

Project Staff Accommodation: Lower Town, St Martins



Illustrative; typical design proposal

Project Summary

- ❖ The proposal is to locate a 1 X 9 meters shepherd’s hut, for C3 seasonal staff accommodation, in the lower field of the Apple Tree Cottage Land Holding in Lower Town, St. Martins.
- ❖ The project follows the successful application for 2 shepherd’s hut holiday lets under a previous application P21075COU. It recognises the planning requirements for new Staff Accommodation defined in the Local Plan 2021, LC1 and LC4. In turn the new policies within the plan also define requirements that accord with, the AONB, SSSI, Archaeological and other wildlife and ecological statutory and local considerations.
- ❖ The Local Plan in addressing the issue of Staff Accommodation identifies:
 - The need to support an ageing population that require the income from the lets to support their retirement
 - The need for scaled and localised staffing accommodation on a seasonal use basis
 - The constraints of available building plots to accommodate potential demand
- ❖ It is intended that the hut shall be an ‘off grid’ hut with minimum impact on the local environment and an aspiration to be ‘net zero’ in terms of carbon footprint. This will be supported using regenerative power sources, water harvesting, recycling and an acknowledgement of the impact of freight movement by use of a solar charged, electric quad for island transportation.

Site Location: Lower Town St Martins. Grid Reference SV 91522 16069 Elevation 6mts above sea level



Project Application and Plan for 1 Shepherd Hut Staff Accommodation: Lower Town, St Martin’s

Comprising:

Planning Statement

1. Shepherd Hut Design Concepts Shown as Annexe 1 Attached

- a. Shepherd Hut Planned Construction Specifications
- b. Exterior
- c. Interior
- d. Technical Specifications

2. Site Location & Access Statement

- a. Site Location
- b. Visual Impact
 - i. Existing viewpoints
 - ii. Enhanced environmental improvements
- c. Access
- d. Known & Related Archaeological Sites

3. Other Matters of Immediate Consideration

- a. Local Designations that Pertain
- b. Local Policies
- c. Other Related Issues

4. Associated Plans (Submitted as separate documents also)

- a. Elevations
- b. Floor and Roof
- c. Build Location

Planning Statement



- ❖ The proposal is for the construction of 1 Shepherd's Hut to provide seasonal Staff Accommodation within the landholding of Apple Tree Cottage, Lower Town, St Martin's, Isles of Scilly. The proposed unit is located on the previously permitted development to provide accommodation for 2 adults, whose primary function being to develop the ecological environment of the site and the cleaning and maintenance of the Shepherds' huts for visitors.
- ❖ The application is designed to increase the availability of suitable accommodation to enable the seasonal employment of 2 workers to support the St Martins Island Letting Enterprises business. There are 5 properties for which cleaning and maintenance services are required. The employment of 2 workers would provide 10 man days with a possible 2 additional days via overtime. There may therefore be spare capacity for the staff to provide services to other businesses close by. Having discussed this with other island businesses there is eager support for such a scenario. A particular advantage of this would be the available man days would not require any further accommodation to be found. There are numerous people already living on the islands in poor quality accommodation seeking both work and accommodation. We hope that this Staff Accommodation may provide an opportunity for locals in that situation.
- ❖ The proprietors of the business are passed and approaching retirement age. This application is submitted with reference to the new Isles of Scilly, Local Plan and is discussed in detail further below.
- ❖ The hut measures 9.0m x 2.8m and is 3.4m high at the arc of the roof. Given the proposed location, the closest buildings are the adjacent holiday let shepherds' huts and the timber storage barns situated further north of the site along the access lane. The proposal for external larch cladding will match those existing buildings and will blend, in terms of colour and texture, to the immediate surroundings.
- ❖ It is important to point out that the barns to the north are predominantly for storage. There has been a somewhat pejorative term of an 'industrial site' recently applied to these barns. The concept of an 'industrial site' has been mentioned as a possible planning constraint. The tenants using those barns closest would refute the suggestion that it is an industrial site or zone. No one is operating a business from any barn, nor is their regular daily use for any protracted period of time, nor any nuisance from noise, nor any noxious or other unpleasant odours. The applicant has observed that planning permission was granted, under delegation, for application P-21-023 which locates 2 pods immediately adjacent to a barn and potting shed and in the vicinity of other large buildings on a working farm and waste recycling centre. The proposed site for this application is secluded and peaceful. Indeed, the huts in total on the site are located further from the closest barn than is the case for 4 immediate and established domestic dwellings prior to the first storage barn being built. The staff accommodation shepherd's hut will not be visible from any aspect and is separated visually by hedging.
- ❖ In consideration of the density of building for this site we have considered the density of units on the Tresco workers' **caravan park**: P/21/085/COU
 - 'Outline Fire Strategy, Context (license issues); ***'Government guidance indicates that a license is not required for a caravan site used for this purpose.'***
 - Natural England Response: 'Planning Consultation for ***the provision of 7 no. static caravans.***'

