



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/22/079/COU **Date Application Registered:** 17th November 2022

Applicant: Miss Amanda Pender
Newpark,
Bryher
Isles Of Scilly
TR23 0PR

Site address: Land To North Of Dawn View Norrad Bryher Isles Of Scilly
Proposal: Change of use of land to site a mobile, semi-permanent staff accommodation pod measuring 3.3m x 6m x 2.9m.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above use to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- Plan 1 Location Plan
- Plan 2 Site Plan
- Plan 3 Proposed Elevations and Plans
- Plan 4 Proposed Drainage Plan
- Plan 5 Design and Access Statement (Sustainable Design, Biodiversity and Site Waste Management)

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 - 2030).

C3 The use of land for the siting of one residential pod, hereby permitted, shall be used only for the provision of seasonal (March - October) staff accommodation in connection with Island Fish and/or other businesses on the island of Bryher only, on a seasonal basis. For the avoidance of doubt the accommodation shall not be

occupied as a second or holiday home. The owner of the accommodation shall maintain a record of the occupants of the accommodation, together with their work location and activity, and shall make the records available to the Local Planning Authority on request to demonstrate compliance with this condition.

Reason: To ensure the accommodation is retained for staff accommodation use in accordance with Policy LC4(2) of the Isles of Scilly Local Plan (2015-2030).

- C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of external illumination shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Bryher Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan 2015-2030.

- C5 The landscaping measures and biodiversity and habitat enhancements, set out in the Design and Access Statement, referenced as Plan 5, shall be implemented within the first planting season following the installation of the pod. If within a period of 5 years, following completion of the development, the planting dies, it shall be replaced by new plants to ensure the same level of biodiversity and habitat is retained as part of the use of this site. The landscaping shall be maintained by the site owner thereafter.**

Reason: To ensure the site assimilates into the landscape to safeguard the appearance and character of this part of the Islands and to promote measures to improve an awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies OE1, SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

PRE-FIRST USE CONDITION: Site Restoration Plan

- C6 Before the first use of the Pod, hereby approved, a scheme of work to restore the site to its former condition, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be restored in accordance with these details to its former condition on or before 24/01/2049 or in the case of its redundancy, whichever is the sooner, unless the Local Planning Authority gives any written consent to any variation.**

Reason: The proposal is for a change of use of land for the siting of a mobile pod and not a long-term permanent structure.

- C7 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. **Fire Safety:** Access and Facilities for the Fire Service as detailed in B5 AD B Volume 2 will be required. You will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
3. **Non-Material Amendments:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £234

would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.

4. **Discharge of Conditions:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £116 for each request to discharge condition(s) and is payable for each individual request made to the Local Planning Authority.
5. **Registering for appropriate Business Rates/Council Tax:** To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk.
6. **Building Control:** This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations, where required to do so, and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.

Signed: 

Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 27th January 2023



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Miss Amanda Pender

Please sign and complete this certificate.

This is to certify that decision notice: P/22/079/COU and the accompanying conditions have been read and understood by the applicant: Miss Amanda Pender.

1. **I/we intend to commence the development as approved:** Change of use of land to site a mobile, semi-permanent staff accommodation pod measuring 3.3m x 6m x 2.9m. at: Land To North Of Dawn View Norrad Bryher Isles Of Scilly **on:**.....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: _____ **Contact Telephone Number:** _____
And/Or Email: _____

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) as part of the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

- C5** The landscaping measures and biodiversity and habitat enhancements, set out in the Design and Access Statement, referenced as Plan 5, shall be implemented within the first planting season following the installation of the pod. If within a period of 5 years, following completion of the development, the planting dies, it shall be replaced by new plants to ensure the same level of biodiversity and habitat is retained as part of the use of this site. The landscaping shall be maintained by the site owner thereafter.
- C6** Before the first use of the Pod, hereby approved, a scheme of work to restore the site to its former condition, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be restored in accordance with these details to its former condition on or before 24/01/2049 or in the case of its redundancy, whichever is the sooner, unless the Local Planning Authority gives any written consent to any variation.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎ 01720 424455

