

From: [Richard Smith](#)
To: [Planning \(Isles of Scilly\)](#)
Subject: Re: P/21/041/FUL: Land at Porthcressa, Buzza Road, St Mary's
Date: 19 December 2022 16:56:05

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Dear Planning Department,

I am writing to object to the revised planning proposal P/21/041/FUL - Land at Porthcressa

First and foremost I am still very surprised that no Landscape and Visual Impact Assessment (LVIA) has been carried out or submitted with the application. Given the sensitivity of this site a full LVIA should be a minimum requirement before the application can be considered. Not making a request for an LVIA would be a failure of the duties of the Planning Officer and Council members and would be open to legal challenge. The LVIA should meet the accepted guidelines and best practice for LVIA's (Guidelines for Landscape and Visual Impact Assessment 3rd edition) and should be submitted to the Planning Officer and Council members before any meeting so they can properly and diligently consider the application. The photo montage provided with the application does not substitute for a full LVIA.

Secondly the height of the building and the site level have been amended to take account of the flood risk assessment. The application claims the roofline will now be 250mm lower than the original proposal. However, having used the scale on the architect drawings it is clear the roofline will actually be higher than originally proposed (amended height of 6.79m above the original site level as compared to 6.66m on the original drawings) The application should be corrected or the drawings amended to reflect this. This increase in the roofline will make the properties even more obtrusive and underline the need for a full LVIA.

Thirdly, the planning office has requested an updated viability assessment given the increase in build costs. In the viability assessment submitted it is assumed that each house could be sold to a local inhabitant for £440,000. However, this seems unrealistic given the recent rise in mortgage rates: Assuming a LTV of 90% and 25 year mortgage would require monthly mortgage payments of £2500 (£30,000 p.a.) - well beyond the reach of most local inhabitants and certainly unaffordable to those most in need of more local housing provision. The Council should be prioritising affordable housing rather than approving new build properties on a site that lies within the Archaeological Constraint Area: Buzza Hill, is in close proximity to a scheduled monument and contains the remains of a rare early type of Scillonian buildings (see heritage statement - conclusions).

Given the major shortfalls in the documentation provided with the application, the development should not be considered by the planning committee at this stage. We would like to be kept in touch with the planning process as we believe this application

is incorrectly filed and in contravention of the Local Plan, in particular Policies OE1 and OE7
(see our previous objection letter)

Yours sincerely

Richard Smith
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Porthcressa