- Additionally, we would point to the clustering of the storage barns to the north of the proposed site which, is far denser than currently proposed in this application
- ❖ The unit would have an internal floorspace of 22 m². The roof surface is made from curved, dark grey corrugated metal sheeting. The shepherd hut is pre-engineered and transported as a kit to enable ready erection on site with a minimum of waste and need for extraneous materials. The hut has a pre-treated wooden frame, mounted on a primed and painted steel chassis with steel wheels, to reduce on site requirement for the use of chemicals and paints during the construction process. This reduces both the environmental impact and excess waste materials. Required ground works would be for 8 concrete squares to provide support the hut's 8 wheels. Access to the site is via an existing tractor track and requires no additional ground works or preparation.
- ❖ Internal facilities and space are designed to provide a comfortable living environment. The hut would have 1 double bedroom, shower room and composting toilet cubicle. In addition, a modern kitchen workspace with small utility room for the location of services, header tank and domestic storage for utilities and tools. It is intended to have either a solar powered underfloor heating system or a small solar powered air pump. In the first instance, appliances will be multi fuel source to allow for breakdowns in what is a robust, but emergent technology.
- ❖ Water will be harvested, both as rain and grey water. Rainwater will be triple filtered and UV treated for pumping to a header tank and then finally filtered through a 'Big Berkey'® gravity system equipped with Black Berkey® Purification Elements that remove greater than 99.999% of viruses and greater than 99.9999% of pathogenic bacteria. It also removes protozoa, trihalomethanes, inorganic minerals, heavy metals, pharmaceuticals, pesticides, VOCs, petroleum products, per fluorinated chemicals, rust, silt, sediment and even radiologicals. An existing potable water source, available on site will be used to support shortfalls or any occasion when water tests indicate a drop in water quality.
- ❖ Grey water will be recycled via a tank and filtration system for use in the small solar powered washing machine.
- ❖ The use of a composting toilet minimises the use of water and the need for 'black water' waste management on site, whilst providing high quality compost for trees and vegetation at the end of a 1 year cycle.
- ❖ Provision of a soakaway for grey water (shower, washing machine and sink) and rainwater would only be used in instances of prolonged or extraordinary storm rainfall where the capacity of on-site storage may be overwhelmed. There are no boreholes within the curtilage of the proposed site or within 100 meters.
- ❖ The proposed siting of the shepherd's hut provides good screening from footpaths and tracks, the roads and existing dwellings/businesses. The entrance and access to the proposed hut is along a wide and level track. It is intended to enhance the screening by the planting of local elm and pittosporum hedges (walls) at the eastern entrance to the site and to the north stone wall (hedge) to provide improved shade and screening as the site matures.
- ❖ The proposed location for the unit is currently a sand blown, disused flower field approximately 0.3 of an acre in size. The introduction of some small, raised vegetable beds and a small hydroponic garden will be further enhanced with the planting of flower beds, a small water feature for wildlife, local trees and some fruit trees., that will serve as a nature wall between the staff accommodation and other huts affording some privacy to each set of visitors.
- ❖ It is intended to place bat boxes in the small, wooded area to the west of the site to encourage a colony of breeding bats.

- ❖ External to the shepherd’s hut will be a small decking area for sitting and eating al fresco whilst enjoying the garden area. The decking serves as a manageable fire escape route through the bedroom window in the event of emergency

2: Staff Accommodation: Site & Access

a. Site Location

Illustration of Location	Location of Viewing Points
 An aerial photograph of a coastal area. On the left is a sandy beach and the sea. To the right of the beach is a cluster of buildings. A yellow box labeled 'Hotel' is at the top left of the building cluster. A yellow box labeled 'Apple Tree Cottage' is at the top right. A yellow box labeled 'Barns' is in the center. A green box labeled 'Site' is at the bottom center, near a road and some fields.	 An aerial photograph of the same area as the first image. A red dot marks the 'Site' location. Four blue arrows point towards this red dot from different directions. The arrows are labeled with red letters: 'A' at the top right, 'B' at the top right (further right), 'C' at the bottom right, and 'D' at the bottom left.

Showing the site location relative to Apple Tree Cottage and its relationship to the Barns located along the access track	Images below show the lack of visibility to the site apart from the access opening that will be planted to pittosporum and elm for shielding.
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2: Staff Accommodation: Site & Access



b. Visual Impact: i Site Location Views



View A from outside Faye Page Jewellery shop on the main road overlooking the golf course towards the tree boundary of the proposed site. The trees are mature and to a height of some 7 to 10 meters shielding the site and huts from view.



View B the access to the proposed site is an open view. On all other aspects the site is screened by mature pittosporum and elm trees. It is intended to plant elm and pittosporum along this aspect to provide a mature screen to the site over a number of years.

	<p>View D is from the southwest at the top of the beach access slip. A mature hedge of tall pittosporum and a mixed wooded area to the west of the proposed site completely shield the location from view.</p>		<p>View C is from the southeast at the start of the sandy lane from which side the proposed site is completely shielded by mature pittosporum and separated by an additional field, scrub and self-seeded grass and bulbs</p>
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2: Staff Accommodation: Site & Access

b. Visual Impact: i Site Location Views

Prospective view (impression) with hut in situ:



2: Staff Accommodation: Site & Access

b. Visual Impact: i i Environmental Improvements



It is intended to improve the general environment of the proposed site with the objective of widening the diversity of fauna at this location. Until the mid-1980s, Lower Town had a considerable bat population which declined rapidly as derelict buildings were brought back into use and the introduction of more modern agricultural practices that reduced the insect population. It is intended to provide bat boxes in the small, wooded area to the west of the proposed site, with the addition of a freshwater pond to encourage amphibians and attract more insects.



2: Staff Accommodation: Site & Access

c. Site Access

Access to the site is along a wide existing lane that has served the barns for the past 30 years and is wide enough for tractor and, importantly, the fire service appliances. The site itself has a 20 metre opening that presents no restriction to any form of vehicular traffic. It is the only ‘open’ aspect to the site and would be subject to Elm and Pittosporum planting to provide appropriate screening of the huts.

Access along the north/south barn lane	Access to the site
<div></div> <p>The red line is the direction and location of the access lane enabling fire appliance and tractor access to the site. The lane is firm and compact from the road to the site and readily accommodates tractor and other vehicular traffic from time to time. Beyond the proposed site the lane becomes sand blown.</p>	<div></div> <p>The site is some 30 metres wide and open along this length with a redundant gate. Frontage to the lane is currently used as a temporary boat store. The site is level and firm providing good traction to vehicles and a firm underfoot for pedestrians. The site is above the 5-metre critical flood level and has never been subject to flood in living memory.</p>

2: Staff Accommodation: Site & Access

d. Known & Related Archaeological Sites

General policy and guidance for the conservation of the historic environment are contained within the National Planning Policy Framework (NPPF: Department for Communities and Local Government 2018).

Paragraph 189 States:

“In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary.”

In submitting this proposal, we are fortunate in that a recent 2018 survey, conducted for a proposal by the Karma hotel, included a detailed list of the known historic sites in the region of Lower Town. Additionally, the Isles of Scilly Local Plan has produced Island Policy Maps that also indicate the designations of various areas of the island including those areas deemed to be of historical importance. Both recent sources show that the proposed site has no such designation associated and no known finds in the immediate vicinity. It does not overlook, nor obtrude, into any of the areas so designated and therefore should not detract from, or cause damage to the historic environs. It is not planned to excavate the site beyond the setting of the concrete slabs to support the hut wheels as described above.

Those historic sites closest to the proposed site includes an area of area of Archaeological Constraint detailed below and shown on the relevant map.