✉ planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

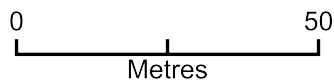
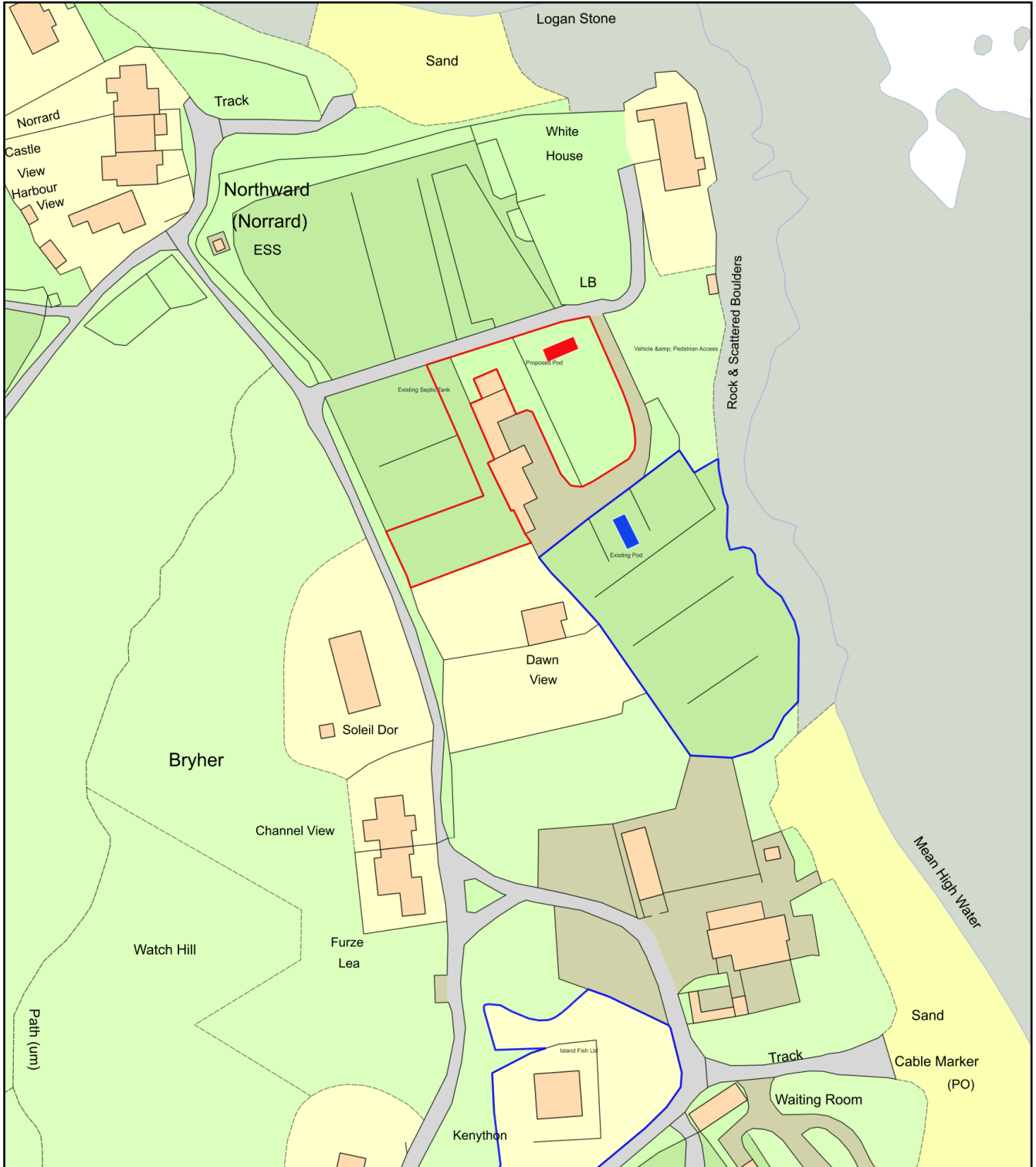
APPROVED

