



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

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**My Ref:** P/21/041/FUL

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5 September 2022

Dear Barry,

**Location:** Land At Porthcressa, Buzza Road

**Proposal:** Construction of two new dwellings

**Applicant:** Mr Mark Roberts

Further to the consideration on the above proposal. As you are aware this will be presented to Members for consideration at Full Council on the 15<sup>th</sup> September 2022. In order to have assurances on the nature of the proposal are you able to provide the planning authority with the preliminary assessment as to the viability of the development of this site for local need housing? Clearly any development is difficult to deliver, given the logistical constraints of this site and island development generally in addition to the higher build costs of development, and as such I would like assurances, as previously requested that the development, as proposed, is viable. My report has concluded that the site is particularly sensitive and prominent and is, on balance, recommended for approval on the basis that local housing need is the determining factor, in light of the weight needed to tip the balance in favour of granting permission.

There is a clear need to deliver local need housing, as evidenced by the declaration of a 'housing crisis' and the planning authority is supportive of local need housing where this is sustainably located and all material issues have been addressed and harm minimised. The applicant's consideration of the viability, in terms of the development working on the basis that the houses are affordable in perpetuity would provide assurances on the development, should the recommendation be supported.

Yours Sincerely,

Lisa Walton  
**Chief Planning Officer**