2: Staff Accommodation: Site & Access

d. Known & Related Archaeological Sites

Located to the west of the proposed site are:

1. THE PORTH - Post Medieval boat house. Old photographs show boathouses (gig sheds) at The Porth; there are now no remains. Post Medieval
2. THE PORTH - Post Medieval quay A ruined quay, revealed after sand shifted during the severe storms of January 1990. Post Medieval
3. LOWER TOWN - Post Medieval kelp pit. A group of four kelp pits eroding out of the dune face southwest of Lower Town. Post Medieval

Located to the north and east of the proposed site are:

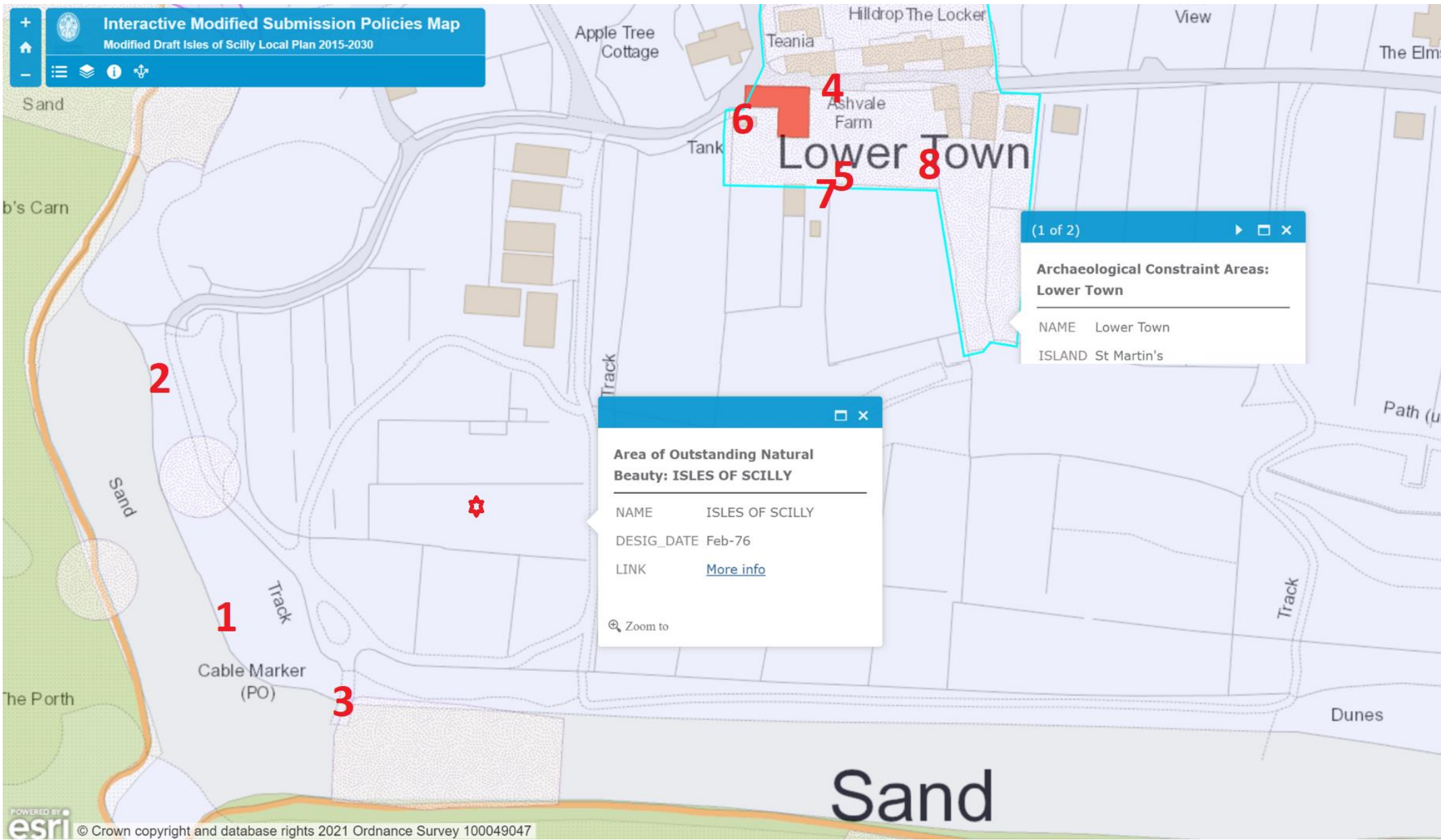
4. ST MARTINS - C19 farmhouse. A mid-C19 farmhouse incorporating older elements. Post Medieval
5. LOWER TOWN - Early Medieval settlement. The site of a C10-C16 settlement indicated by the discovery of a midden, a grave and pottery on the south side of Lower Town. Early Medieval
6. LOWER TOWN - Prehistoric findspot. A flint scraper found in the roots of an up-turned tree after a winter gale in 1979. Prehistoric
7. LOWER TOWN - Neolithic lithic scatter, Bronze Age lithic scatter. A concentration of flints recovered from fields at Lower Town during SWEB trenching. Prehistoric
8. LOWER TOWN - Post Medieval well. A stone-lined well, visible on the surface as a square setting of granite slabs with granite lintels. Post Medieval

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2: Staff Accommodation: Site & Access

d. Known & Related Archaeological Sites

Local Plan Policy Map showing current designation of the proposed site and the sites of historic interest as detailed above. ★ Indicates the proposed site.



3: Staff Accommodation: Other Matters of Consideration

a. Local Policies that Pertain

The statements that follow relate to the current Isles of Scilly Local Plan (2021) and related Policy Maps, Government Agencies, other NGO’s and interested bodies.

