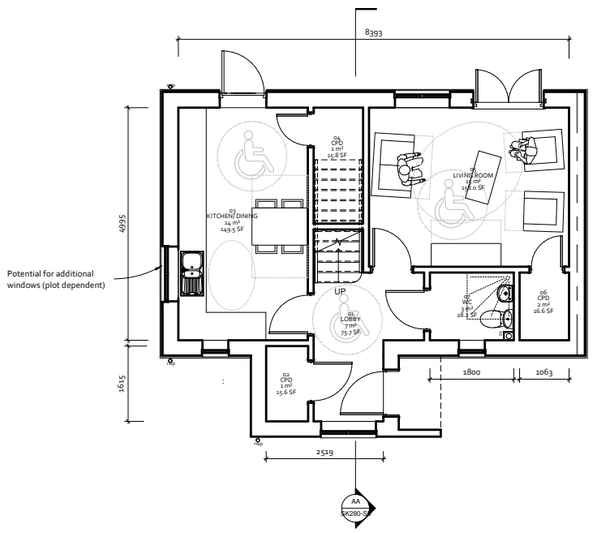


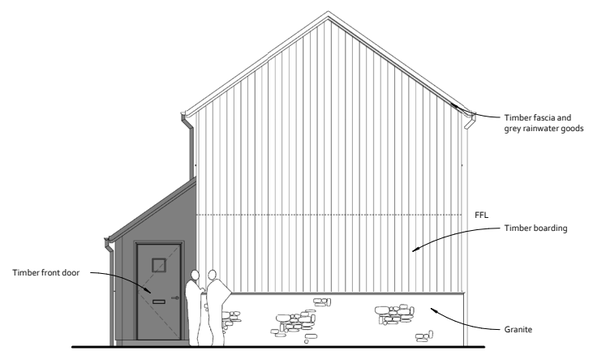


Front Elevation



Side Elevation A





Side Elevation B



Rear Elevation

HOUSETYPE E: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling

4.7 PUBLIC CONSULTATION

A virtual pre planning public consultation was held between 30th November and 14th December. This consultation period gave the public the opportunity to comment on the current layout and illustrative housetypes.

Comments were recorded and used to inform the subsequent design development.



The layout used as part of the pre planning public consultation

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5.0 THE DESIGN PROPOSAL

5.1 INTRODUCTION

The design proposal is for the provision of 12 detached and semi detached self build plots. This section provides detail on the proposed use, mix, scale, layout and illustrative housetypes.

5.2 THE DESIGN CODE & PLOT PASSPORTS

The land at Ennor Farm has been allocated for the delivery of a high-quality locally distinctive development, built to sustainable standards using a palette of local materials.

Based on a strategy for self-build, the site plan and building plots have been determined through a consultation process to create a small sustainable development, which will be guided by design principles in the form of a Design Code and subsequently, plot passports.

The Design Code describes the rules and quality standards expected, which will guide each plot homebuilder on the intended character of the scheme including, but not limited to:

- The form & siting of the development – boundaries and set-backs
- Building heights, scale, massing & building relationships
- Building materials & options for different configurations
- Colour palette options
- Roofs, doors & windows.
- Bin storage / recycling
- Car parking

Plot Passports will provide a summary of the design parameters for individual plot, capturing all relevant information, including any planning & design constraints.

To inform the Design Code, a series of sketch studies have been produced, exploring options for materials and colour compositions. These are based upon the current site layout and unit types. The aim at this stage is to explore the relationship between the dwellings and consider ways of creating local distinctiveness whilst providing opportunities for individual choice utilising slate roofs, granite / stone walling, cladding systems, painted render finishes & boundary enclosures.

Please refer to separate Design Code which will follow this application.

5.3 USE

The proposal is for 12 self build plots, a communal orchard, communal allotments and associated landscaping.

5.4 AMOUNT & MIX

The proposal is for 12 self build plots, including 09 detached plots and 04 semi detached plots. The plots will accommodate 2-4 bed housetypes.

5.5 SITE LAYOUT

The site layout has been carefully considered by the design team and informed by four key factors, namely, the brief, site constraints, site opportunities, and consultation with the local community.

The Council's brief was to provide a layout for 12 serviced, detached and semi-detached self-build plots, alongside an informal communal car park, a community orchard, community allotments and a wildlife pond.

Although the site can be characterised as greenfield it is not without constraints that have directly informed the layout. One such constraint is created by high ground water levels at the site's lowest point in the north west corner. Although this essentially creates a large no build zone, it also provides an opportunity to develop this part of the site to provide key ancillary spaces such as the informal car park, community orchard, community allotments and wildlife pond described in the Council's vision for the site.

On the 5th February 2020 a public consultation was held on St. Mary's in the form of a 'Self Build Session'. During this session an initial proving layout (by others) was tabled and members of the public were encouraged to put forward their views on the layout and what they would like to see on the site.

The general consensus was that a more outward looking scheme was preferred, adopting a perimeter block approach with secondary parking and amenity spaces. This perimeter block approach ensures that all communal and open spaces are naturally surveyed by the houses, whilst maintaining an efficient use of space in order to maximise the amount of communal space.

As previously noted in 4.2, the original scheme submitted to planning was for 13 dwellings. This was reduced to 12 to ease concerns from Historic England on inter-visibility on the western side of the site in regard to the views of Ennor Castle. The 12 dwelling scheme reduces the scale, mass, ridgeline and apparent visual impact on the western flank of the site and significantly opens the site here. The reduction in dwellings further enables plots here to be eased





PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE E	2B4P	DETACHED
11	TYPE D	2B4P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED

Right: The proposed site layout with 12 dwellings. Above: The previously submitted scheme for 13 dwellings now replaced.

back.

5.6 SCALE

Each plot is to be no more than two storeys in height and will be designed in accordance with the parameters set out within its unique 'Plot Passport.

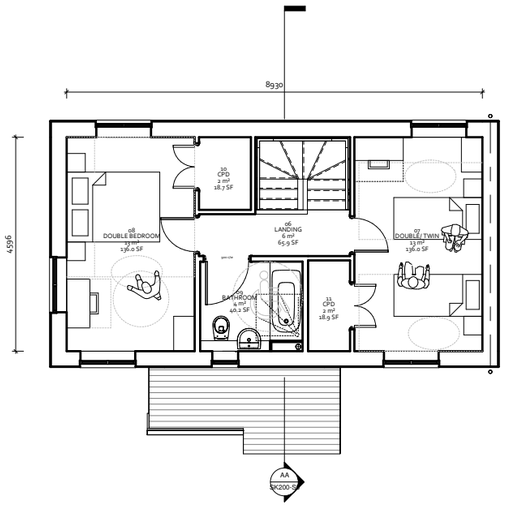
5.7 ILLUSTRATIVE HOUSE TYPES

In order to assist with the creation of the design code, and show prospective self-builders what could be achieved, several illustrative house types have been developed.

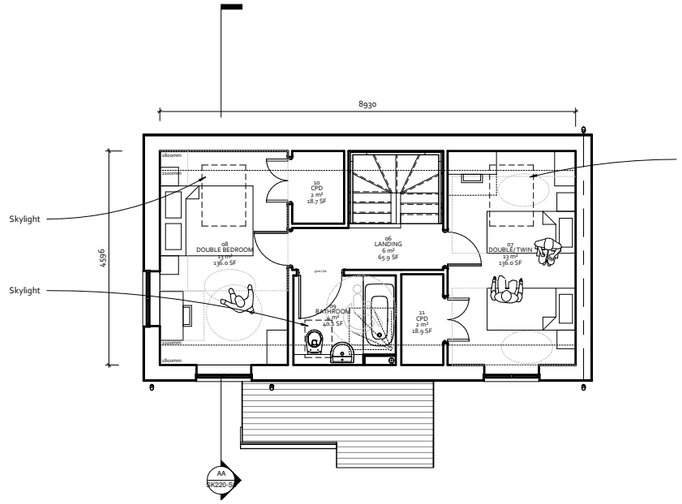
The house types seek to explore how different layouts can be achieved. Flexibility within the plan is ultimately dictated by key design decisions such as the location of the staircase, the desired number of bedrooms, whether the kitchen is located at the front or back of the property and how 'open plan' the self-builder wishes their home to be.

Adaptability can be designed into a home by ensuring that there is flexibility for a home to change over the course of a homeowner's lifetime. For example, illustrative house types C & D demonstrate that a twin or double bedroom can be easily sub-divided in order to create two single bedrooms, changing the house from a two-bedroom to a three-bedroom property.

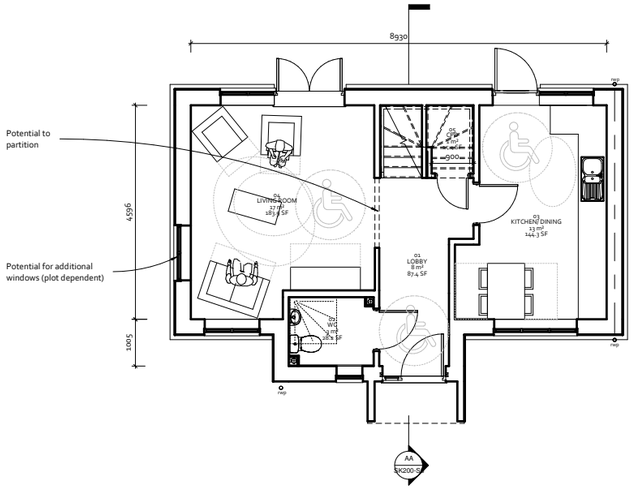
Each of the illustrative house types have been designed to the Nationally Described Space Standards (see below table) and Approved Document M4 Category 2. This means that they have been designed to be 'accessible and adaptable' in order to 'meet the needs of occupants with differing needs' and 'to allow adaptation of the dwelling to meet changing needs of occupants over time.' This is achieved by providing elements such as larger ground floor WCs that can be easily adapted into an accessible shower, and improved space standards across the whole house.

