

Beggars Roost
Buzza Road
St Mary's
25th June 2021

Planning Department
Council of the Isles of Scilly
Town Hall
The Parade
St Mary's
Isles of Scilly
TR21 0LW

Ref P/21/041/FUL

I am writing to express my concern about this application.

Whilst I appreciate the intention is to build two, two bedroomed houses to meet the need for local affordable homes, and that the application would be subject to a s.106 restriction, I could not support any application to build in this sensitive location unless these homes were genuinely affordable to local people. Indeed, the application form itself is unclear as to whether these are intended as social/affordable homes or whether they are for 'intermediate rent'.

I would urge Councillors to consider very carefully the consequences of building on garden land/allotments on the coastal footpath. Whilst described as 'vacant land' this has been used for as many years as I can remember as garden land, where plants have been grown. Garden land has an enhanced protected status (see *Dartford Borough Council v Secretary of State for Communities and Local Government*). The applicant has suggested that the land was 'previously developed'. However, the evidence appears to suggest that whatever structures were on the land they may not post-date the 1930s, and are barely therefore within anyone's living memory. In this context I would suggest that the land should be treated as garden land.

To build here would set a very problematic precedent. Does Scilly really want to concrete over land immediately adjacent to its coastal paths? Will this not encourage a progressive urbanisation so detrimental to Scilly's status as an exceptional tourist destination, drawing on its wildlife and historic attributes?

I would be grateful if I could be kept in touch about this application.

Kind regards

Jill Peay