By Lisa Walton at 1:21 pm, Jan 27, 2023

Location Plan

RECEIVED

By Liv Rickman at 11:02 am, Nov 08, 2022

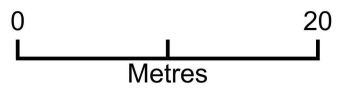
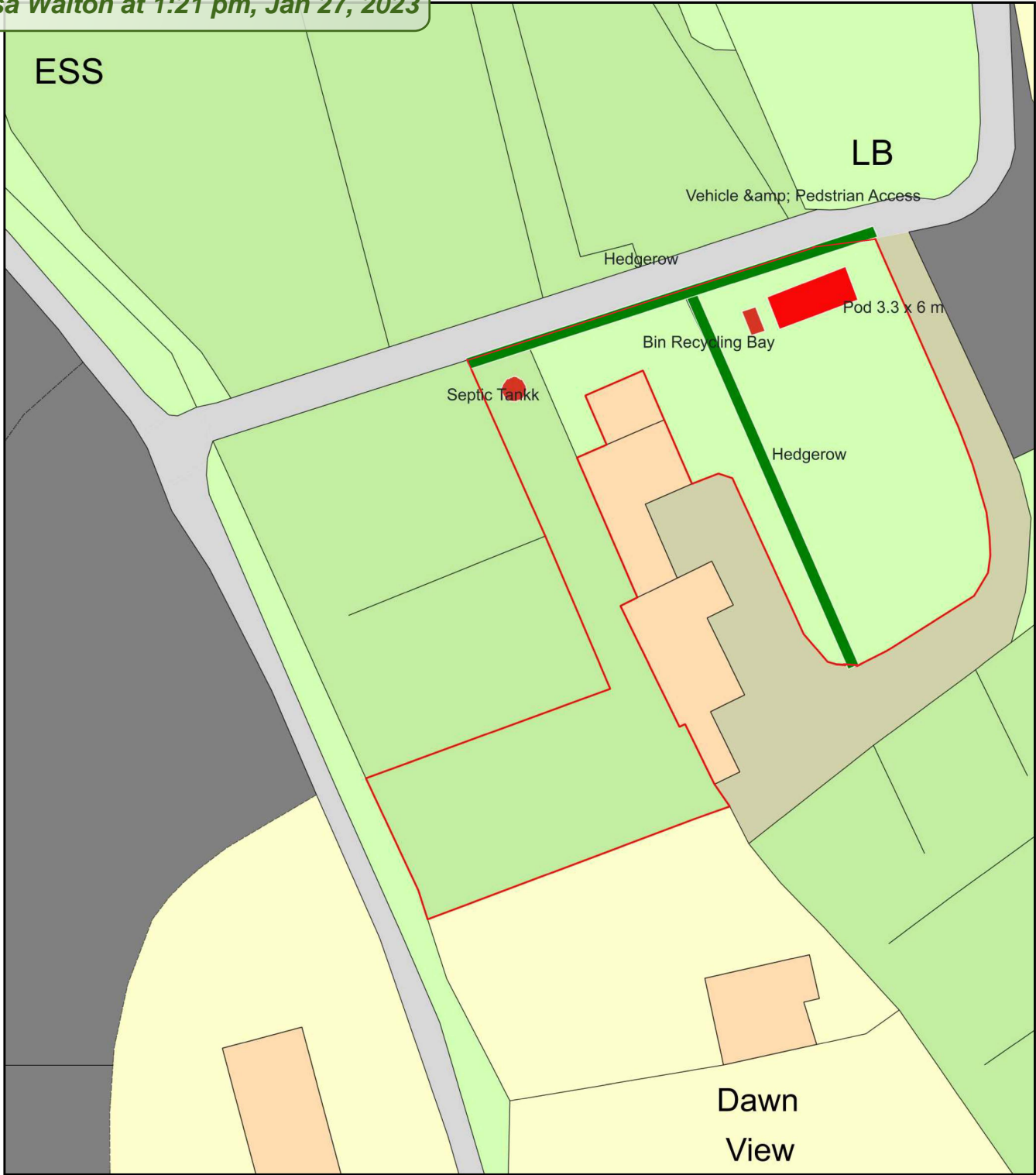


Plan Produced for: Amanda Pender
Date Produced: 03 Nov 2022
Plan Reference Number: TQRQM22307123607234
Scale: 1:1250 @ A4