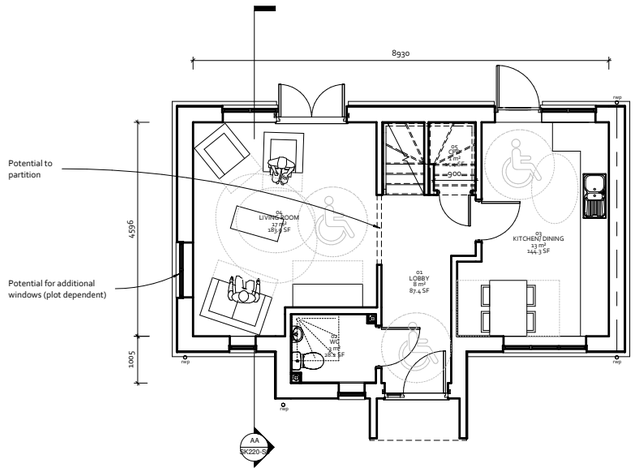


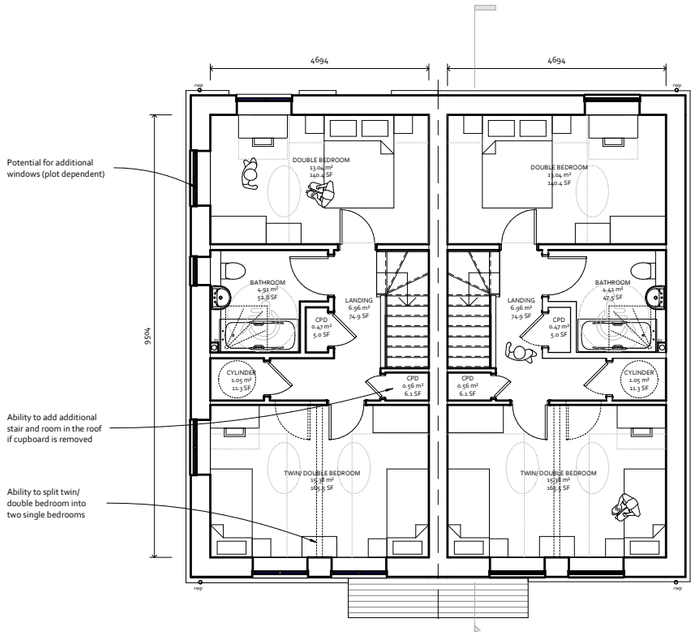
HOUSETYPE A: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling



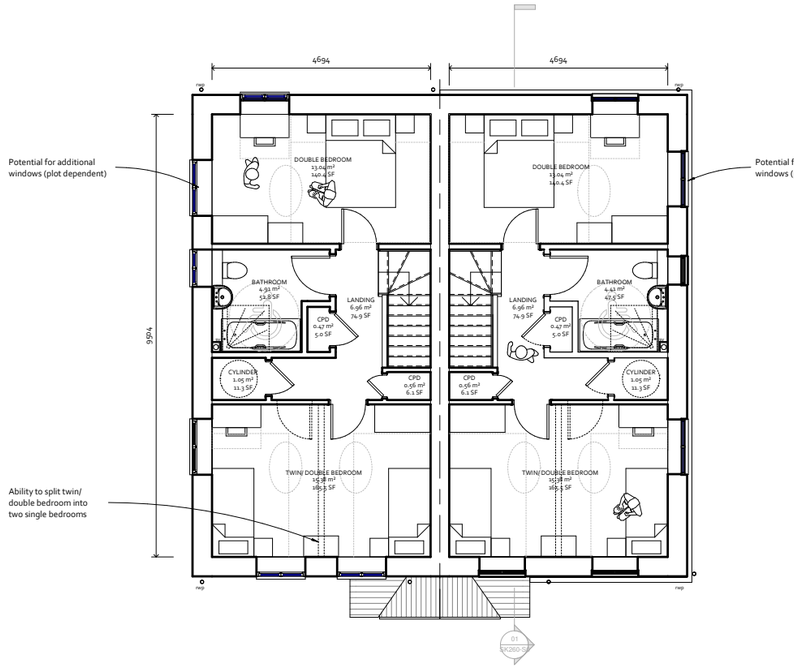
HOUSETYPE B: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling



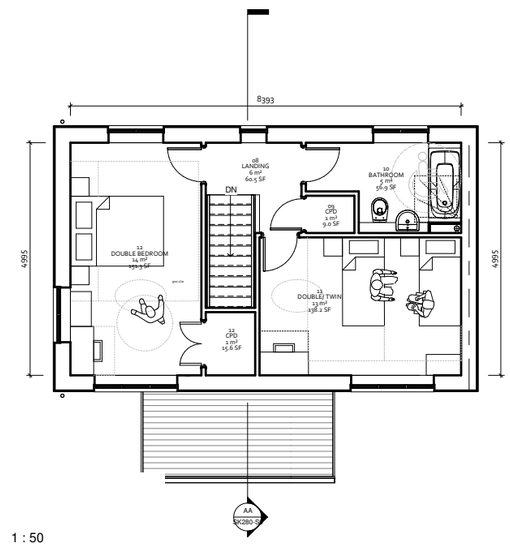




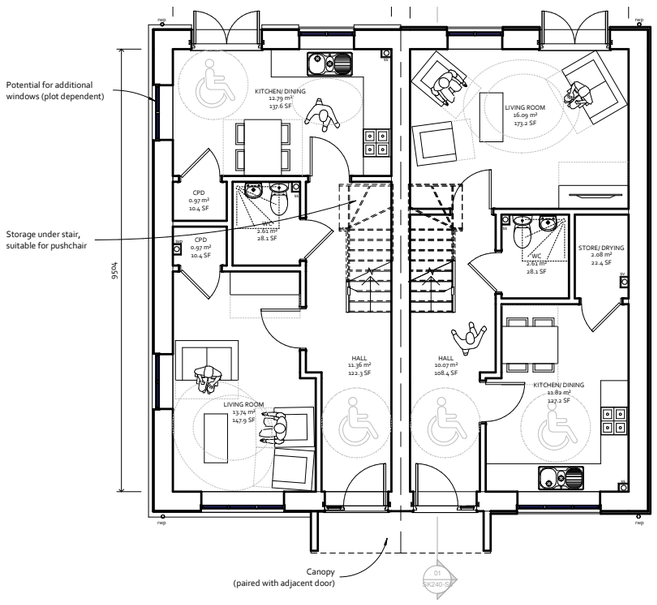
Plan Variation 01



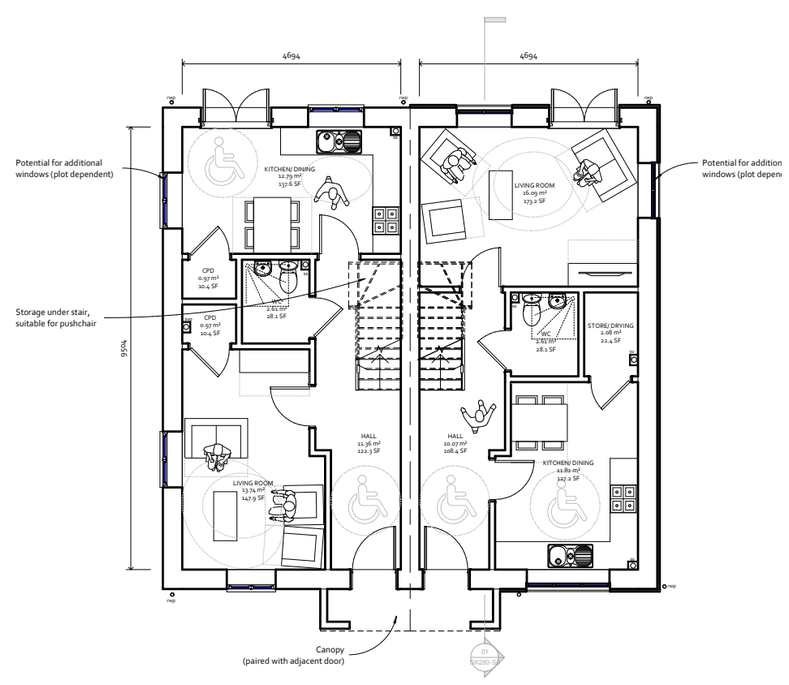
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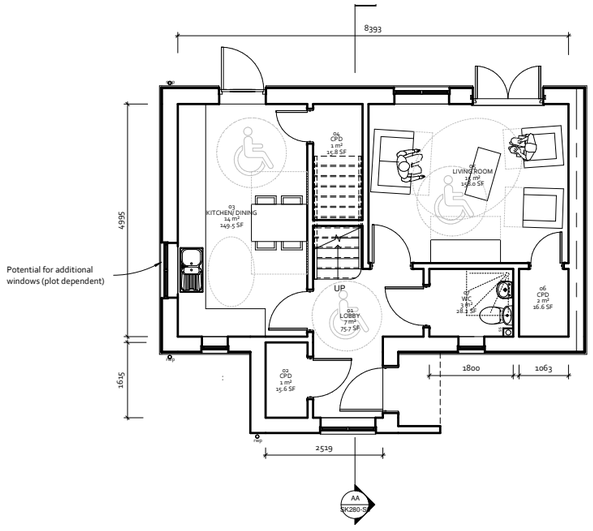
1 : 50



HOUSETYPE C: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling



HOUSETYPE D: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling



HOUSETYPE E: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling



type E type E type A/B type E

EAST ELEVATION 1



type C type C type A/B type E

WEST ELEVATION 2

Illustrative elevations - Image credit ALA Architects



type E type E type A/B type E

EAST ELEVATION 3

boundary walls omitted for clarity



type C type C type A/B type E

WEST ELEVATION 4

showing stone wall boundary features with gates & planting

Illustrative elevations - Image credit ALA Architects

5.8 KEY PLOT PARAMETERS

In order to ensure that an appropriate, coherent and contextual response to each self built home is achieved, each plot will come with its own unique 'Plot Passport' that will set out the development parameters available to each self builder on their chosen plot.

The Plot Passport will include parameters relating to detailed design, the buildings footprint, scale and massing.

5.9 SUSTAINABILITY

Self builders are encouraged to adopt a sustainable approach to all design proposals. Sustainable self build design principles that are to be encouraged should include but not be limited to the following:

Fabric First Approach

Self builders are encouraged to make the performance of the building's fabric (walls, roof, floors, windows and doors) is maximised, ensuring as little energy as possible is required to heat and cool the house, and avoiding the need for mechanical or electrical systems.

Rainwater and Greywater Harvesting

Self builders are encouraged to utilise rainwater and greywater harvesting.

Greywater can be recycled from washing machines, sinks, baths and showers and reused in other household scenarios such as flushing toilets and watering plants.

Rainwater harvesting relates to the collection and storage of rain. In its simplest form these can be achieved by storing runoff from rooftops in rainwater butts, but larger storage tanks and systems can also be installed. Rainwater has a number of uses including the flushing of toilets and watering plants.

Solar Panels

Appropriately considered integrated solar panels will encouraged.

Orchards/ Allotments

The proposed development is to include a community orchard and allotment beds. All self builders will be encouraged to make use of these facilities, growing and harvesting their own food.

Upon submission of their own plot specific reserved matters planning applications, prospective self builders are expected provide the full details as to how they intend to make the dwelling sustainable in terms of water and energy consumption.

5.10 DESIGNING OUT CRIME

The design proposal has been considered in accordance with Secured by Design guidance, adopting a perimeter block approach to the layout that ensures all public spaces are naturally surveyed by the plots.

Natural surveillance will be further reinforced by controlling principle elevations and window placement within each plots 'Plot Passport.'



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE E	2B4P	DETACHED
11	TYPE D	2B4P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED

***SEMI/ DETACHED** - Plots are to be detached or semi detached in accordance with the site plan and plot table above.

Scale, materiality and form are to be informed the the Design Code.

SITE PLAN - PROPOSED PLOTS

1 : N

6.0 ACCESS

6.1 GENERAL SITE ACCESSIBILITY

Two points of access into the site are proposed, both of which will adopt a 'home zone' approach that will connect to Old Town Road to the east.

6.2 PEDESTRIANS

Pedestrian access into the site will be made via two home zones that will connect to Old Town Road. Additional landscaped paths to the east and west.

6.3 BICYCLES

All plots are to be provided with secure back gardens that can be accessed externally, providing the potential to securely store bicycles within back gardens. Access to the site can be made from the two home zones into the site and landscaped paths to the east and west.

