
From: Be Combes <PROVIDED> 24 June 2021
Sent: 17:01
To: Planning (Isles of Scilly)
Subject: Planning Application Representation

Re planning application number. P/21/041/FUL

I object to this application.

It is not on land identified for housing development in the current local plan. (Policy LC6)

It is outside the existing settlement area of Hugh Town (policy map SC1) and has no adjoining boundary to any property within this area being on the opposite side of both the paths leaving Hugh Town. (Policy LC7 re windfall sites.)

It is within the Archeological Constraint area of Buzza Hill. I note the reply from the Cornwall Archeological Unit in the related documents states that - a Heritage Impact Assessment should be carried out and the application should not be determined before this assessment.

The properties are very close to the shoreline (approx 12 metres). With sea level rise will not be sustainable and will confine / block the retreat for the path to Peninnis in the future.

The application states there are no hedges, this site is rich in hedgerow plants and hedges. Has an environmental impact assessment been undertaken on the site?

I am concerned that the proposed types of property (detached/seafront location) will not meet affordability thresholds for local needs even with a section 106 agreement as required by policy LC3 and LC7. (NOTES LC3.....All affordable homes permitted under LC6 and LC7, including custom/self- build, must be affordable by size and type to local people)

I note the design and access statement states that - "The contours of this site help this development by shielding any visual impact." The properties whilst shielded from the rear will be visible from Porthcressa and The Garrison and so there will be a visual impact on the immediate and wider surroundings of Porthcressa.

Thank you for considering my objections
Be Combes