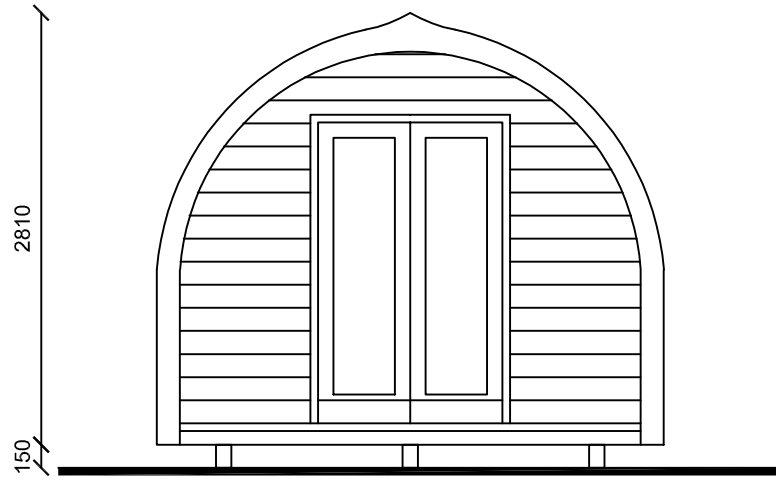
Site and Block Plan

RECEIVED
By Liv Rickman at 11:02 am, Nov 08, 2022

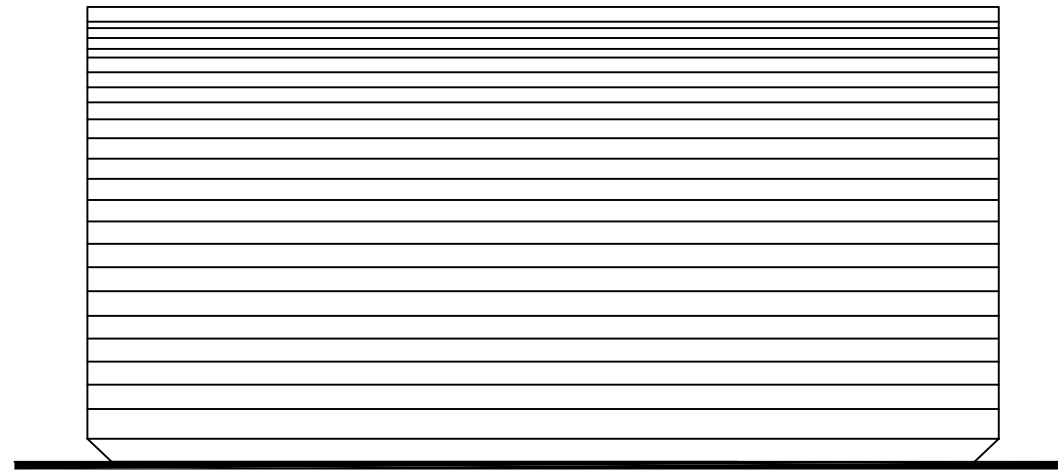
APPROVED
By Lisa Walton at 1:21 pm, Jan 27, 2023



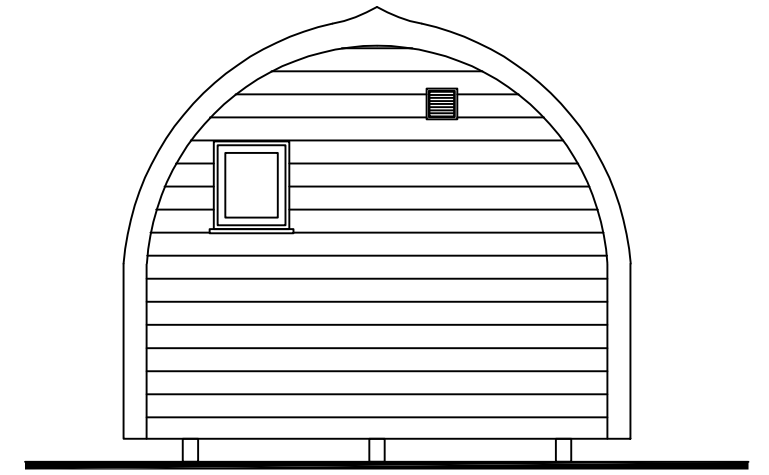
Plan Produced for: **Amanda Pender**
Date Produced: 03 Nov 2022
Plan Reference Number: TQRQM22307134232432
Scale: 1:500 @ A4