6.4 VEHICLES & PARKING

The site includes the provision of 15 proposed parking spaces. It is proposed that 10 of these spaces will be provided within an informal communal car park that can be accessed via a home zone into the site and a landscaped pedestrian path that runs along the site's western edge.

The communal car park will be naturally surveyed by plots 01, 11 & 12, and partially screened to the west by the community orchard, landscaped space and allotments.

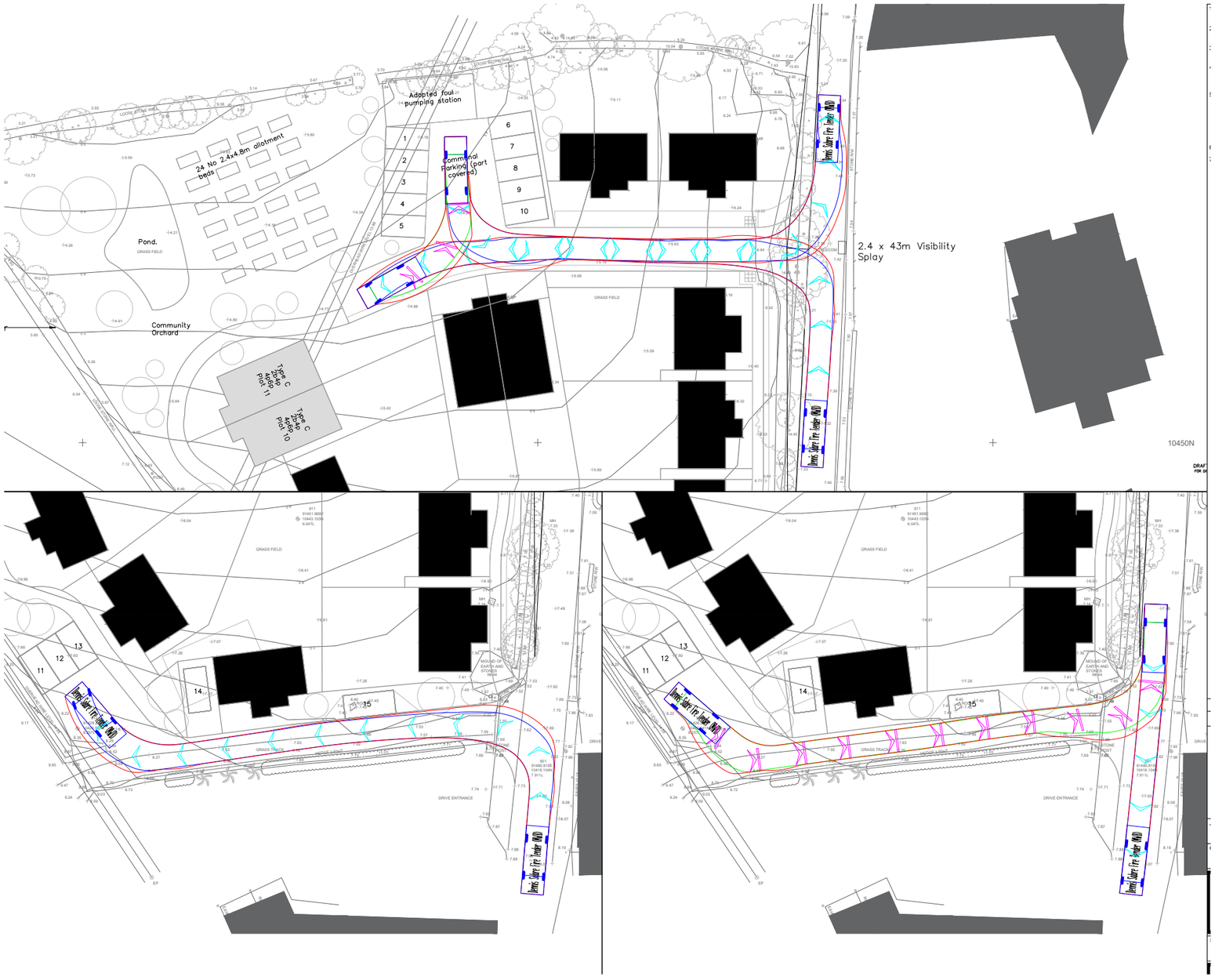
6.5 REFUSE & RECYCLING

All plots are to be provided with front gardens and secure back gardens, thus providing space to securely store refuse and recycling containers off street.

Each plot will be subject to reserved matters planning approval and will be provided with its own unique 'Plot Passport' which will provide further detail on refuse storage.

Refuse vehicle access can be made via the two home zones into the site.

In terms of fire tender access, the illustration right, shows the tracking of a fire tender.



Fire Tender - Swept Path Analysis

KTA

Kensington Court
Woodwater Park
Pynes Hill
Exeter
EX2 5TY

01392 360338

Architects | Urban Designers



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SITE LOCATION PLAN
1 : 500

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA or the contract administrator before proceeding.

Do not scale from planning drawings, work to figured dimensions.

This drawing must be read in conjunction with all relevant consultants drawings.

This drawing is © KTA.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
P2	JAN 2021	PLANNING ISSUE	MC/AC
P1	JAN 2021	DRAFT PLANNING ISSUE	MC/AC

PLANNING ISSUE

APPROVED
By Lisa Walton at 10:35 am, Apr 12, 2021

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Project
Ennor Farm

Title
SITE LOCATION PLAN

as proposed Author MC Checked by AC

Date 08/01/2021 08:40:30 Scale As indicated @ A1

Project 2002 Status Pre Construction

Drawing number
SC-KT-XX-XX-DR-A-2002-S0-SK001 -P2

CampbellReith
consulting engineers

APPROVED
By Lisa Walton at 10:38 am, Apr 12, 2021

Confidential

Ennor Farm
Old Town, St Mary's, Isles of Scilly

Site Waste Management Plan



For

Council of the ISLES OF SCILLY

Project Number:

13394

January 2021

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Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
P01	October 2020	Draft	13394-CRH-XX-XX-RP-LQ-SWMP-0001_P01.docx	A Donohew	T Tucker	T Tucker
P02	January 2021	Final/Planning	13394-CRH-XX-XX-RP-LQ-SWMP-0001_P02.docx	A Donohew	T Tucker	T Tucker

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Project Partner	D Smith
Project Number	13394
Project Name	Ennor Farm, Old Town, St Marys

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Appendices

Appendix A. Figures

Appendix B. Site Waste Management Plans

1.0 INTRODUCTION

1.1. Appointment

1.1.1. This Site Waste Management Plan (SWMP) has been produced by Campbell Reith Hill LLP (CampbellReith) on behalf of the Council of Isles of Scilly ('the Client') for the proposed development at Ennor Farm, Old Town, St Mary's (hereafter referred to as 'the site'). Figures showing the location of the site and the development proposals are presented in Appendix A.

1.2. Scope of SWMP and guidance

1.2.1. The scope of this plan considers both from construction and operational use:

> *Infrastructure – Waste*
>
> *The application should include a Site Waste Management Plan (Policy SS2). This should demonstrate how waste from the construction will be reduced and re-used (on-site/on-island) where possible, and where any waste (that cannot be reduced or re-used) will be disposed of. This plan should also include details of where aggregates and other mineral resources will be sourced from (Policies OE5 and OE6). Ideally re-used from the site or recycled materials from the islands or sourced as sustainably as possible from the south west. If this is not possible, for viability reasons, then this should be made clear and source locations should be provided.*
>
> *The post-construction (occupation phase) of waste management should also be included as part of the application. Details to ensure there is space for each property to adequately store household waste and recyclable materials. As a development for 13 new homes there should be space, adjacent to the highway, to present weekly waste for collection by the Waste Authority. This will prevent unsightly presentation of waste, which can be problematic for the amenity of the area both in terms of vermin and looking unattractive as well as blocking pavements or the highway. This should provide for well screened, secure and accessible and convenient for residents and for waste collection purposes (Policy SS2).*

1.2.2. This SWMP is prepared in accordance with Site Waste Management Plans Regulation 2008[1] ('the Regulations') and with reference to other non-statutory guidance[2].

1.3. Key project information

1.3.1. While the SWMP has been prepared to support a planning application for the site, it is intended to remain a 'live' framework document through the duration of the construction work and typically passed to the Principal Contractor and updated as the project develops. In the case of Ennor Farm there may be a number of different self-builders taking different plots forward and each individual self–builder will be responsible for the management of their waste.

1.3.2. The following table sets out key project information to be updated by each self-builder:

[1] Site Waste Management Plans Regulations, SI 2008 No. 314.
[2] Department for Environment, Food and Rural Affairs (Defra), 2018, *Non-Statutory Guidance for Site Waste Management Plans*, April 2008.

Item	Detail (to be updated throughout the project programme)
Employer / Developer	TBC
Name of Person in charge	TBC
Author of SWMP	TBC
Project Title / Reference	Ennor Farm Plot #
Project location	Old Town, St Marys, Isles of Scilly
Footprint (ha)	TBC
Start Date	2021
Completion date	TBC
Description of project	Residential development
Person responsible for SWMP	TBC
Document controller	TBC
Version number and date	Version P01 08/04/20
Location of SWMP	Site office / TBC

Table 1.1: Project information

1.3.3. As this document will be used by a number of self-builders we have prepared a review of guidance and additional information relating to SWMPs in the case this is helpful to understand the wider context and concepts relating to waste management. This review is presented in Appendix B.

2.0 SITE DESCRIPTION AND REDEVELOPMENT PROPOSAL

2.1. Site Location

2.1.1. The site location is presented in Figure 1, Appendix A. The site is located just north of Ennor Farm, Old Town, St Mary's, Isles of Scilly with an approximate post code of TR21 0NL. The Grid Reference for the approximate centre of the site is 91442 E and 10457 N.

2.2. Site Layout

2.2.1. A site layout plan is presented in Figure 2, Appendix A.

2.2.2. A site visit and inspection was undertaken by a representative of CampbellReith on 19th December 2019.

2.2.3. The site is broadly trapezoidal in shape with an area of around 0.5ha. The site is a grassed field that is currently used for grazing. An access to the field from Old Town Road is located in the south-eastern corner of the site and the access track continues along the southern boundary of the site providing access to a residential property in a converted barn (Ennor Castle Barn). Low stone hedges (drystone) mark the boundaries of the site. The northern and western boundaries have semi-mature trees growing on them.

2.2.4. The site is at an elevation of between c.3.3m AOD to c.7.5m AOD and slopes from the east, south east and south toward the northwest corner. The north-western corner is at the lowest elevation, lying at c.3.3m AOD and at the time of the site visit exhibited localised standing water. The site is at a slightly higher level than the field and land to the north (c.2.9m AOD). No permanent surface water features were observed on the site.

2.2.5. An overhead power cable follows the southern part of the western boundary and then at the halfway point along the western boundary passes diagonally across the field to the northern boundary.

2.2.6. A small pile of stones and a manhole are located in the south-eastern corner of the site and are reportedly part of a drainage feature (manhole to soakaway or septic tank) for the dwellings to the east of the site. The route of the overhead cable and drainage feature is shown in Figure 2 (Appendix A).

2.2.7. This site visit indicated that there were no structures on site and therefore as no demolition will be required, there will not be any demolition waste generated.

