

TEMPORARY ACCOMMODATION, TRESCO

DESIGN, ACCESS AND PLANNING STATEMENT

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INTRODUCTION

This document has been prepared in support of an application for the temporary change of use of an existing agricultural plot to Class C3, in order to provide 5 units of temporary workers accommodation for a period of no more than 3 years.

The proposed works would help to facilitate Tresco Estate Partnership's policy for ongoing investment in improved accommodation for visitors to the island, by providing temporary accommodation for builders working on a number of proposed developments on Tresco. Invariably investment on Tresco has an indirect economic benefit to other islands, with transport services, employment, restaurant and retail services benefiting across the archipelago.



Proposed Site (Google Maps 2021)

EXISTING

The proposed site is a low-lying, inland plot, situated to the east of New Grimsby and to the north of The Great Pool, bordering Pool Road. It is currently an area of agricultural grassland located immediately adjacent to an existing farm yard which contains a double-gabled corrugated metal roofed agricultural building.

This application site would be well suited for temporary worker's accommodation; it is discreet and well concealed from view by the topography, nearby woodland and the adjacent building. It is sufficiently separated from the main tourist settlements to provide privacy for the occupants, whilst still suitably close to the proposed construction sites on the Island. Its proximity to the existing farm yard provides access to existing adjacent services.

PLANNING POLICY

The new Isles of Scilly Local Plan, adopted in March 2021, sets out a spatial strategy and provides a vision for the islands, along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high quality environment, whilst ensuring the islands communities and economy to grow sustainably. Central to achieving this objective will be the creation of new employment opportunities and in particular, improving the quality of the tourism experience on the islands.

The key policy within the new Local Plan that relates to these proposals is Policy LC4 Staff Accommodation. It notes that staff accommodation needs cannot be met outside the islands, due to the expense and logistics of commuting to and from the mainland. Policy LC4 recognises that additional staff accommodation may be required for businesses or organisations.

The proposals contained within this application have been prepared to respond to the specific requirements of Policy LC4, as they clearly meet a "functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area."

This development would enable a number of future developments to take place on the Island, and consequently improve the quality of Tresco Estate's tourism offering and accommodation for resident workers.

POLICY LC4 Staff Accommodation

(1) New staff accommodation for businesses and organisations will be permitted where:

- a) an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area; and
- b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; and
- c) on St Mary's the proposed accommodation is within or adjoining an existing settlement unless it involves the re-use of an existing building in accordance with Policy SS3; or
- d) on an off-Island the proposed accommodation is located within an existing building or adjacent or well related to the existing business consistent with Policy LC7.

(2) All staff accommodation permitted will be subject to occupancy restrictions. In addition to the above, seasonal staff accommodation will only be permitted where it:

- a) is located in an area that relates well to the business where possible, with the exception of the re-use of buildings; and
- b) does not cause harm to residential amenity through staff working unsociable hours.

PROPOSALS

In order to support a number of upcoming building projects on Tresco due to start construction in the winter of 2021, Tresco Estate Partnership has a requirement to provide temporary accommodation on the island for builders working on these developments. The scale of the projects means that they cannot be undertaken solely in the off-season. Consequently, additional accommodation will be particularly necessary during the summer tourist season, as all available staff and visitor accommodation is likely to be occupied during this period. This need cannot be met outside of the Island due to the expense and logistics of commuting to and from the mainland or other islands. As such the proposed development would support employment on the Island over this period, and would indirectly facilitate the creation of new employment opportunities and an improvement in the quality of the tourism experience and resident worker accommodation on the islands.

It is proposed that the use of the plot would be temporarily changed from agricultural to residential (Class C3) for a period of 3 years. 5 “snoozepods” would be placed on the site, spaced to provide adequate privacy and facing inwards towards the yard. Each unit would be 8.5 by 3 metres, with a maximum height of 2.5 metres, similar to those pictured. The snoozepods would have no permanent foundations but would be strapped down to prevent wind damage.

