

3931/Planning/NL

4th March 2021

Lisa Walton
Senior Planning Officer
Planning and Development Department
Isles of Scilly Council
Town Hall
St Mary's
Isles of Scilly
TR21 0LQ

Dear Ms Walton,

Blockhouse Cottages, Tresco

On Tresco, there is a shortage of large, high quality rental properties that cater for families and bigger groups. Changing tourism patterns have created a demand for this type of accommodation. The proposed building would enable the estate to provide a form of accommodation that does not currently exist on the island; a single building that can cater for large groups and/or specialist activities in one self-catered complex with dedicated staff. The proposed building would provide the opportunity for specialist expert led holidays; such holidays help to extend tourism into the shoulder periods. Alternatively, the new building would also enable several groups, families, or generations to stay together in a single property.

The proposals form an important part of the Tresco Estate's wider plans for the ongoing investment in improved accommodation for visitors to the Island. Flexibility and diversification of accommodation is important to the ongoing development of the guest experience and extends the holiday season.

The extremely poor condition of the existing cottages that the new building would replace has meant they have been used as the last choice accommodation for seasonal island workers. They are not let as holiday accommodation. It is not economically viable to repair these cottages, as is confirmed in the condition survey submitted in support of the application.

This application should be considered alongside a concurrent application that proposes the provision of 8 no. units of quality staff accommodation to be erected at New Grimsby that will replace and supplement the worker accommodation that is, on occasion, provided at Blockhouse Cottages.

The following documentation is submitted in support of the application:

1. Planning Application Forms and Certificates
2. Fee of £462.00
3. Tresco Estate Partnership Mission Statement and Covering Letter
4. Site Location Plan
5. Existing Site Plan, Ground Floor Plan, First Floor Plan & Elevations
6. Proposed Site Plan, Ground Floor Plan, First Floor Plan & Elevations
7. Proposed Annexe
8. Proposed Studio

9. Design, Access and Planning Statement
10. Heritage, Setting and Visual Impact Assessment
11. Site Waste Management Plan
12. Condition Survey Document
13. Phase I Ecology Report – To Follow
14. Archaeological WSI – To Follow

A copy of the Tresco Estate's Mission Statement has been submitted in support of this application. This has been prepared to respond to the wider vision for the Isles of Scilly contained within various policy documents, but perhaps most importantly now set within the new Local Plan. This vision seeks to encourage new, sustainable development of a type that is important for the future of the islands' economy, whilst at the same time enhancing the islands' exceptional environment. The new Local Plan provides a proactive policy platform that encourages appropriate development such as that being proposed within this application and the concurrent application for staff accommodation at New Grimsby. Such developments are essential if the vision is to be realised.

Yours sincerely,

Nick Lowe

Director

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