2.3. Surrounding Land Use

2.3.1. Land to the west and north are also fields. Old Town Inn, a public house with garden, is located on the southern boundary of the site. Old Town Road (A3112) lies immediately adjacent and runs along the eastern boundary of the site. Two residential dwellings lie approximately 25m to the east and southeast of the site (on the eastern side of Old Town Road: Ennor, Orchard Cottage and The Old Chapel).

2.3.2. A significant area of natural wetland was observed c.30m SW of the site. A pumping station and potential well (Castle Rocks Well) are located c.25m WSW of the site.

2.4. Redevelopment Proposal

2.4.1. The proposed site redevelopment is shown in Figure 3 (Appendix A) and comprises 13 no. 2 bed dwellings with access from Old Town Road. The concept includes a proposed area of allotment/orchard or reed bed in the northwest corner. It is understood that the site is intended to be developed by self-builders and will not include any holiday accommodation.

2.4.2. A Land Quality Statement prepared for the site[3] included a review of ground conditions and identified no contamination issues with regards to the soils such that may preclude them for reuse on site, as appropriate. It is likely that the dwellings will be of traditional construction with traditional foundations.

2.4.3. The SWMP is based upon the outline masterplan schedule described above to estimate when the waste is likely to be generated during the construction phases (see Section 3.0).

[3] CampbellReith (2020) Land Quality Statement, Ennor Farm, Old Town, St Marys, Ref: P02 Dated May 2020

3.0 CONSTRUCTION WASTE

3.1. Site Dimensions and Details

3.1.1. As discussed in Section 2.0, the Proposed Development will comprise up to 13 no. residential properties, building classification C3 (dwelling houses) developed by self-builders, commencing in 2021 with completion expected before the end of the decade.

3.1.2. The total area of the site is approximately 0.5ha with an estimated total building / specified development area and hardstanding of approximately 2,000m^2. The remaining proportion of the development area will be occupied by public open spaces and soft landscaping (c.3,000m^2). At this stage of the development (outline planning), the exact footprints for each of the houses have been assumed to be a mixture of detached and semi-detached each with an average floor area of 60m^2.

3.2. Waste Types and Quantities

3.2.1. To aid management of construction waste on this scheme, it is first necessary to identify the potential types and quantities of waste that are likely to be produced during the construction phase. However, at this stage, the plan is informed by estimates and will therefore need to be reviewed and amended throughout the life of the project.

3.2.2. SWMPs typically apply to all aspects of construction work including preparatory works such as demolition and excavation. They are required for civil engineering and engineering projects as well as projects involving maintenance, alteration and decoration of existing structures. The installation, maintenance or removal of all related services such as electrical, gas, water, sewage and telecommunications are also subject to this requirement. A full description of the range of activities to which this measures applies is provided in the SWMP regulations and more information is provided in Appendix B.

3.2.3. Waste from the project would arise mainly from site excavation and any unavoidable construction waste. The proposed scheme would require specific construction materials to be imported to the site. A Bill of Quantities would be provided once full planning has been approved and different Projects are able to progress with detailed design. This would be used to identify the potential types and quantities of materials produced from this proposed development and subsequent self-build projects.

Site clearance and demolition

3.2.4. In terms of site clearance/enabling works, no demolition work is anticipated.

Excavation

3.2.5. Waste materials are only likely to be associated with site re-profiling works if found to be surplus to the scheme.

3.2.6. The minimum finished floor level (FFL) of 5m AOD is recommended by the Flood Risk Assessment. However, much of the site is above this elevation.

3.2.7. A bulk earthworks model has not currently been undertaken on proposed development levels, however it is proposed that the scheme works with existing site levels. We note the following will be required in due course when primary infrastructure is planned:

- A check of gradients / vertical road alignment of proposed masterplan;
- A check of the development levels where they tie into the site boundary; and,
- Drainage runs and catchment areas, location of SUDs features and pumping stations; and,

3.2.8. Volumes of material will also need to take into consideration soil that may be generated via the construction of foundations, and excavation of services trenches, etc.

3.2.9. The majority of the site is likely to be topsoil. The types of materials associated with the initial enabling works are likely to be limited to:

- Topsoil arisings – (majority of site) to be reused on site where appropriate;
- Tarmacadam – If present (none identified to date or anticipated) could be taken up and reused on site for either tarmac hard-standing, capping or for sub base, subject to compliance with suitable for reuse criteria and not containing coal tar;
- Concrete slab, shallow foundations and underground obstructions – If present (none identified to date or anticipated) to be crushed, validated and stockpiled for reuse; and,
- Hazardous Waste - If present (none identified to date or anticipated) including any contaminated soil materials would be identified, removed and kept separate from other C&D waste materials in order to avoid further contamination. The waste would be disposed of in accordance with the Hazardous Waste (England and Wales) Regulations 2005 as amended in 2009. Asbestos based materials are present in low quantities. However, should more asbestos or other hazardous contaminants be encountered, they should be managed by a qualified asbestos or other hazardous waste removal contractor. All hazardous wastes, including asbestos should be removed off site in accordance with legislation and disposed of in an appropriately permitted site by a licensed contractor in accordance with all appropriate regulations.

Estimate of Wastes from Construction

3.2.10. In terms of construction build materials, typical types of waste may be associated with materials surplus to requirements from construction of the substructure, superstructure and fitting out and may comprise the following:

- Topsoil and Subsoil;
- Bricks, blocks, and tiles;
- Ceramics;
- Glass;
- Concrete, masonry and aggregates;
- Timber;
- Plastics (including membranes);
- Steel and metals;
- Plasterboard and plaster of Paris;
- MDF/Chipboard;
- Paper and cardboard

- Paints;
- Mastics; and,
- Asphalt.

3.2.11. The indicative volume of potential waste as a result of the construction of the proposed development has been estimated using generalised BRE Constructing Excellence, SMARTWASTE Environmental Performance Indicators and Key Performance Indicators.

3.2.12. The benchmarks measures the volume (m^3) of waste produced per £100,000 project value and volume of waste per $100m^2$. For the purposes of the SWMP, it is possible to estimate the predicted construction waste for the development using an inferred average $17.7m^3$ waste per $100m^2$ building footprint.

Proposed Building Footprints	Area (m^2)	Estimated Waste Arisings (m^3)
Residential (13 no x $60m^2$)	780	44

Table 3.1: Estimate of total volume of construction waste arisings

3.2.13. Figures of estimated construction tonnages by waste stream are also provided along with the percentage split and conversion factors for providing volumes of waste. Using the benchmarks, tonnage data and development proposals, the estimated waste tonnage from the construction of the buildings by type is as follows:

Material Type	% Split	Waste (m^3)	Conversion factor / tonnes per m^3	Waste (tonnes)
Hard material	32	14.08	1.24	17.5
Timber	24	10.56	0.34	3.6
Plastics	15	6.6	0.22	1.5
Cast formless	9	3.96	0.4	1.6
Gypsum material	6	2.64	0.33	0.9
Metals	6	2.64	0.42	1.1
Paper/ card	4	1.76	0.21	0.4
Bio-genic	3	1.32	0.51	0.7
paint	0.3	0.132	0.57	0.1
Total	100	**44**	-	**27.2**

Table 3.2: Estimated Construction Waste by Material Waste Stream

4.0 WASTE MANAGEMENT OPTIONS

4.1. Waste minimisation and recycling of construction waste

4.1.1. This section of the SWMP presents the planned approach to manage waste minimisation and recycling of construction waste for the proposed development.

4.2. Waste Hierarchy

4.2.1. It is necessary to have a structured methodology for minimising the quantity of construction waste disposed of to landfill. The methodology, outlined herein is not prescriptive; rather it sets out the guiding principles that will be adopted and as such is sufficiently flexible to site-specific issues that may not have been anticipated at present.

4.2.2. The revised Waste Framework Directive (which came into force on 12th December 2008) establishes the overarching framework for the management of waste across the EU. It required Member States to "bring into force the laws, regulations and administrative provisions necessary to comply with this Directive", within two years of its entry into force, i.e. by December 2010. The Directive brought together existing elements of waste legislation within a single Directive and introduces a new approach to waste management which focuses more strongly on the prevention of waste.

4.2.3. In particular, the revised Waste Framework Directive (rWFD) introduced a five point "waste hierarchy", based on the priority order of:

- prevention (preferred option);
- preparing for re-use;
- recycling;
- other recovery (e.g. energy recovery); and,
- disposal.

4.2.4. Prior to Brexit, Member states of the EU are required by Article 4(1) of the rWFD to apply the hierarchy as a priority order "in waste prevention and management legislation and policy". In England, the Waste (England and Wales) Regulations 2011 implement the rWFD and in Regulation 12 (1) require that:

4.2.5. "An establishment or undertaking which imports, produces, collects, transports, recovers or disposes of waste, or which as a dealer or broker has control of waste must, on the transfer of waste, take all such measures available to it as are reasonable in the circumstances to apply the following waste hierarchy as a priority order:

(a) prevention;

(b) preparing for re-use;

(c) recycling;

(d) other recovery (for example energy recovery); and,

(e) disposal.

4.2.6. This confirms that companies involved in the construction work may have to apply the waste hierarchy, to the construction waste that it is estimated the site will produce during the construction period unless the Waste (England and Wales) Regulations 2011 (as amended) are revised by the UK.

4.3. Waste Minimisation

4.3.1. Waste minimisation is at the pinnacle of the waste hierarchy and is essentially concerned with avoiding the production of waste in the first place. Whilst complete avoidance of waste is impossible, adopting certain waste minimisation practices will ensure that the overall quantity of materials not beneficially used on site is kept to a minimum.

4.3.2. The following factors will be adopted to help to minimise waste on site:

- improved precautions in handling of materials on site can have a major impact on the reduction of waste on site. Wherever possible materials will be kept in locked and covered storage, until time of use, to avoid damage from vandalism, theft, vehicle movements, weather, etc.;
- "just on time" delivery of materials when they are required;
- maintenance of a record of materials delivered on-site and dispatched – recording the
- number of skips used so that the amount of material consumed, sent for landfill or recycling can be determined;
- avoidance of over-ordering materials according to the stage of construction need; and,
- responsibility for overseeing waste minimisation activities will be assigned to specific site personnel (e.g. site manager), who will monitor the progress and smooth running of waste minimisation activities.

4.3.3. It is estimated that on average, up to 10% reductions in waste quantities can be achieved through waste minimisation and re-use, which also has significant carbon benefits through avoidance of surplus raw materials used. The procurement of recycled or recovered materials reprocessed locally can also further enhance carbon- savings.

4.4. Re-Use

4.4.1. Where avoidance of waste on site is not feasible, all available materials will be recorded and considered for possible re-use on site before recycling. Materials such as timber, bricks, tiles, paving blocks and top soil will be stored separately on site within a segregated waste management area and will be considered for re-use elsewhere in this development. The purpose of storing re-usable materials in separate areas/bays/skips is to reduce the potential for contamination and to encourage the re-use of materials by offering clean material streams from which to choose.

4.4.2. Options for re-use include:

- use of reclaimed materials (where appropriate);
- on-site reprocessing of materials; and,
- re-use of packaging materials in limited circumstances.

4.4.3. The use of a SWMP data sheet will allow site managers to keep a record of all available materials on site, hopefully reducing the need to over order and increase opportunities for re-use where possible.