FRONT ELEVATION



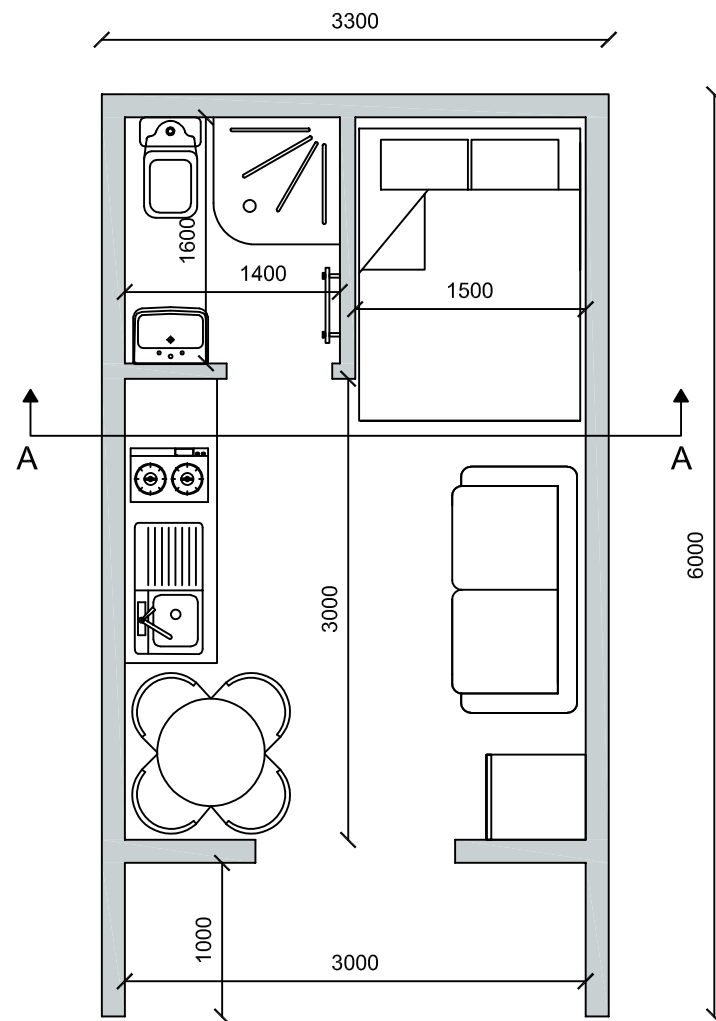
SIDE ELEVATION



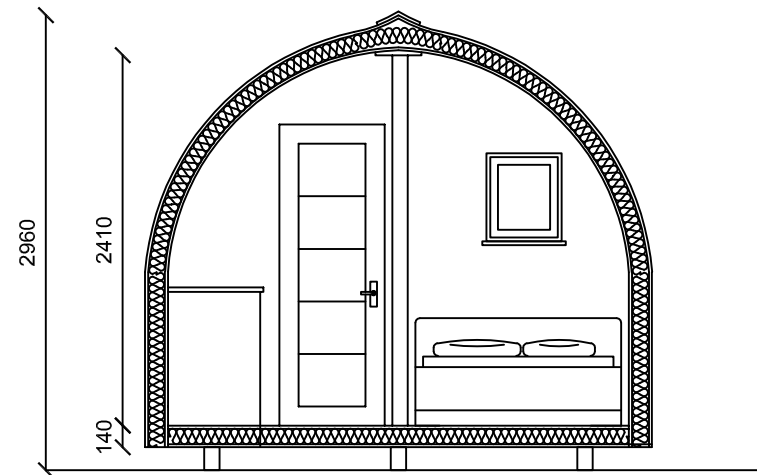
REAR ELEVATION

RECEIVED
By Liv Rickman at 11:04 am, Nov 08, 2022

APPROVED
By Lisa Walton at 1:22 pm, Jan 27, 2023



FLOOR PLAN



SECTION A-A

Do not scale from this drawing
All dimensions are to be checked onsite
This drawing is not to be used for construction purposes

This drawing is copyright of
MR Joinery
North Wales Ltd trading as Cedar Tree Pods.

MR Joinery reserve the right to alter/replace the stated
products/manufacturers as require suiting specific requirement and/or
availability

PROJECT: .

DRG TITLE XL Grande glamping pod

DRG NO	REV	SCALE	DATE
I	A	1:50	Aug 2021



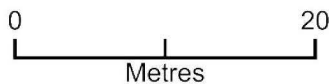
Cedar Tree Pods

GERWYN FECHAN, ROYTON, WREXHAM, LL13 0SL.
t: 01978 780859 e: info@cedartreepods.co.uk
m: 07852 879663 w: www.cedartreepods.co.uk

APPROVED

By Lisa Walton at 1:23 pm, Jan 27, 2023

Drainage Plan



Plan Produced for: **Amanda Pender**

Date Produced: 03 Nov 2022

Plan Reference Number: TQRQM22307140905033

Scale: 1:500 @ A4

APPROVED

By Lisa Walton at 1:23 pm, Jan 27, 2023

RECEIVED

By Liv Rickman at 11:08 am, Nov 08, 2022



Design & Access Statement –

Siting of Non-Permanent Staff Accommodation

Applicant: Island Fish, Kenython, Bryher, TR23 0PR

Proposal: The siting of one wooden moveable accommodation pod at Dawnview Bryher, TR230PR by the applicant Island Fish Ltd, Bryher, TR23 0PR for the purpose of seasonal staff accommodation.

2022 saw another year of significant growth for Island Fish – and with it came the realisation that measures already put in place to provide for an increase in staff and the supporting accommodation are not sufficient to meet the needs of the business either into 2023 or more critically in the years to come.

Due to heavy demand for our products, we were during the course of 2022 unable to meet the extensive wholesale demand for crab meat – to achieve this we need more staff. Similarly in processing more fish we need more capacity on board our fishing vessel to help catch the crab – it is at best a tough job and for one person to meet the needs of our business is too much – we therefore need additional accommodation for two persons to ensure that we can supply our business with crab and secondly that we have the capacity to ensure that we can process it.