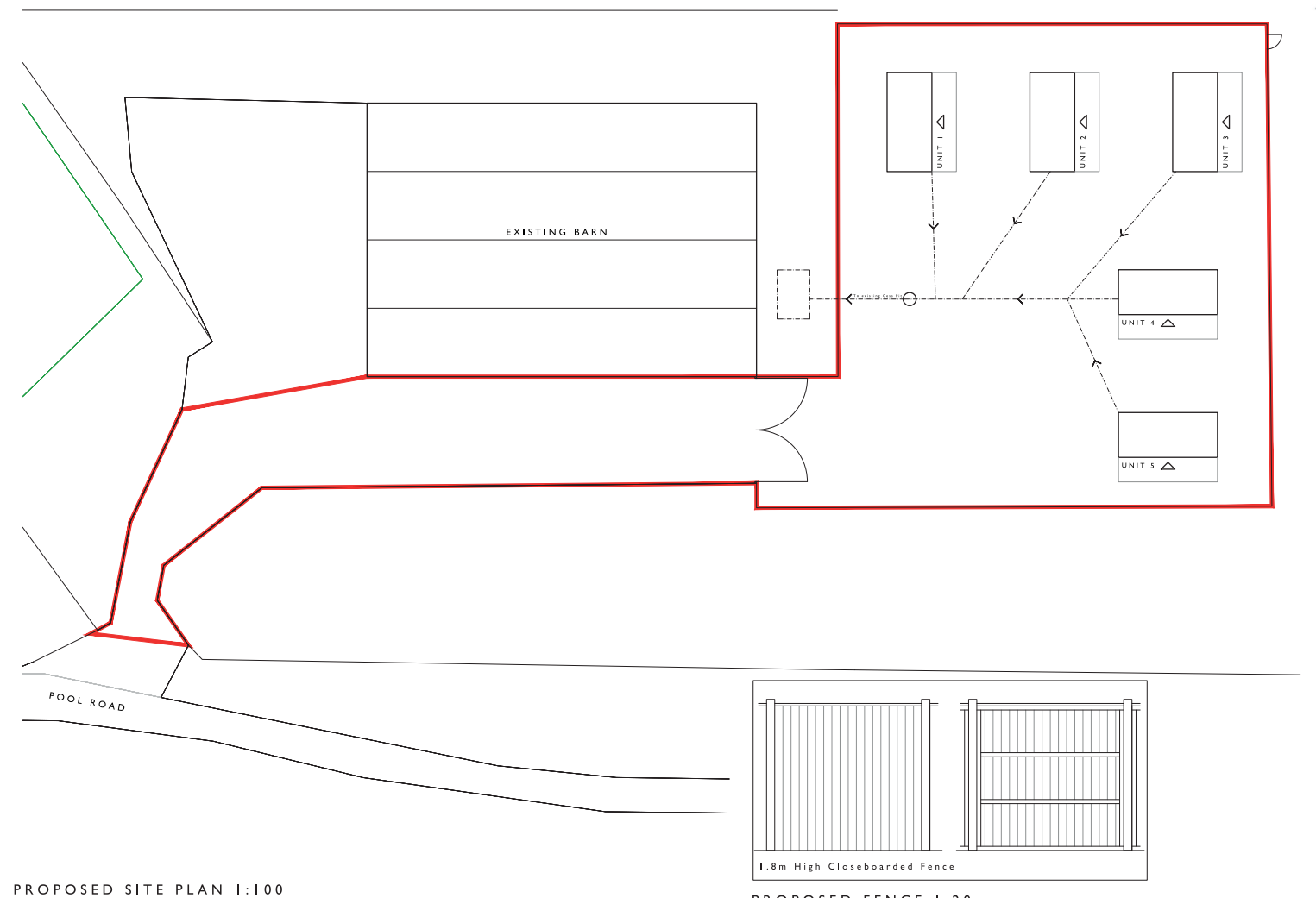
The site would be enclosed with a 1.8m high, vertical timber boarded fence to maintain privacy for the occupants. The low-lying and well-shielded plot would ensure that the development is of low visual prominence within the surroundings.

Services:

The proposed units would connect to the existing water and electricity supply and cess pit located within the adjacent farm yard.

Archaeology:

Any trenching necessary for connection to these services would be shallow – less than a metre below the ground – in order to minimise the impact on the site. The plot is currently agricultural land and therefore the ground is likely to have been disturbed by previous farming activity. Similarly, the site is not proximate to any designated archaeological sites, and therefore a full archaeological assessment is not believed to be required at this stage.



Snoozepod

Ecology:

The site is an area of monoculture grassland with limited ecological value. There are no existing structures on the site suitable for habitation by bats.

Flooding:

The proposed site is identified on the environment agency maps as being located in Flood Zone 1.

Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, (i.e. a 1:1000 year chance). As such the development should not face any restrictions due to flood risk. It is a temporary development in any case.

Access:

Access to the site would be provided from Pool Road via the existing farm yard, adjacent to the agricultural building. A small apron would be provided outside each unit.

The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. Most visitors hire bicycles or walk, but for staff, workers and less mobile guests, golf buggies are available. The proposed yard would provide space for a golf cart to turn, park and unload in relative proximity to the entrances to the accommodation units.

Tresco's emergency services would have sufficient existing capacity to deal with the increase in accommodation units.

SUMMARY

The proposed temporary change of use of the application site from agricultural to residential and the provision of 5no. snoozepods seeks to meet the need for temporary worker's accommodation for a period of 3 years. The development would be discreet and accessible, and would help to facilitate Tresco Estate Partnership's policy for ongoing investment in improved accommodation for staff and visitors. After the 3 year period, the compound would be dismantled and returned to farmland.