4.4.4. Surplus materials will be considered for on-site storage and may be used in subsequent construction projects by the developer. Such opportunities will be limited to inert materials such as soil, rubble and to a lesser extent timber.

4.5. Recycling of Waste

4.5.1. The management of all off site waste and recycling will be undertaken by a suitably qualified contractor, or contractors, who specialise in reprocessing and recovery of construction and demolition waste. Where possible, the developer(s) will manage the reprocessing and recovery of construction and demolition waste produced on site using their own equipment or that of their on-site subcontractors.

4.5.2. One option for recycling is for separate skips to be allocated for segregating the waste streams on-site, they would be easily accessible and placed, in a central location, near to the points of waste generation and with good access to the site entrance. Skips, or bays, would be designated by type of waste or recyclable material.

4.5.3. The rates for re-use and recycling of non-aggregate wastes in the construction industry are substantially lower than aggregates at less than 10% for most materials. Defra and BRE also suggest that in line with best practice procedures, recycling rates upwards of 80% can be achieved for non-hazardous waste.

4.5.4. An alternative on-site management solution would be to co-collect the waste on-site and separate the recyclables at one of the several waste management contractors' recycling sites close to the site. The recycling rate for this option is estimated to be approximately 80% although higher performance could be anticipated as new outlets for recyclables become available. The appointed waste management contractor(s) will be able to provide full details of materials and tonnages recycled off-site.

4.6. Disposal

4.6.1. Disposal of waste is at the bottom of the waste hierarchy as this is the least sustainable method of waste management and one of the overarching aims of this SWMP is to reduce the disposal of waste. Where it is not possible to re-use or recycle materials, the residual fraction of waste will be taken to an appropriate residual treatment facility or landfill site. The same procedure will also apply to any hazardous wastes on site.

4.7. Waste Management on Site

4.7.1. The management of separate waste streams on site requires identification of a suitable storage space for waste, usually in the form of skips, and for recycling.

4.7.2. Waste storage requirements shall be based on the estimated anticipated waste volumes and collection frequency. These storage requirements will need to be considered prior to commencement of construction. The on-site contractor will also need to consider suitable access to all waste and recycling receptacles throughout the construction phase.

4.8. Ongoing Monitoring

Responsibility

4.8.1. Responsibility for waste management will fall to the nominated waste management coordinator who will be appointed prior to commencement of site works. The responsibilities of the coordinator will include, but not be limited to:

- ensuring that all staff and contractors are aware of site requirements for management of waste. All contractors will be required to attend a short introductory session on waste management principles;
- monitoring of material and waste tonnages;
- liaison with waste contractors regarding removal of waste from site;
- dealing with any hazardous wastes that may be generated; and,
- liaison with all project managers to ensure that materials are managed in the most sustainable manner possible.

SWMP Data Sheet

4.8.2. In order to monitor minimisation and recycling targets; and to update information on waste arisings from the construction phase the nominated waste coordinator will complete a SWMP Data Sheet, templates of which are available from WRAP or BRE Smartwaste.

4.8.3. As the initial waste forecasts are based upon UK average benchmarks it will be important to record all waste arising and composition throughout the construction phase; and to reassess minimisation and recycling targets as required.

5.0 WASTE MANAGEMENT FOR THE OPERATIONAL PHASE

5.1. Introduction

5.1.1. This Framework Site Waste Management Plan considers how household waste arisings (municipal waste) will be managed by the proposed development in the operational phase.

5.1.2. An initial appraisal of household waste management policy and capacity on St Mary's has been undertaken in addition to consideration of the likely capacity requirements from the proposed development.

5.1.3. This appraisal estimates the anticipated waste arisings that are likely to be generated by the Ennor Farm residential development once the houses and community/retail buildings are occupied and how the waste and recycling will be managed.

Household Waste Types

5.1.4. Household waste includes the following anticipated waste components, for which management arrangements will need to be established:

- recyclable materials including paper, glass, cans and plastics;
- residual waste (refuse);
- green garden waste;
- bulky waste (lumber) including redundant furniture, electrical equipment, and large cardboard
- grounds maintenance waste including grass cuttings and hedge/tree prunings;
- clinical/medical waste;
- construction and demolition waste from home improvements; and
- other household wastes not mentioned above.

5.1.5. The development will comprise 13 no. dwelling units, which, based on an average occupancy per household of 2.3 inhabitants will accommodate an additional 30 residents once it is completed. The development is therefore is expected to generate a relatively low increase in population of St Mary's (c. 1,723 people) equating to 1.7% of the local population. However, this estimate does not take into account the fact that many of these new homes will be occupied by those currently living on the Isles of Scilly.

5.2. Future Waste Arisings Projections

5.2.1. Household waste can be defined as all municipal waste excluding commercial and industrial waste, collected by a Local Authority. Household waste therefore includes all waste and recyclables collected directly from domestic properties, as well as waste received at the household waste recycling centre and at bring facilities.

5.3. Quantum of Waste Arisings in Operation Phase

5.3.1. The Draft Local Plan states that the 2019 Infrastructure Capacity Assessment sets out the justification for not specifically planning for additional waste and recycling facilities on-island in the Draft Local Plan 2015-2030. The scale of development proposed in the plan, which is the

development of 105 affordable homes over the plan period, given the level of investments into, and transformation of, the islands' main waste site on St Mary's since 2014, does not trigger the need for additional facilities to process waste for the islands. The existing site has capacity for all of the islands' current waste streams and whilst not all waste is diverted through St Mary's, the majority does pass through the weighbridge. The potential increase in waste as a result of 100-150 new homes, up to 2030 would not have a significant impact upon the waste management of the islands, as the development is seeking only to meet the needs of the existing community, not significant growth.

5.4. Waste Storage Space Allocation and collection

5.4.1. Guidance provides advice to developers of residential, commercial or mixed use sites on segregation, storage and collection of waste from households.

5.4.2. The management of waste within buildings will require sufficient space allocation to ensure efficient management and to minimise detrimental environmental and social impacts. Each building type will have a separate approach to the management and storage of waste.

5.4.3. All residential dwellings will need to be designed with sufficient storage to accommodate containment systems to enable householders to segregate and store these separate waste streams.

5.4.4. Each residential plot will be provided with sufficient space to store waste and recyclables in the manner required by the Waste Collection Authority, including provision for separate storage of recyclables, refuse and organic wastes.

5.4.5. The waste storage allocation should be sufficient to store a volume of waste and recyclables that supports the Council's collection system.

5.4.6. Developers are generally required to provide the appropriate amount of space to house the external storage containers in a manner which minimises their visual impact and integrate into the design of the property/development.

Appendix A: Figures

Figure 1. Site Location
Figure 2. Site Layout
Figure 3. Proposed Development
Figure 4. Constraints



Ennor Farm, St Mary's

Client: Council of Isle of Scilly

Figure 1:
Site Location Plan

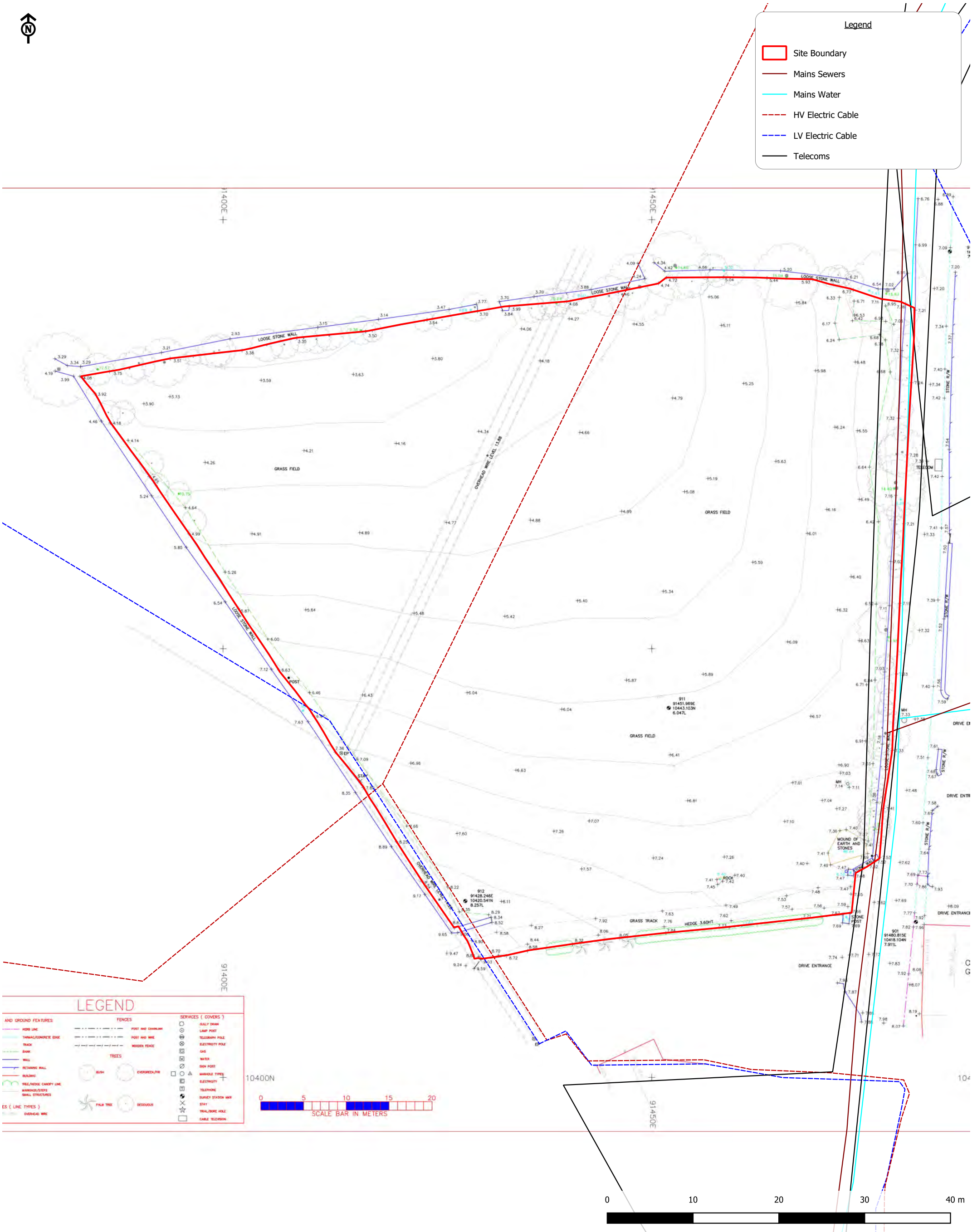
Scale: 1:10000@A4

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Job Number: 13394
Drawn by - Checked by: RP/RLF - AD/TT
Drg No - Status/Revision: 13394-CRH-XX-XX-FG-G-7000 - P2
File location: \\red-data1\gis-data\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces\DTS (pdf in Outputs)
Date (Revision History): 08/01/2021 (P1, First Issue, 24/01/20, RP; P2, Site Boundary, 08/01/21, RLF)

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Ennor Farm, St Mary's

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Figure 2:
Site Layout Plan

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Nationwide Surveys Topographic Survey, drg no DOC1701A (Apr 2017)
Job Number: 13394
Drawn by - Checked by: RP/RLF - AD/TT
Drg No - Status/Revision: 13394-CRH-XX-XX-FG-G-7001 - P2
File location: \\red-data1\gis-data\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces\DTS (pdf in Outputs)
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Legend

Site Boundary



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE C	2B4P/ 4B6P	SEMI DETACHED
11	TYPE C	2B4P/ 4B6P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED
13	TYPE D	2B4P	SEMI DETACHED

*SEMI/ DETACHED - Plots are to be detached or semi detached in accordance with the site plan and plot table above.

