

Council of the Isles of Scilly Planning Application

Ref: P/21/018/FUL

Consultation Response

Date: 19th March 2021**Ref:** P/21/018/FUL**Site:** Blockhouse Cottages, Old Grimsby, Tresco**Proposal:** Demolition of existing row of cottages, construction of new replacement two storey 5/6 bedroom dwelling, single storey annexe, single storey studio outbuilding extension, and associated landscaping works.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 13th April 2021 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p21018>

I look forward to receiving your comments in due course. If I have not heard back from you by the 13th April 2021 then I will assume you have no comments to make.

Consultee Name:

[Comments here](#)

Thank you for consulting the AONB Partnership on this proposed planning application. This response does not incorporate any input from Natural England who will issue any response, if appropriate, through their own consultation processes.

Section 14 paragraph 149 of the NPPF (2019) states that 'plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.'

The area is deemed to be in flood zone 1 and therefore at less than 0.1% chance of flooding in any year, (i.e. a 1:1000 year chance) and as such the development should not face any restrictions as a result of flood risk. However given the plot is semi exposed, further consideration could be given to future potential erosion of the area.

The inclusion of low water appliances combined with rainwater harvesting systems and SUDs for surface water are welcomed.

Council of the Isles of Scilly

Planning Application

Ref: P/21/018/FUL

The application recognises the need to preserve the natural and historic landscape as key to attracting and retaining visitors to the island with landscaping proposals taking the opportunity to considerably enhance the ecological value of the site with additional and more diverse planting. The application takes into account the layout and planting of the external spaces to reflect the traditional pattern of hedges enclosing sheltered spaces and will retain or reuse existing Cornish hedges and planting where possible which is welcomed.

The ecological report identifies the presence of bats in two of the existing locations and notes the recommendations to undertake a minimum of two bat emergence or re-entry surveys, plus the installation of a static detector to inform the planning application and subsequent building works. survey work and adopt appropriate mitigation measures which will be supplied to the Local Authority once the survey season commences.

The ecological report also identifies the presence of birds' nests on site. The proposed mitigation measures are welcomed, particularly the new provision for nesting birds within the replacement dwelling or associated outbuildings post development in the form of pre-fabricated nest boxes.

Section 14 paragraph 151(b) states that to help increase the use and supply of renewable and low carbon energy and heat plans should: 'consider identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure, where this would help secure their development.'

Consideration has been given to the greenhouse gas emissions associated with waste arising from the demolition of the existing building and the materials associated with the construction, adopting the BRE Green Guide to Specification to reduce the carbon emissions associated with the development.

The 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles, alongside optimising orientation and massing are welcomed, as is the proposed renewable energy and low energy lighting options, all of which are welcomed.

Name: Isles of Scilly AONB

Date: 9th February 2021