The solution that we propose is as follows: The siting of a semi-permanent accommodation pod to the land north of Dawvue, Bryher in a location that will ensure the unit is not visible from any public aspect. The pod will be wooden in structure, larch clad and will measure 3.3m x 6m. It will be 2.9m high. The unit will be one bedroom, providing accommodation for two persons. The pod will consist of two rooms, an open plan bedroom/living room kitchenette and a bathroom.

Example of Accommodation Pod



Background & Rationale

Island Fish Ltd based on Bryher and incorporated in 2015 currently employs 2 full time members of staff as well as 2 full time employees on a seasonal basis.

In 2018 the current Island Fish premises at Kenyhton, Bryher were completed on time and under budget providing the company with a mixed-use work unit. Since that time the business has gone from strength to strength, increasing turnover and providing an ever-expanding range of services on both a wholesale and retail basis for the benefit of visitors to Scilly and local residents. Of particular note is the development of a mail order service which has the benefit of significantly reducing the seasonality of the business, opening up the business into an all year-round enterprise.

From its inception the business has been the recipient of a range of awards both regionally and nationally, including Shellfish fisherman of the Year, Best New Business in the South West as well as runner up in the regional Best Family Business Awards hosted by the Federation of Small Business.

To date the business has experienced a significant increase in demand across its entire range of services, consequently Island Fish has invested heavily in staff accommodation – an investment that has not been taken lightly since the costs of building on an off-island are extremely high with no possibility of a return on capital. However, we can see no alternative. If we want the business to grow and to secure a future for the next generation, we need to expand and to do this we need more staff and of course accommodation.

Island Fish has looked at a range of short-term accommodation options including hiring temporary buildings (not cost effective and a lack of infrastructure on Bryher to place in situ) as well as private rental (there is none) In summary we can see no other option but to invest in a second accommodation pod.

To date Island Fish has successfully sought planning permission to build permanent accommodation to house a couple that will not just support the employment needs of Island Fish long term but who will add to the social vitality of Bryher. Whilst the groundwork for this project has commenced the project will not be complete until Spring 2024. An added and significant complication and for reasons outside of our control is that contrary to the original intention this accommodation will now only be occupied by one person who works for Island Fish rather than a couple. This means that even considering the accommodation pod currently owned and operated by Island Fish (planning application P22/008/COU) we have at present a shortfall of one member of staff to maintain even current levels of accommodation. The purchase and siting of an additional accommodation pod will allow the company to overcome this issue whilst providing for expansion. It will also allow for the eventual use of the accommodation pod as referred to above for visitor accommodation as was originally intended - for all the reasons previously put forward, e.g. business resilience, maintaining visitor numbers etc.

In considering this application the following factors have been considered, many are addressed in the Planning Validation Checklist but key to the application are the following points:

Location – the location put forward to site the pod (which will be on wheels to allow for ease of positioning) in a field at Dawnview Bryher is shielded from public view by existing hedges/boundaries and is on land that is currently not in use. The field is circa 30m x 60m. The pod will have no effect on the built environment as it will not be visible from any direction. Access to the site is already in place for pedestrians, as is vehicular access - no works will be required in this area. All the hedges

surrounding the proposed site will be retained. The site which is currently a mixture of weeds, soil and some vegetables will be fully grassed and since the pod is mobile no hard standing is required. The proposal is to site the pod on a west/east line alongside the existing norrdard hedge. The long-term tenants of Dawnview are shareholders and Directors of Island Fish and are supportive of this proposal. Because of its close proximity to the outbuildings at Dawnview the pod can plug directly into existing utilities – i.e. water and electricity. Wastewater and sewerage will be discharged into an existing septic tank and soakaway. The site is circa 240m from Island Fish Ltd.

Proposed site of Accommodation Pod - looking West



Proposed site of Accommodation Pod - looking North



Proposed site of Accommodation Pod - looking East





Proposed site of Accommodation Pod - looking South

Design

In looking for a solution to our staff accommodation challenge we looked to ensure the following factors were addressed. Any accommodation solution must:

- Sit comfortably within the landscape and the historic character of Bryher
- Deliver on the practical need to develop quality seasonal; staff accommodation
- Be able to be in place for April 2023
- Be economically deliverable
- Be able to fit into existing utility options
- Have a low impact on the environment

The solution we found after looking at many different options is that of a XL Grande En Suite pod manufactured by Cedar Tree Pods - www.cedartreepods.co.uk The external design of the accommodation pod is very similar in style to the Nissan Huts often seen around the islands and more recently in the development at Parting Carn, St Marys www.partingcarn.co.uk/stays as well as our own existing accommodation pod of the same make, style and size. The proposed arched style pod is 6m x 3.3m. The pod is low lying with a height of 2.9 metres. The exterior of the pod is larch cladding which is in keeping with the design of several buildings on Bryher (Bryher Shop, Bryher Community Centre, Island Fish) In addition we have been very happy with the Accommodation Pod, already in situ and owned by Island Fish – it provides turnkey, quality accommodation at an affordable price whilst having a low impact on either built environment or the landscape, and wildlife of Bryher.