Scale, materiality and form are to be informed the the Design Code.

0 10 20 30 40 m

Ennor Farm, St Mary's

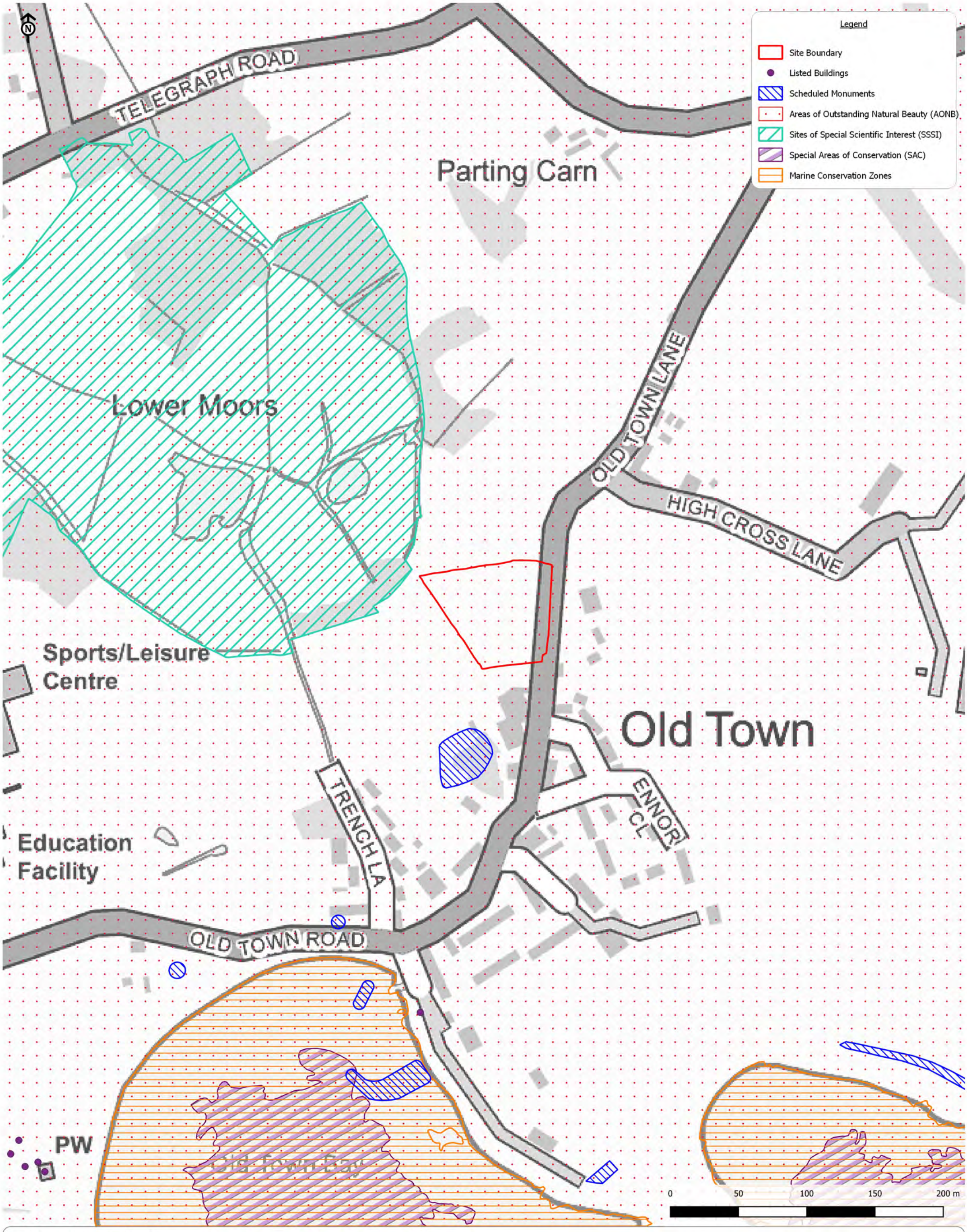
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Figure 3:
Proposed Development Plan

Scale: 1:500@A3
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KTA Architects - Site Plan As Proposed: SC-KT-XX-XX-DR-A-2002-S0-SK100 - P5 (Jan 2021)
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Drg No - Status/Revision: 13394-CRH-XX-XX-FG-G-7002 - P2
File location: \\red-data1\gis-data\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces\DTS (pdf in Outputs)
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Ennor Farm, St Mary's

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Figure 4:
Constraints Plan

Scale:	1:2500@A3
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Drg No - Status/Revision:	13394-CRH-XX-XX-FG-G-7003 - P2
File location:	\\red-data1\gis-data\13250 - 13499\13394 B - Ennor Farm St Marys\Project_Workspaces\DTS (pdf in Outputs)
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Appendix B: Review of Site Waste Management Plans

The following review provide context and further information relating to Site Waste Management Plans.

SITE WASTE MANAGEMENT PLANS

Aims and objectives

Site Waste Management Plans aim to reduce the amount of waste produced on construction sites by setting out how building materials and waste will be managed during a project. The plan is then updated during the construction process to record and confirm how materials are reused, recycled or disposed of.

Legislation

The requirement to prepare, update and implement a SWMP is set out in the Site Waste Management Plans Regulations, 2008, which came into effect on 6th April 2008. However, in April 2012, Defra announced that the statutory requirements for large construction projects to have a SWMP will be abolished following a consultation by Defra as part of the Government's Red Tape Challenge. Consultation feedback to Defra indicated that the SWMP regulations were ineffective and that their removal would enable businesses to reduce waste by alternative means such as employee training. The consultation also concluded that repealing the SWMP Regulations would have minimal effect on the effort to reduce construction waste and keep it out of landfill. Since 1 October 2013, SWMPs have not been a legal requirement. The regulations applied to England only.

Notwithstanding the above, it is acknowledged the implementation of a SWMP will help manage materials more effectively and help reduce waste and costs. Regardless of whether an SWMP is used, all construction companies have a duty of care towards managing their waste under s.34 of the Environmental Protection Act and an SWMP can help by raising the profile of waste planning, improving the environmental awareness of a workforce. It can also help ensure compliance with the regulations.

Despite the announcement from Defra, many developers will continue to produce SWMPs as they encourage the effective management of construction materials and ensure that waste is considered, minimised and managed correctly at all stages of a project. They also demonstrate to the local planning authority that the developer is proactively considering the potential waste management issues and is planning to minimise the impact of development on the local environment. SWMPs enable more effective waste management on site and can lead to monetary cost savings for the project due to reduction in the generation of waste and also identify easy ways to reduce waste before it comes to site e.g. using suppliers with reduced raw material packaging.

SWMPs were also a mandatory requirement in the 2006 Code for Sustainable Homes. However, this requirement was removed in the 2010 version and replaced with voluntary credits. The Code for Sustainable Homes has since been withdrawn in all but legacy cases.

Some projects may require SWMPs in order to comply with certification by the Building Research Establishment Environmental Assessment Method (BREEAM). Although an SWMP is not a specific requirement of planning applications, as part of their duty to uphold the National Waste Management Plan for England and National Planning Policy for Waste, planning authorities can set out conditions that require a developer to outline how they plan on dealing with waste arising from the development.

Regardless of whether an SWMP is used, the reduction of waste is an important part of any construction process, and there are legal, economic and environmental reasons for reducing waste wherever feasible.

Policy Context

National Planning Policy

In England, waste management strategies and principles are set out in a number of documents.

Waste Strategy 2000

Waste Strategy 2000 (subsequently built upon by the Waste Strategy for England introduced new underlying principles of sustainable waste management. The waste management principles of the waste hierarchy are now fully incorporated in Planning Policy Statement 10: Planning for Sustainable Waste Management (PPS10), which replaced Planning Policy Guidance 10 (PPG10): Planning and Waste Management and the previous version of PPS10 published by DCLG in 2005) as objectives to be delivered through Regional Spatial Strategies and waste local plans.

National Planning Policy Framework (NPPF), 2019

National Planning Policy Framework (NPPF) sets out the Government's objectives in order to help achieve sustainable development. Many Planning Policy Statements have been replaced following the introduction of the (NPPF), however, the framework does not include specific waste policies as these are part of the National Waste Management Plan for England.

National Planning Policy for Waste, Oct 2014

PPS10 was withdrawn and replaced by the National Planning Policy for Waste, Oct 2014, which no longer refers to SWMPs.

'Our Waste, Our Resources: A Strategy for England', 2018

'Our Waste, Our Resources: A Strategy for England', 2018 is the current national waste policy and forms part of the government's '25 Year Environment Plan', 2018. The long-term ambition is to move away from weight-based recycling targets. In the meantime, the government will continue to work towards weight-based targets where it makes sense to do so with a goal of at least 65% of municipal waste by weight to be recycled by 2035, with no more than 10% ending up in landfill.

Draft Isles of Scilly Local Plan 2015-2030

27. The waste management elements of the draft Isles of Scilly Local Plan are set out within Section 2 (Sustainable Scilly) (see policy SS2), which includes the requirement to provide recycling storage in new developments. The remaining elements of waste management fall within Section 3 (Our Outstanding Environment), including regard to the waste hierarchy through Policy OE5. Waste and recycling is addressed proportionately to the circumstances of the islands and to ensure that the management of waste is sensitively considered as part of development proposals and the waste hierarchy is embedded at the start of a development process.

29. Waste generated by households and businesses is collected, weighed and containerised. Largely this is collected by the Council's waste collection team, but it does also include waste taken to the existing waste management site by commercial contractors and households. Green waste is diverted to a local composting facility on St Mary's, which is an open 'windrows' arrangement, used to generate compost for a local farm. Around 10 standard 20ft shipping

containers of waste are sent to the mainland on a weekly basis, this includes dry mixed recycling of commercial and household waste. Current figures for the amounts of waste that are handled by the Waste Site on St Mary's are set out in the table below for the financial year 2018/2019. This table illustrates that in general waste increases during the peak visitor season (May through October), peaking in August. This suggests that the site can cope with significantly greater amounts of waste through the summer months, relative to that generated by the permanent residential population and businesses.

30. This data illustrates the islands' commitment to increase the diversion rates to recycling facilities. As of September 2018 the diversion rates hit 30% with a steady increase as household kerbside collecting of recyclable materials was rolled out across the islands during the final quarter of the year.

28. The 2019 Infrastructure Capacity Assessment6 sets out the justification for not specifically planning for additional waste and recycling facilities on-island in the Draft Local Plan 2015-2030. The scale of development proposed in the plan, which is the development of 105 affordable homes over the plan period, given the level of investments into, and transformation of, the islands' main waste site on St Mary's since 2014, does not trigger the need for additional facilities to process waste for the islands. The existing site has capacity for all of the islands' current waste streams and whilst not all waste is diverted through St Mary's, the majority does pass through the weighbridge. The potential increase in waste as a result of 100-150 new homes, up to 2030 would not have a significant impact upon the waste management of the islands, as the development is seeking only to meet the needs of the existing community, not significant growth.