 <p>The Isles of Scilly Policy Map for St Martin's was consulted to determine the various designations that are identified, or associated, with the proposed site for this planning application</p>	 <p>The Environment Agency (EA) Flood Map for assessment of planning applications was also referenced in addition to the Policy Map. This shows the proposed site to be Flood Area 1, low risk. In addition, as a site under 1 Hectare, it is deemed that no further assessment is required for a planning application. The assessment, and applicant statement, is shown as appendix 2 to this application.</p>
<p>The Local Plan identifies a number of regulations, policies and agencies that have a bearing on planning applications. These are then clarified as a series of aims and objectives by the Council for the community at large. Those which have a bearing on this application are:</p> <ul style="list-style-type: none">• National Planning Policy Framework (NPPF)• Area of Outstanding Natural Beauty (AONB)• Archaeological Constraint Area (ACA)• Heritage at Risk (HAR)• Historic Environment Records (HER)• Sites of Special Scientific Interest (SSSI)• Special Areas of Conservation (SAC)• Special Protection Area (SPA)• Wildlife and Protected Species; Biodiversity Action Plan (BAP)	<p>The Local Plan is a forward-looking document that addresses the current needs of the community and those in the immediate future. The Local Plan is not restricted to the immediate environment of Scilly, in as much as it pays particular attention to the risks to the global environment posed by the challenges of global warming, pollution and carbon footprints. The global aspiration to reduce carbon and the UK’s target to be carbon neutral during the next 3 decades can only happen if all communities take steps to address these issues. The aims and objectives of the Local Plan give guidance as to how that may be achieved and what is expected of planning applications in meeting those aspirations. The following section shows how we intend our project to support these aims and objectives.</p>

3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>LOCAL PLAN STATEMENTS</p> <ul style="list-style-type: none">• ‘Along with the loss of the younger generation (who leave due to educational needs or employment opportunities; and, due to the higher house prices and fewer career opportunities, are less likely to return)’• The working-age population, which refers to those between the ages of 16 and 64, is set to decline from the current 65% of the population to 54% by 2030. This decline may have implications for the availability of people to fulfil key roles within the community and economy.• The viability of the islands’ economy has long been an important issue. As far back as the 1965 Jellicoe Report, it has been recommended that future developments seek to maintain a viable economy.• The economy of the Isles of Scilly is vulnerable, as it is unusually self-contained, dominated by a few business sectors such as tourism, and with a high proportion of very small businesses.• Additionally, there is a need to capitalise on and strengthen the quality and value of tourism, given that it will continue to dominate the islands’ economy over the plan period;• Creating a successful economy will require businesses to develop new opportunities, become more productive, and continually adapt to new challenges. <p>The Vision</p> <ul style="list-style-type: none">• In 2030: Innovative systems and technologies have taken advantage of the islands’ location and environment, and provided the catalyst for achieving exemplary and innovative sustainable development,	<p>This proposal aligns with these statements by:</p> <ul style="list-style-type: none">• Tourism, according to the latest Duchy of Cornwall fiscal returns accounts for 87% of the islands’ economy. Visitor numbers are lower than in previous years, even after the ‘Staycation Bonanza’ recently experienced. The island population is comparative with the late 19C.• Whilst tourism is a big economic driver, expansion of, and diversification of, the tourist experience and offer, is hindered by a lack of support staff to facilitate current demand, let alone diversification. There is a pressing need for local affordable housing, often impacted when housing stock is converted for tourist accommodation, thus exacerbating the problem. Greater supply of holiday lets, greater demand for service staff, greater reduction in accommodation facilities for the service staff.

<ul style="list-style-type: none">• In 2030: The islands’ communities have access to a range of homes that are more affordable, adaptable and accessible to everyone,• In 2030: Tourism is thriving through the year, with good quality and value accommodation, and services in harmony with the outstanding environment.• In 2030: The islands’ infrastructure is a beacon of sustainability for the UK and beyond; it provides an affordable, innovative and low carbon model for managing energy, water and waste, with considerable benefits to the environment and residents’ quality of life. <p>The Spatial Strategy</p> <p>2. Support new development that reinforces the sustainability and viability of the Isles of Scilly and meets the economic and social needs of its communities</p> <p>7. Support new tourism development and facilities of an appropriate design and scale, where they respond to changing markets and enhance the quality and diversity of the local tourism product and offer.</p> <p>POLICY LC1 Isles of Scilly Housing Strategy to 2030</p> <p>b) appropriate staff accommodation to support the continuity and viability of businesses and organisations, in accordance with Policy LC4</p> <p>‘Staff Accommodation</p> <ul style="list-style-type: none">• As a small island-based community, there is a need for Scilly to retain a balanced workforce. Clearly, 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. Such accommodation could comprise small-scale seasonal workers’ accommodation to meet the particular needs of agriculture, fishing or tourism,’	<ul style="list-style-type: none">○ This application identifies:• It supports a diversification into ecology vacations that support lower carbon footprints and promote environmentally progressive experiences• Identifies that the increase in supply to meet demand, also increases pressure on an insufficient accommodation stock to support service staff• Meets the vision statements requiring innovative systems and technologies; provides exemplary and innovative sustainable development; provides adaptable housing in harmony with the outstanding environment, which is: <i>‘affordable, innovative and low carbon model for managing energy, water and waste, with considerable benefits to the environment and residents’ quality of life.’</i>• <i>Supports new tourism development and facilities of an appropriate design and scale, where they respond to changing markets and enhance the quality and diversity of the local tourism product and offer</i>• The staff accommodation proposed specifically supports the continuity, and indeed growth and viability of the St. Martins Island Letting Enterprises business, facilitating growth and sustainability.• The accommodation is ‘small scale’ seasonal workers’ accommodation potentially supporting all three defined needs through a shared employment scheme, wherein man days available can support a variety of local businesses.
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- Due to the small scale of the islands, it will be possible for workers in most occupations to live anywhere on the island and be within reasonable distance of the business location. However, very occasionally the nature of a business may make it essential for someone to live on, or in close proximity to, the business premises. All staff accommodation should be commensurate with the needs of the business.
- Whilst the plan supports the need to deliver staff accommodation that meets the accommodation needs of multiple businesses in one development, in order to retain staff accommodation for its intended use, a restrictive condition will be included on any planning approval under Policy LC4, limiting its occupation to persons who are Information Classification: PUBLIC employed to work on the islands. This would not prevent the accommodation from being used as staff accommodation for multiple businesses

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

b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; 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;

- The proposed staff accommodation is directly connected to the business sponsor and applicant and within 200 metres of other island businesses interested in employing workers for fewer days and without the need to find accommodation for them.
- A restrictive clause for seasonal occupation is accepted as correct and necessary and will enable more than the applicant’s business to benefit from the granting of permission for this small scale staff accommodation.
- The scale and size of the accommodation proposed it entirely suitable for 2 people’s seasonal occupancy and in harmony with both the adjacent shepherd’s huts and the local environment. The hut will be located within a 2 minute walk of all the holiday lets requiring servicing and maintenance and also all other businesses that have expressed an interest in daily employment opportunities.