Design features include the following:

- A single storey low lying structure clad in horizontal timbers of larch
- Wide wheels to allow for easy access to the site and delivery
- 100mm sub zero insulation package
- Double glazed hardwood window and door
- Rainwater harvesting
- Lighting – there will be no external lighting apart from one outdoor light to be used as required.
- Landscaping - the immediate land will be grassed – this will just mean improving what is currently in place. Please note all current hedges and access paths will remain unaltered.
- Vehicle Access – no access is required as this is already in situ
- Pedestrian access – this is already in situ.

Internally the accommodation aspect of the development will consist of an open plan kitchenette living room with an ensuite bathroom that features a shower. The accommodation will include under floor heating and is delivered as a turnkey option with all electrical wiring, fire standards building control requirements signed off prior to delivery.

Interior Accommodation Pod – Example



Sustainable Design Measures

This proposal will not require the construction of any additional permanent buildings on Bryher and will not have any permanent effect on either the landscape or its biodiversity.

Materials are sourced from sustainable sources – 100% FSC timber.

In order to keep energy usage to a minimum the building will be heavily insulated using 100mm sub-zero insulation. Heating will be primarily via under floor heating – providing a balanced level of radiant heat, estimated to be 25% more efficient than conventional radiators.

There will be one main door and window, both of which will be double glazed.

Water usage will be kept to a minimum by utilising the following design features a low flush toilet, and aerated taps. Rainwater will be collected from the roof and will be stored in a water butt for usage in the garden.

To assist with bio-diversity the landscaped garden will include a bird table and a bat box.

Site Waste Management Plan

The installation of this pod will generate zero waste as we are purchasing a turnkey item of equipment. Waste will be generated by its occupants and this will be separated as according to guidelines into bins at the rear of the structure and deposited at Bryher Waste Site on a weekly basis. The proposed unit will only ever have a maximum of two people in occupancy at any one time therefore the waste generated is estimated to be minimal.

Specific Local Need

The Local Plan 2015 – 2015 recognises that the islands face challenges in terms of both appropriate workspace and a readily available skilled workforce, making provision for both within the Local Plan and specifically under Planning Policies WC1 and LC4.

In relation to the development of suitable workspace WC1 states, *Development proposals that strengthen, enhance and diversify the islands' economy will be supported where they are appropriately designed, scaled and located, in accordance with other policies in the Local Plan.* Similarly the development of suitable accommodation to meet the economic needs of the islands is prescribed within Policy LC4, *'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, as well as a range of longer-term accommodation for businesses and organisations that require staff to relocate to the islands on a permanent or semi-permanent basis. Longer-term staff accommodation may need to cater for families'.*

In relation to the Visitor Economy WC5 of the The Local Plans states *(1) Proposals for new or upgraded tourism development will be permitted where they: 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*

Archaeological Assessment

This application does not involve the disturbance of any land apart from shallow pipework and cabling on land that that has previously experienced shallow disturbance i.e been ploughed and rotivated.

Infrastructure Impact Assessment:

This application is for the installation of a small scale seasonal dwelling of two persons – who will be working a considerable amount of the time. Demand on the relevant infrastructure services will be low and will not require any additional large scale demand on either waste, water or electrical services.

- Electricity – the unit will be seasonal in occupancy therefore not requiring any significant heating – what heating there is will be underfloor low radiant heat, an effective and low energy for of heating. Power will be accessed via the existing supply located at the outbuildings of Dawnview.
- Waste – all waste will be separated into the appropriate recycling bins and disposed of at Bryher Recycling centre
- Water – The water consumption of this unit will be minimal, estimated 75 litres a day during the season – April to October. The water will be accessed via the existing Dawnview outbuildings water system. To keep water usage down, all taps will be aerated, and the toilet will be low flush. The bathroom will feature a shower only. Rainwater will be harvested from the roof and used on the farm.
- Sewerage and waste water will be dealt with by linking into the existing outbuildings septic tanks and soakaway. This is a simple process of shallow trenching to the outbuildings of Dawnview then simply linking into the existing pipework.