33. In addition to future on-island solutions together with the existing waste site facility and waste management practices, the Local Planning Authority will also be monitoring the effectiveness of its planning policies. An emerging Local Validation checklist is being prepared which seeks to formally establish, as a validation requirement, the submission of Site Waste Management Plans (SWMPs), to understand how individual development projects manage waste. This is an essential element to monitoring sources of waste and means of waste management and disposal and to understand potential streams of construction, demolition and excavation waste and where these are being re-used on the islands.

Site Waste Management Plans

Defra previously estimated[2] that, of the 400 million tonnes of material used each year in England and Wales within the construction industry, 109 million tonnes of waste was created and that on average approximately 13% of all materials delivered to site would go straight into skips without ever being used. The purpose of the SWMP is therefore to improve resource efficiency on the construction site by reducing the overall amount of waste produced and to recover as much as possible of the remainder.

It details the amount and type of waste that is predicted to be generated on the construction site and how it will be reused, recycled or disposed of. This is achieved by assessing the material requirements of the site prior to the date of construction, with the aim of eliminating surplus materials being ordered and anticipating those materials suitable for reuse or recycle where appropriate.

The SWMP provides developers with a structured approach for waste management and disposal at all stages during a construction project. The plan will be updated regularly during the

construction process to record how the waste is managed and to detail the disposal of any materials.

The plan is updated during the construction process to record how waste is being managed and to demonstrate that any materials which cannot be reused or recycled are disposed of at a legitimate site.

Requirements of an SWMP under former Regulations

Site Waste Management Plans (SWMPs) are now voluntary in England, Wales and Northern Ireland. The information below is based on the general requirements of a Site Waste Management Plans Regulations to provide guidance on how an SWMP can be drawn up.

The SWMP should be written at the construction design stage, but maintained during the entire project. It is therefore the intention that subsequent construction works contractors will use this Framework SWMP as guidance in developing their SWMPs for the construction works.

An SWMP should identify the:

- client
- principal contractor
- person who is responsible for dealing with waste
- person who drafted the SWMP.

It should describe the construction work proposed, including the:

- location of the site
- estimated cost of the project.

It should record any decision taken before the SWMP was drafted on the nature of the project, its design, construction method or materials employed in order to minimise the quantity of waste produced on site.

The SWMP should include the following:

- A description of each waste type expected to be produced over the course of the project.
- An estimation of the quantity of each different waste type expected to be produced.
- Information about how the waste will be measured during the course of the project.
- The waste management action proposed for each different waste type, including reusing, recycling, recovery and disposal.
- A record of the quantities of waste produced.

The principal contractor and the client should state that all reasonable steps will be taken to ensure:

- all waste from the site is dealt with in accordance with the waste duty of care contractors are supported in meeting their duty of care materials will be handled efficiently and waste managed appropriately.

The SWMP Regulations required that projects between £300,000 and £500,000 needed a basic SWMP; projects above £500,000 were required to have an advanced plan.

Updating SWMPs

Projects with estimated costs of between £300,000 and £500,000

SWMPs for projects of an estimated cost of less than £500,000 should be updated by recording the:

- identity of the person removing the waste
- types of waste removed using European Waste Catalogue Codes and keeping a record of transfer and consignment notes
- site that the waste is being taken to.

In addition, within three months of the work being completed, the principal contractor should add to the plan a confirmation that the plan has been monitored on a regular basis to ensure that work has progressed according to the plan, and that the plan had been updated with an explanation of any deviation from it.

Projects with estimated costs of more than £500,000

For projects with an estimated cost of greater than £500,000, the principal contractor should do everything required by the basic SWMP but also make sure that all relevant data is collected for auditing the plan.

Keeping information about where waste is disposed of is a legal requirement under the construction company's duty of care. However, it does not necessarily need to be recorded on an SWMP.

As often as necessary, and no less than every six months, under an advanced SWMP, the principal contractor should do the following to ensure that the plan accurately reflects the progress of the project.

1. Review the plan.
2. Record the types and quantities of waste produced.
3. Record the types and quantities of waste that have been:
    - reused (and whether this was on or off site)
    - recycled (and whether this was on or off site)
    - sent for another form of recovery (and whether this was on or off site)
    - sent to landfill
    - otherwise disposed of
4. Update the plan to reflect the progress of the project.
5. Within three months of the work being completed, the principal contractor should add to the plan:
    - confirmation that the plan has been monitored on a regular basis to ensure that work has progressed according to the plan
    - a comparison of the estimated quantities of each waste type against the actual quantities of each waste type

- an explanation of any deviation from the plan
- an estimate of the cost savings that have been achieved by completing and implementing the plan.

Storing the SWMP

Every contractor should know where the SWMP is kept, and it must be available to any contractor carrying out work described in the plan. Making sure that the plan is available is the responsibility of the principal contractor.

Everyone working on a site, delivering materials to a site, or removing waste materials will be part of the SWMP and so it should be clearly communicated to everyone. This could be done during inductions or toolbox talks and by incorporating the SWMP into the project at the concept and design stages.

How to Implement an SWMP

A SWMP provides a structure for waste delivery and disposal at all stages during a construction project. The step-by-step methodology outlined below is based on advice provided by the Environment Agency. The steps suggested are as follows.

1. Appoint a responsible person.
2. Identify types and quantities of waste that will be produced.
3. Identify waste management options.
4. Identify where and how to dispose of waste.
5. Communicate the plan and carry out training.
6. Ensure on-site materials and waste handling is well organised.
7. Measure the amount of waste produced.
8. Monitor the implementation of the SWMP.
9. Review the success of the SWMP.
10. Appoint a responsible person
11. Appoint someone to take overall responsibility for the site's SWMP.

Identify waste management options

Work out the best options available for recycling and disposal, and ensure that:

- all waste is stored and disposed of responsibly in accordance with the duty of care
- waste is transferred to an authorised person or for authorised transport
- a record is kept of all waste disposed of or transferred. Under the duty of care, this record needs to be a waste transfer note or a document that contains the same information.

Under the Waste (England and Wales) Regulations 2011, as amended, plans for waste must take into consideration the waste hierarchy (eliminate, reduce, reuse, recycle and dispose). Specific arrangements also need to be made for any hazardous wastes produced.

Identify where and how to dispose of waste

Ensure that it is known how and where waste will be disposed of. When using contractors for waste disposal it is necessary to ensure they comply with all legal responsibilities.

Communicate the plan and carry out training

Ensure that everyone on site knows about the SWMP. Hold meetings with staff and contractors to explain why the SWMP is important. Include information about the SWMP in inductions for everyone working on site and in toolbox talks.

It may also be necessary to develop a training programme to ensure that everyone is aware of the importance of asking for and recording the correct paperwork and information.

Ensure on-site materials and waste handling is well organised

Careful planning of the materials needed for the project is required, but this also brings benefits, e.g. pre-ordering materials to specification at the design stage could create time savings later on. An SWMP might also help to avoid over-ordering and therefore reducing any costs associated with disposal. Make sure all targets set at the beginning of the project are clearly stated and written down.

Measure waste

Once the plan is being used:

- measure how well it is working by assessing how much and what type of waste is being produced
- consider setting up measurements, e.g.:

1. volume (number of skips)
2. value (cost of disposal)

- weight (weighbridge tickets)
- use data to provide a comparison with other projects, e.g.:

3. proportion of materials reused/recycled
4. savings made
5. record costs and measurements
6. update the SWMP as necessary.

Monitor the implementation of the SWMP

Make sure everything runs to plan, but be prepared to make changes. Learn lessons and adapt the plan throughout the project. This information can also be used for future projects.

Review the success of the SWMP

By the end of the project, the SWMP should provide an accurate record of how effectively the materials on site were managed and how well targets for waste management were met.

SWMP Tools

There are a number of tools currently available to assist with the preparation, implementation and review of a Site Waste Management Plan (SWMP). These include Waste and Resources Action Programme's (WRAP) Waste Forecasting tools and BRE.

WRAP's Waste Forecasting tools remain online and accessible for free. However, following a review of the construction resources produced by WRAP, they are no longer supported. The main knowledge base created by WRAP, including information on waste minimisation, has been transferred to Construction Industry Research and Information Association's (CIRIA) Resource Efficiency Knowledgebase.

Practical Guidance on Reducing Construction Waste

Reducing the amount of construction waste sent for disposal can bring about many benefits, including:

- saving money as a result of buying fewer materials and reducing the amount of waste that needs to be thrown away;
- improving efficiency;
- helping to maintain a tidy worksite that meets health and safety legislation;
- helping to meet legislative requirements to meet duty of care obligations and to implement the waste hierarchy;
- implementing more environmentally-friendly practices that conserve resources and reduce carbon consumed;
- helping to differentiate the business from other companies by offering a "green" service and adding to corporate social responsibility objectives; and,
- helping meet any requirements of planning.

Materials and sustainable construction

The efficient use of materials should form part of an overall strategy for sustainable construction. When selecting materials, a company should:

- look for opportunities to reuse local construction and demolition waste;
- consider how construction materials can be used when deconstructed;
- use products with a high recycled content;
- use products that are durable with a long life expectancy, and those which can be easily repaired and maintained;
- use renewable materials from sustainable sources; and,
- specify materials with a low environmental impact.

Designing out waste

WRAP identifies five basic principles of designing out waste from a construction project.

Design for reuse and recovery

If old buildings are being demolished prior to the new construction, it is likely that some of the demolition waste can be reused. It may be feasible to refurbish some of the existing buildings rather than demolish them or reclaim materials from existing structures.

Reused materials should meet the project's quality criteria and technical specifications and some testing and treatment may be required. The results of tests should be incorporated into any SWMP being used.

Examples of materials and structures that can be reused and recovered include:

- tarmac and asphalt for paths, car parking, storage space;
- topsoil for green roofs;
- trees that cannot be retained for compost or building outdoor furniture;
- recycled concrete as a thermal heat store;
- foundations — it may be possible to reuse existing foundations;
- good quality timber for flooring;
- lower quality timber for mulch or energy recovery;
- bricks, slates, tiles, doors, etc can be directly reused; and,
- old fittings and carpets can be donated to charity.

If the construction project is not preceded by demolition, there may still be opportunities to reuse materials from other nearby projects.

Design for offsite construction

Modern building techniques and materials make it possible to do much of the construction work offsite, so that the actual site is used mainly for assembly. This brings various benefits including improved site safety. From the environmental point of view, it means that there are likely to be fewer errors made on site, reducing the need for rework and hence reducing waste. Components manufactured offsite should still incorporate principles of good environmental practice and waste minimisation in their own design. Some applications of off-site construction are:

- Volumetric construction (modular units);
- Pods;
- Panelised units (timber frame, lightweight steel frame, SIPs and multi-layered engineered timber),

The House of Lords Science and Technology Committee's 2018 report, *Off-site Manufacture for Construction: Building for Change*, outlines that off-site manufacture (OSM) can help to increase productivity in the construction sector while reducing the environmental impacts associated with traditional construction. To aid the uptake of off-site construction, CIRIA has launched a project to help the industry quantify the benefits of off-site construction.

At the design stage, there will be opportunities to ensure the building uses materials efficiently and produces less waste. This can be done using the following methods.