3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY SS1 Principles of Sustainable Development</p> <p>(1) Development proposals will be permitted where they make a positive contribution to the social, economic and environmental needs of the Isles of Scilly in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy the islands outstanding environment, by:</p> <ul style="list-style-type: none">• a) conserving and enhancing the outstanding natural, built and historic environment;• b) locating, designing and constructing development where it makes a positive contribution to reducing the islands’ carbon footprint and consumption of natural resources;• c) improving accessibility and creating a network of safe and well-connected routes by integrating measures that encourage and promote walking, cycling and electric vehicles as part of any new development wherever opportunities allow;• d) promoting the value of biodiversity, geodiversity and soils, including the potential contribution from natural capital and ecosystem services;• e) taking into account the long-term implications of climate change and rising temperatures for flood risk, coastal change, water supply, biodiversity and landscapes.• g) generating and sustaining economic activity	<p>This proposal aligns with the aims and objectives of SS1 by:</p> <ul style="list-style-type: none">• a) Not intruding on any historic site whilst being built and designed as a rustic building in materials that will blend both with the immediate environment and those buildings most closely sited, the timber barns to the north of the proposed site.• b) The hut is designed to be carbon neutral with water harvesting and solar power production. Water recycling will reduce the consumption per person well below the target of 110 litres per day.• c) The access road is used by tractors and petrol fuelled quads. The hut will be serviced by a 4 wheel drive electric quad and small trailer. The quad will be recharged using solar power and provide a test sample for other islanders interested in trying the new technology.• d) Biodiversity will be encouraged by the improvements to the site, increase in plants, flowers and the introduction of a small freshwater pond and the placement of Bat Boxes in the adjacent wooded area.• e) The proposal is for new technologies that demonstrate the substantial impact on the environment through regeneration of power, the reduction in water demands and the improved management of waste, including human waste.• g) The hut will support the existing business to develop and provide additional staff support days for other island businesses.

3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY SS2 Sustainable Quality Design and Place-Making</p> <p>a) Development will not be permitted if it is considered to be of poor or unsustainable design. New development must be of a high-quality design and contribute to the islands’ distinctiveness and social, economic and environmental elements of sustainability by:</p> <ul style="list-style-type: none">• a) respecting and reinforcing the character, identity and local distinctiveness of an area whilst not stifling innovation, and with the scale, density, layout, height, mass and materials responding positively to the existing townscape, landscape and seascape setting;• b) ensuring that development does not dominate or interrupt important public views, key landmark buildings or significant cultural and heritage features;• c) making efficient use of the land whilst respecting the character of the site and surrounding area and neighbouring land uses;• d) safeguarding the amenity of individuals and properties by creating a high-quality environment that addresses issues of privacy, overlooking, overshadowing, overbearing impacts and unreasonable noise and disturbance;• f) ensuring that buildings can easily be altered and adapted to meet changing social and economic conditions and are resilient to climate change, providing opportunities for achieving measurable net gains in biodiversity by ensuring that natural and semi-natural features are created and enhanced as integral elements of the design,• g) providing opportunities for achieving measurable net gains in biodiversity by ensuring that natural and semi-natural features are created and enhanced as integral elements of the design, through the provision of features such as bird and bat boxes, and by incorporating measures that support the removal of any threats to the islands’ biodiversity;	<p>This proposal aligns with the aims and objectives of SS2 by:</p> <ul style="list-style-type: none">• The hut will blend with those approved for holiday lets and will create a harmonious group of self sufficient units. Shielded as they are from public view they will, in time, become an ecological exemplar of low impact dwellings, providing additional income and employment on the islands.• a) The use of the proposed site will be innovative in its use of and management of harvested and renewable resources whilst blending into the existing building and landscape profiles.• b) The scale of the hut will not dominate the surrounding area, will be below the tree line and, where required, elm and pittosporum will be planted to enhance the screening• c) The land impact will be minimal with negligible shallow excavation for the concrete wheel support slabs. Other landscaping will entail planting of local flowers and erection of low stone dry walls for screening of utilities and water butts.• d) The hut will not overlook anyone’s premises or dwelling. There are no machines in use to generate power. The site is intended to be a tranquil location in harmony with nature and the surrounding environment.• f) The hut is compliant with all requirements of this objective. The wooden facia is easily changed and repaired with natural products. The environment around the huts will be managed so as to create an improved environment to encourage Bats and, local birds and other fauna to thrive in the grounds.• g) Biodiversity and the attraction of Bats and birds is a major feature of the design. As the average Bat consumes up to 3000 insect per day the addition of a small freshwater pond should increase the insect population on site.