It is also worth noting that Bryher has seen a significant reduction in visitor accommodation over the last few years which should in theory have reduced the strain on the islands electrical, waste and water systems/resources.

Access

The proposed development will be accessed in the following way;

- Pedestrian access via an existing gate on the eastward end of the field in which the pod is located.
- Vehicular access already available but not required.

Access to pod -

Access will be via an existing path as shown below.



Drainage/Sewerage

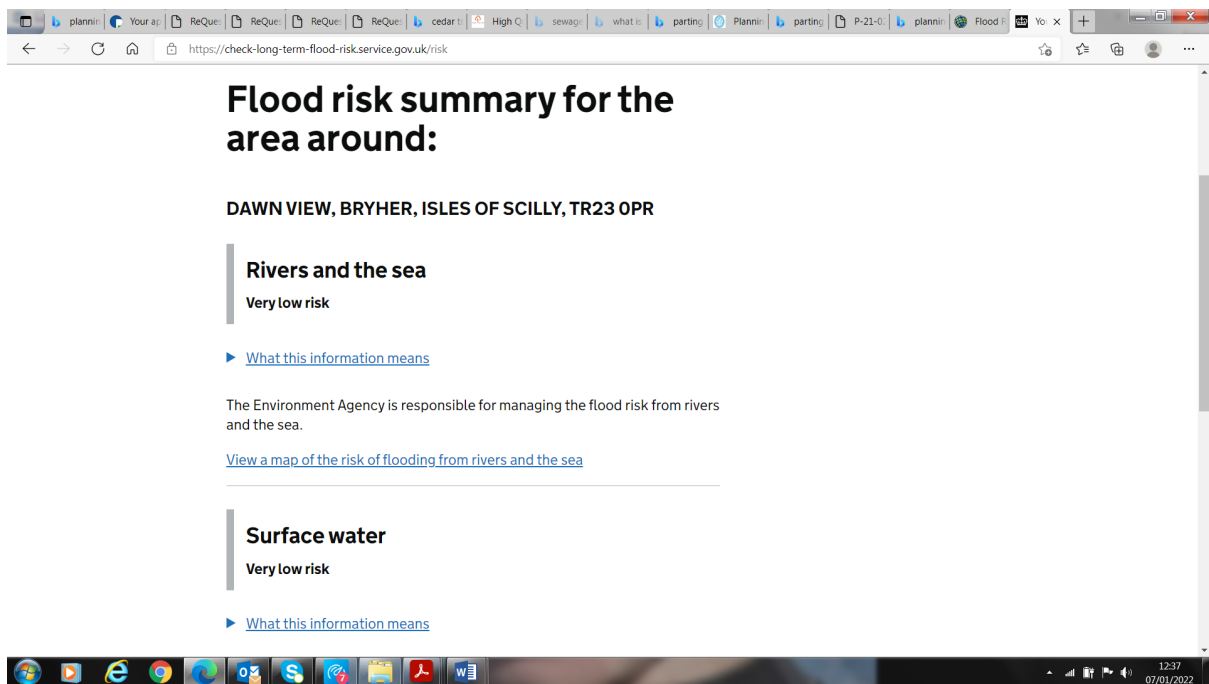
All waste water and sewerage will be managed by tapping into the existing septic tanks and soakaway of Dawnview – as a small two person seasonal accommodation unit it is not expected that the waste water/sewerage will be of a high volume. If and when the septic tanks requires emptying this will be dealt with under the existing on-island mechanism.

Landscaping

When in situ the pod will be surrounded on 2 sides by hedging as in existence at present – it is the intention to retain this hedging not only does the hedging provide windbreaks, but it provides occupants with a high degree of privacy. The pod will not be able to be seen from any aspect. The southern aspect of the pod looks out onto an existing field, whilst the eastern aspect looks out onto the access road and a low boundary wall. The small field in which the pod is to be located will be merely tidied up and grassed

Flood Risk Assessment

According to the Environment Agency the risk of this proposed site flooding in the long term is very low – however if climate change does accelerate the installation is on wheels and can be moved without any damage or loss.



Heritage/Conservation.

This installation will have no impact on material development and will not be visible from any public viewing area as such it will have no additional impact on sites of historical interest or that of environmental interest.

Additional Benefits

From a social perspective the addition of the existing accommodation pod has had an unexpected impact in terms of the wellbeing of the tenants of Dawnview, who feel they have benefited from the close proximity of more people in their immediate environment, benefits have included more social interaction and a sense of security that help is at hand if required. It is anticipated that the addition of extra people in the vicinity will bring similar benefits.