Minimising excavation: for example, when positioning the building on site, look at the location of existing services.

Simplification and standardisation of materials and components, e.g. lamps and windows. Standardising the range of materials increases the opportunity to use offcuts. In addition, by standardising similar design elements of the building (for example, designing rooms with dimensions that match standard sizes of materials) it is possible to make the construction process repeatable, improve efficiency and reduce waste.

Employ three-dimensional modelling to reduce construction errors and assess materials needed. Building Information Modelling (BIM) is increasingly used by architects, engineers and construction professionals to improve how buildings are designed, constructed and managed. Public contracts procured by central Government are required to be BIM Level 2 compliant.

Waste efficient procurement

The prevention of waste in the first instance is the most cost-effective way of managing waste. When choosing waste contractors, find one with expertise in waste reduction and liaise with suppliers and specialist subcontractors to identify opportunities for waste reduction. Waste should be considered as part of the tendering process as contracts can be written to include clear targets to cut waste, perhaps accompanied with financial incentives and penalties. WRAP has produced guidance on the wording of procurement documentation.

When specifying materials, choose responsibly sourced materials that reduce waste. Taking the example of plasterboard, the contract could specify fewer types. Once waste minimisation opportunities have been identified, they should be assessed in terms of the impact on cost, programme and building design.

The procurement stage also provides a good opportunity to select contractors with a good record for environmental sustainability and those with environmental management systems in place.

Reducing waste onsite

There are various steps that the contractor can take to reduce waste generation, for example:

- produce an SWMP that includes a site storage and logistics plan;
- maximising the reuse of materials on site;
- requiring "just in time" delivery;
- protecting fragile materials to minimise damage, avoiding unnecessary transport around site, and not removing packaging until materials are needed;
- select a procurement route that minimises packaging;
- organise a take-back procedure for surplus materials and offcuts;
- wherever possible avoid over-ordering materials and use standard sizes;
- minimise the potential of materials getting "spoilt" by ensuring that storage areas are appropriate;
- co-ordinate stages of work so that offcuts and leftover materials can be used by others;
- where waste is being segregated for recycling or reuse ensure that there is clear and consistent signage on skips, containers and other storage areas so that it is clear where

things should be kept; locating general waste skips next to recycling areas can also help stop contamination of recycling containers; and,

- clearly explain expectations for waste management as part of any induction process and toolbox talks, and keep staff reminded by good communication on site, for example, by displaying information on Key Performance Indicators (KPIs) to promote the progress being made towards targets.

Maintenance, refurbishment and deconstruction

There may not be direct financial incentives to "design for disassembly", but a truly sustainable design will consider the needs of future generations and facilitate the eventual reuse of materials. Designing for disassembly is important when considering the entire lifecycle of a structure and the circular economy. Some simple suggestions are:

- use lime mortar so bricks can be easily dismantled
- avoid gluing and composite materials, and where required select materials and adhesives that allow for disassembly
- use reusable materials
- keep designs simple so that buildings can be easily deconstructed or adapted
- use landscaping materials which can easily be taken up, e.g. Grasscrete™.
- It is a good idea to keep records, e.g. in a building handbook, of the materials and components that are suitable for reuse. BIM can also be used to help manage this aspect of the building's lifecycle.

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RECEIVED
By Lisa Walton at 1:57 pm, Mar 05, 2021



Notes

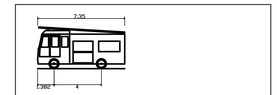
1. Do not scale from this drawing on print or electronically. Work from figured dimensions only.
2. No deviation from the details on this drawing is allowed without CampbellReith's prior permission in writing.
3. Read this drawing with all Architect's, Service Engineer's and CampbellReith's relevant details, specifications and drawings.
4. All work is to be done in accordance with the relevant specifications issued by CampbellReith, British Standard Codes of Practice, Statutory Requirements and the Contract Documents.
5. Drawing status:

   P: Preliminary — Evolving drawings for approvals, tenders, billings etc.

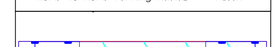
   C: Construction — Fully developed drawings issued under instructions for construction.

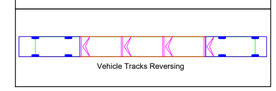
6. Only status **C** drawings to be used for construction.
7. Suitability code:

   Work in progress
   S0 - Work in progress
   Shared (Non-contractual)
   S1 - For coordination, **S2** - For information, **S3** - For internal review and comment, **S4** - For construction approval.
   Documentation (For contractors purposes)
   D1 - For Costing, **D2** - For Tender, **D3** - For contractor design, **D4** - for manufacture/procurement.
   Construction
   A - For construction, **B** - For construction but with comments (i.e. areas in abeyance), **CR** - Construction Record (Final Construction ONLY. Any deviations to that which is on site is not the liability of CampbellReith)



Dennis Sabre Fire Tender (MWB)	
Overall Length	7.350m
Overall Width	2.430m
Overall Body Height	3.150m
Min Body Ground Clearance	0.397m
Track Width	2.380m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	7.100m





Rev	Description	Date	By
P1	Issued for information	09/02/21	GJ

CampbellReith
consulting engineers

London	020 7340 1700	Manchester	0161 819 3060
Surrey	01737 784 500	Birmingham	01675 467 484
Bristol	0117 916 1066	Dubai	00 971 4345 7088

www.campbellreith.com

Job Title
Ennor Farm, St Marys

Client
Council of Isle of Scilly

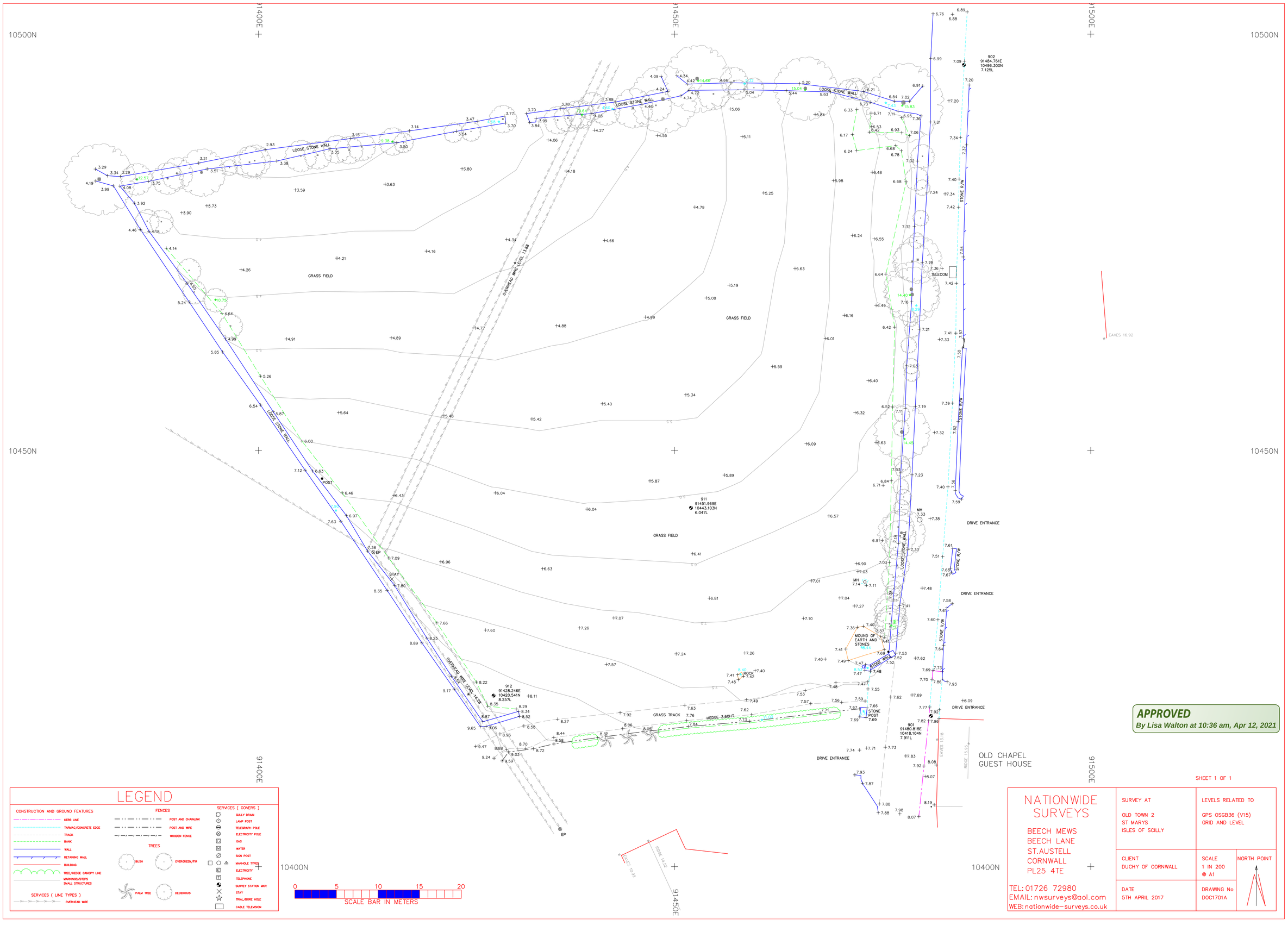
Swept Path Analysis Fire Tender

Drawn by	Date made	Scale @ A1	Checked by	Suitability	CR Project
GJ	09/02/21	1:200	CS	S2	13394

Project No.	Originator	Volume	Lvl/Loc	Type	Role	Number	Rev
13394	CRH	XX	XX	DR	D	6175	P1

APPROVED
By Lisa Walton at 10:45 am, Apr 12, 2021

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APPROVED
By Lisa Walton at 10:36 am, Apr 12, 2021

LEGEND

CONSTRUCTION AND GROUND FEATURES
- KERB LINE
- TARMAC/CONCRETE EDGE
- TRACK
- BANK
- WALL
- RETAINING WALL
- BUILDING
- TREE/HEDGE CANOPY LINE
- MARKINGS/STEPS
- SMALL STRUCTURES

SERVICES (LINE TYPES)
- OVERHEAD WIRE

FENCES
- POST AND CHAINLINK
- POST AND WIRE
- WOODEN FENCE

TREES
- BUSH
- EVERGREEN/FIR
- PALM TREE
- DECIDUOUS

SERVICES (COVERS)
- GULLY DRAIN
- LAMP POST
- TELEGRAPH POLE
- ELECTRICITY POLE
- GAS
- WATER
- SIGN POST
- MANHOLE TYPES
- ELECTRICITY
- TELEPHONE
- SURVEY STATION MKR
- STAY
- TRIAL/BORE HOLE
- CABLE TELEVISION

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EMAIL: nwsurveys@aol.com
WEB: nationwide-surveys.co.uk

SURVEY AT
OLD TOWN 2
ST MARYS
ISLES OF SCILLY

LEVELS RELATED TO
GPS OSGB36 (V15)
GRID AND LEVEL

CLIENT
DUCHY OF CORNWALL

SCALE
1 IN 200
@ A1

NORTH POINT

DATE
5TH APRIL 2017

DRAWING No
DOC1701A

SHEET 1 OF 1

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
01720 424455
planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans
You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions
Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so 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.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link Cornwall Council. This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Registering/Altering Addresses
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.