<ul style="list-style-type: none">• k) minimising the consumption of resources by requiring sustainable construction and design by:<ul style="list-style-type: none">○ I. incorporating high standards of energy efficiency and maximising opportunities for the micro-generation of renewable, low-carbon and decentralised energy, and where appropriate plugged into the Smart Grid;17○ II. incorporating passive design measures for heating, cooling, ventilation and natural light, to reduce overall energy demand and improve energy efficiency;○ III. using natural resources more prudently, including the use of locally sourced, recycled or low-carbon materials in construction where they are available and represent a viable option;○ IV. reducing pressure on water resources and increasing re-use by incorporating effective water management measures, including Sustainable Urban Drainage Systems, green roofs and water-saving devices, and rain/grey water collecting and recycling facilities; and○ V. providing appropriate vermin-proof waste and recycling storage appropriate for the scale of development proposed, and provision for kerbside waste and recycling collections consistent with the islands’ waste management practices.• (2) Development proposals that involve the construction or conversion of buildings will need to be supported by a statement of Sustainable Design Measures (SDM) and a Site Waste Management Plan (SWMP)	<ul style="list-style-type: none">• K)<ul style="list-style-type: none">○ I) Renewable energy via solar power is the core power element of the hut design○ II) The hut will be powered, lit and heated using renewable energy○ III) In addition the hut will use double glazing to all apertures to reduce heat loss, whilst the walls and roof are fully insulated with a range of highly efficient materials including earth wool and sheep wool’○ IV) Water is harvested and recycled with support from a local borehole in times of drought, as necessary.○ V The black waste composting and food recycling receptacles will be the ‘hot composting’ variety that speeds the process of composting and significantly reduces the attraction to vermin. Both black and food waste will also take shredded cardboard and paper in the process, thus assisting in the waste management procedures on the site. The Hut will have 300 litre hot composting bins for both black and food waste that can, in due course, be recycled for tree and flower bed mulch.• 2 SDM. The shepherd’s hut has been specified as annexe 1 attached. The basic design being a timber carcass with Larch Lap and galvanised roof has a life expectancy of 40-50 years. The structure is readily maintained where damage may be sustained and water based, environmentally approved wood preservative can be applied from time to time as required. The design of the hut is concerned at every stage to comply to latest standards and targets for conservation and preservation of the environment, locally, nationally and globally.• SWMP A separate document is attached to this application that deals with 3 stages of the development.<ul style="list-style-type: none">○ Construction & waste○ Day to day habitation & waste○ Local recycling procedures and export of waste as required
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3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY SS8 Renewable Energy Developments</p> <p>(1) Except for proposals for onshore wind energy generation, development proposals for renewable energy that contribute towards creating sustainable island communities, including the implementation of projects that form the Smart Islands programme, and any other community programme or project that seeks to reduce greenhouse gas emissions and move towards a carbon neutral island environment, will be supported where they:</p> <ul style="list-style-type: none">• b) conserve the scenic beauty, landscape, seascape, cultural heritage or historic environment of the islands, including any cumulative and intervisibility impacts;• c) protect and enhance biodiversity and the maintenance of wildlife populations such as sea birds;• d) they provide environmental enhancement and community benefits wherever possible;• e) they would not have a significant adverse effect on the amenity of local residents in terms of noise, dust, odour, reflected light, traffic or visual intrusion;• g) they contribute directly to energy conservation. <p>b) Proposals should include details of associated developments, including ancillary buildings and transmissions lines, which should be located below ground where possible in order to reduce the visual impact. Where appropriate, planning permissions will be subject to conditions that require the implementation of a satisfactory restoration scheme following decommissioning of the equipment and apparatus.</p>	<p>This proposal aligns with the aims and objectives of SS8 by:</p> <ul style="list-style-type: none">• b) There will be no discernible negative impact on the environment and screening to the eastern aspect will completely remove the profile of the hut from view. The solar panels are low profile and would be screened behind a low 80cm stone wall• c) There will be no encroachment on trees and habitat for birds other than the placement of Bat boxes in the wooded area to the west of the proposed site.• d) There will be no adverse effects from this development• g) A key element of this proposal is energy conservation, regeneration and a drive towards 0% carbon footprint target achievement. <ul style="list-style-type: none">• 2) There are no proposals for ancillary buildings. The additional works associated with this proposal are:• A stone wall between the huts to the north side to screen the water butts and ancillary service features. This in turn will be screened by elm and pittosporum planting over a 3-5 year period• A small stone wall located in the field to the south of the proposed site located to screen the solar panels that power the batteries• A small scale trench, 15 cms deep, to convey the 12/24 vDC electrical supply to the huts and inverter, back filled with the spoil• Soakaway for surplus, overflow, filtered grey water that is recycled for hydroponic planters and vegetable beds.

3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY SS10 Managing Movement</p> <p>(1) Development that has the potential to generate vehicular movements and car parking will be permitted provided that:</p> <ul style="list-style-type: none">a) provision is made to support and promote the use of sustainable transport such as walking, cycling and electric vehicles, where appropriate;b) it does not have an adverse impact on the function, safety and character of the local highway network;c) an appropriate level of off-street cycle and car parking and electric vehicle charging is provided, taking into account the scale and type of development and the accessibility of the location to facilities and services.	<p>This proposal aligns with the aims and objectives of SS10 by:</p> <ul style="list-style-type: none">a) The hut will not have ready access to any form of transport other than foot, apart from the conveyance of the guest’s luggage from the quay. This will be by an electric, solar charged, quad bike with trailer.b) The use of electric vehicles may have a positive effect on the St Martins Road. Electric vehicles are smaller, less wide and environmentally friendlier through the absence of engine noise and polluting gases. There is growing interest on the island in these vehicles and it is hoped that having a working example to inspect and trial may encourage others to adopt this mode of transport, where appropriate, in the future.c) The vehicle will utilise the existing garage and solar charging facilities
Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY OE1 Protecting and Enhancing the Landscape and Seascape</p> <p>1) Development will only be permitted where it aligns with the statutory purpose of of Outstanding Natural Beauty (AONB), and therefore conserves and enhances the islands’ landscape, seascape and scenic beauty. Development must take into account and respect:</p> <ul style="list-style-type: none">a) the distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape;c) other qualities, such as important features and views, dark skies and tranquillity, having regard to the AONB Management Plan;	<p>This proposal aligns with the aims and objectives of OE1 by:</p> <ul style="list-style-type: none">a) The intention of the proposal is to position a rustic building within the landscape as sympathetically as possible ensuring it blends with the adjacent barn buildings.c) The Dark Skies feature will be respected fully by this proposal. A minimum of downward facing low level, 0.5w, motion activated, LED solar lights will mark the pathway to the hut steps within the plot only. On nights with a new moon and cloud cover it is very dark at this location. Each hut will be provided with a torch for visits to the Seven Stones and Hotel etc during such nights. Motion detector lights will be set at 15 second illumination.

3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY OE2 Biodiversity and Geodiversity</p> <p>(1) Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation, and should:</p> <ul style="list-style-type: none">• c) Contribute to the restoration and enhancement of existing habitats and the creation of wildlife habitats and linkages between sites to create and enhance local ecological networks;• e) Be required to contribute to the protection, management and enhancement of biodiversity and geodiversity	<p>This proposal aligns with the aims and objectives of OE2 by:</p> <ul style="list-style-type: none">• c) This proposal intends to encourage a bat colony to establish in a small, wooded area to the west of the site. To encourage biodiversity a small freshwater pond will be added to encourage the arrival of amphibians that are found in Middle Town but are less evident in Lower Town. Fresh water ponds also encourage other insects that then become attractive food sources for the bats and other birds.
Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY OE4 Protecting Scilly’s Dark Skies</p> <p>(1) Development proposals that include external lighting will only be permitted where it can be demonstrated that the lights are essential for safety, security or community reasons, and where details are provided of attempts to minimise light pollution.</p>	<p>This proposal aligns with the aims and objectives of OE4 by:</p> <p>As previously stated, the proposals will not harm the Dark Sky status of the islands and all lighting will be proportional and sympathetic to the environment, including low level, solar powered, motion activated LED pathway markers.</p>

3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY OE5 Managing Waste</p> <p>(1) Existing waste sites are identified on the Policies Map. Development proposals that could prejudice use of these sites for the essential processing of waste for the islands, will be refused.</p> <p>(2) All development proposals must demonstrate best practice in addressing waste management solutions, must align with the waste hierarchy, and a site waste management plan (SWMP) must be submitted to support planning applications.</p> <p>(3) Construction and demolition waste should be minimised and must be managed and re-used on-island where there will be no harmful impacts. Where re-use on island would result in an environmental risk to human health, biodiversity, the historic environment, the amenity of neighbouring properties or land uses, or the water environment, then appropriate off-island management or disposal will be required.</p> <p>(5) Waste facilities for re-use, recycling, composting and the generation of heat/energy, or the co-location of such uses, will be permitted where they improve the sustainable management of waste on the islands and accord with other relevant policies in the Local Plan.</p>	<p>This proposal aligns with the aims and objectives of OE5 by:</p> <ul style="list-style-type: none">• 1) This small development proposal with its own on site management for waste will not contribute a significant burden on the normal kerbside waste and recycling collections.• 2) The SWMP attached as a separate document will detail the approaches taken for recycling, food and black waste composting, including the use of a solar powered shredder for wood, cardboard and paper that may then be used as dry soak in the toilet and food composting bins. Whilst all single use containers and plastic containers will be minimised, glass objects will make use of the island recycling collection from time to time.• 3) Construction waste will be minimal as the shepherd’s huts are pre-engineered and delivered to the site in kit form There will be some pallets and timber off cuts that will be recycled and repurposed on the island. Any materials that may be detrimental to the island environment or waste process will be separately returned to the mainland for efficient disposal. This is covered in the separate SWMP attached to the application.• 4) As stated, the intention is to maximise recycling of waste on site whilst, at the same time, minimising the use of resources and negating, wherever possible, anything that may increase the carbon footprint. All end of life white goods will be shipped to the mainland for recycling independent of the existing island arrangements for such disposal.

3: Staff Accommodation: Other Matters of Consideration

b. Local Plan

Policy, Aims and Objectives	Planning Application: Statement of Alignment
<p>POLICY WC5 Visitor Economy and Tourism Developments</p> <p>(1) Proposals for new or upgraded tourism development will be permitted where they:</p> <ul style="list-style-type: none">• a) make a positive contribution to creating a sustainable, diverse and modern tourism economy; and• b) are located in sustainable and accessible locations; and• c) are appropriate to the site and its surroundings in terms of activity, scale and design; and• d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan; <p>(2) Proposals for tourism developments will be particularly encouraged subject to a) – e) above, and where it is demonstrated that they would:</p> <ul style="list-style-type: none">• a) extend the tourism season and increase productivity and wages in tourism;• b) support the promotion and interpretation of the islands’ heritage;	<p>This proposal aligns with the aims and objectives of WC5 by:</p> <p>(1)</p> <ul style="list-style-type: none">• a) The proposal, whilst enabling staff to support a long established island business, also supports diversification into a new visitor experience, one that embraces the growing awareness of the need for positive action to reduce the climate crisis facing the globe. Increasingly tourists are seeking experiences that are closer aligned to nature, including a resurgence of interest and demand for camping. The facilities previously approved will give visitors first-hand experience of new technologies and improved, traditional, human waste management resources and facilities. The experience is meant to be educative as well as enjoyable, whilst having minimum impact on the environment in which the huts are sited.• b) The proposed site location is both accessible and sustainable.• c) The hut is appropriate and sympathetic to the proposed location.• d) The proposed hut will have minimum, if any, impact on the immediate environment and current amenities. It is hoped it will have a positive impact and prove a model on which others may plan future developments. <p>(2)</p> <ul style="list-style-type: none">• a) The proposal for a shepherd’s huts staff accommodation, to support the provision of secure and comfortable accommodation that extends into the periods of less clement weather when there are many potential visitors who enjoy outdoor experiences such as campers, but for whom exposed sites are too uncomfortable. By their nature as guest accommodation with a unique ‘off grid’ experience it is hoped to attract visitors in late winter/Early Spring and into the late autumn.• b) Visitors that have been coming from the 1960 mid 1980s often remark on their experiences of collecting water from the Middle Town hand pump, the use of chemical toilets and the 18 hour ‘thump’ of the many diesel generators. This proposal brings that ‘off grid’ experience into the modern age, returning to a more simplistic, yet more comfortable time without noise, chemical and carbon emissions. It is in many ways a, ‘Back to the Future’ experience in keeping with old Scilly.

3: Shepherd Hut: Other Matters of Consideration

Local Plan Other Related Issues

Wildlife Survey and Report	<p>The proposed site of the units is former flower field disused for decades. The soil is mainly compressed sand and remnant topsoil with a mixed sward of grass, bramble and random bulb remnant clusters and seasonal meadow species. Apart from the installation of a small freshwater pond it is intended to keep the environment natural and seasonal with just brambles kept under control and away from the paths and access areas. What have now become ‘local’ flowers, agapanthus, crocosmia, belladonna and day lilies, for example, will be encouraged to prosper on site encouraging insect populations. A number of small fruit trees will be planted to add diversity and interest to the site, there is a small orchard on the adjacent golf course that hosts apple, damson and plum trees that have prospered in the sandy soil. The hedges may support nesting birds during the breeding season and will be left undisturbed. The erection of the huts takes about 5 days per hut and it is hoped this will occur outside the breeding season. The hedges, and small, wooded area containing pine, pittosporum and Escallonia are further than 10 metres from the huts and should not suffer any root damage from the minimal excavation planned for the wheelbases.</p> <p>No further protected species have been identified at the site but any disturbance to the site will be managed carefully to create a minimum of disturbance.</p>
Infrastructure Impact Assessment	<p>Apart from initially part-filling the water butts to prevent wind movement there is no intended demand on existing infrastructure. However, should any water issues arise in the future through drought, for example, that critically reduced the water harvest volumes then temporary pumping of water would occur to maintain the visitors’ stay.</p>
Fire Safety	<p>The site has been visited by the local Fire Service who have confirmed the access to the site and storage of water harvest is adequate for their needs. The huts have a natural fire break distance between them and there will be an emergency high pressure pump and hose available on site to provide immediate water dowsing capability including for any potential grass or tree fires that may arise unexpectedly. Each hut will have a multi sensor (smoke, heat, carbon monoxide) detector affixed to the living area ceiling with appropriate fire extinguishers and fire blanket positioned within the kitchen area.</p> <p>Additionally, it is intended to have a 3 X 5-meter deck veranda running under the bedroom window and past the door. This will provide:</p> <ol style="list-style-type: none">1. A safe landing and access to the hut doors, that open outwards, to provide secure standing particularly for those with access requirements.2. A safe landing area under the bedroom window that would provide an emergency exit should a fire arise that blocks the doorway
Tree Survey	<p>The huts are located at least 10 meters from trees and hedges. The disturbance to the substrate for the wheel foundations and solar cable trench is minimal and should not encroach on tree roots.</p> <p>The trees bordering the proposed site are pittosporum, elm, pine and Escallonia and will provide shelter and screening to the site. There will be zero impact on the trees.</p> <p>In addition, Pittosporum, Elm and Escallonia will be planted to provide an offset screened access to the site from the eastern approach. It is envisaged that will take 3-5 years to establish.</p>

3: Shepherd Hut: Other Matters of Consideration

Local Plan Other Related Issues: SWMP

Site Waste Management Plan (SWMP)

This small development proposal with its own on site management for waste will not contribute a significant burden on the normal kerbside waste and recycling collections.

This SWMP document will detail the approaches taken for recycling, food and black waste composting, including the use of a solar powered shredder for wood, cardboard and paper that may then be used as dry soak in the toilet and food composting bins. Whilst all single use containers and plastic containers will be minimised, glass objects will make use of the island recycling collection from time to time.

As stated, the intention is to maximise recycling of waste on site whilst, at the same time, minimising the use of resources and negating, wherever possible, anything that may increase the carbon footprint. All end of life white goods will be shipped to the mainland for recycling independent of the existing island arrangements for such disposal.

1 Construction and Waste

Construction waste will be minimal as the shepherd’s hut is pre-engineered and delivered to the site in kit form. There will be some pallets and timber off cuts that will be recycled and repurposed on the island. Any materials that may be detrimental to the island environment or waste process will be separately returned to the mainland for efficient disposal. Items for return will likely include polystyrene packing and plastic materials that invariably come as protective wrapping and packing surrounding white goods and related items.

There are no chemicals deployed in the building or running of the huts. The external finishes will be ‘ProTec Eco Shield’ that are safe for animal and environmental uses and endorsed by the Royal Society for the Protection of Birds (RSPB) as safe to use.

During the building phase a 4HP electric timber shredder will be deployed for reducing timber offcuts to composting materials and will be retained on site for on-going use, particularly in shredding cardboard for use as a drying agent in the compostable toilet and the black waste and food waste composting bins.

During the construction phase there will be a small amount of shallow excavation for the wheel foundation bases and trench for the DC Solar cable. The soil/sand will be backfilled and any useful topsoil retained for use in the vegetable/flower raised beds

2 Day to Day Habitation and Waste

The Council's Local Plan is clear in its ambition to encourage actions that deal directly with the 'Climate Crisis.' Only direct and meaningful actions will contribute towards the ambitious targets set for 2020-2050. Therefore, the ambition to reduce carbon emissions, water use and waste as part of this 'off grid' project is important. In addition, the use of regenerative solar power and rainwater harvesting are key parts of the waste management plan.

By harvesting water and recycling it through two 'Grey Water' stages before deployment to the hydroponic garden and raised flower beds the amount of water not entering the conventional septic tank system will be significantly reduced. The use of a waterless composting toilet will also reduce the waste passing through the huts as the 'dry' human waste will be repurposed via composting for plant and tree food via an annual mulch.

Low voltage long life LED lights will provide the illumination to the huts significantly reducing the wastage associated with other forms of light bulbs.

Food waste will be composted on site in 'hot' compost bins. Dry soak material will be provided by use of the electric wood shredder that will shred small branches and all the site cardboard that arrives as packing boxes and food containers.

Glass and recyclable plastic food containers are the materials that will most likely add to the kerbside collection by the island service, but the quantity is not expected to be significant from the two huts and will add to the current volume of glass leaving the island for processing and recycling.

To further assist in the reduction of cardboard and unnecessary additional packaging, visitors' food orders from the local store will be collected on a weekly basis using the electric quad bike and trailer to keep to a minimum the flow of potential waste to the site.

Human (Black) waste will be collected via a composting toilet solution. This enables the collection and separation of solid and fluid waste and its non-chemical treatment on site. The waste will be deposited in a waterless toilet receptacle that separates fluids from solids. Waste will be treated in a 'hot' composting bin using shredded cardboard as the dry soak agent. After a period of 6-9 months the waste is reduced to a composting mulch for use on the flowerbeds and around tree bases in the wooded area. In the event of technical failure there is an unused septic tank on the Apple Tree Land that has more than adequate capacity for the period of any exigency arising.

3 Local Recycling Procedures and Export of Waste as Required

The site will be run as far as possible on low consumption, low waste principles. As stated in 2 above there will be some requirement for recycling collections locally of glass and plastic from time to time. However, whenever there is a large, or abnormal, amount of waste for whatever reason, that it would be unreasonable to expect the local service to collect we will make separate arrangements to remove the waste from the island to the mainland for processing there.

The aim of the waste management strategy is to reduce waste to the minimum acceptable levels and to demonstrate that small changes in lifestyle and waste management attitudes can have a significant impact on climate change and reducing carbon footprints. The use of regenerative power sources, water harvesting and the existence of a plan for waste management are a small step towards achieving the councils' aims and objectives contained in the Local Plan and also a demonstrable commitment towards making a difference.