

## Supporting Information

We, the applicants, have lived in the yurt since moving to the vineyard in 2020 to take over the business of St Martin's Vineyard. Given the lack of affordable or available housing on the island, this was the only feasible option to allow us to take on the business (which does not come with accommodation) until we were in a position to complete the Staff Dwelling consented in November 2019. The continued use of onsite accommodation is critical to the running of this business.

During this time, despite our first year plan being negatively impacted by the COVID pandemic and restrictions, we have focussed on building a sustainable business on St Martin's Vineyard. This includes:

- Construction of two shepherds huts to provide holiday let accommodation and ensure the long-term financial resilience of the business even in poor harvest years;
- Completion of upgrades and enhancements across the business including the visitor centre, winery, vineyard tour and outdoor seating facilities;
- Implementation of new lines of products and tours to the vineyard operation to diversify our offering;
- Installation of solar panels, rainwater harvesting/storage systems and implementation of a wide range of sustainability and biodiversity measures across the business from agricultural practises to winery techniques and packaging, including becoming fossil-fuel free in 2022.

With the critical business enhancements completed, we were in a position to commence work on the staff accommodation in autumn 2022 and commenced excavation of the foundations; however we have paused work as new information on flood risk came to light, taking into account climate change projections, which would potentially put the location of the staff dwelling at risk from flooding. Following further investigation, and discussions with the landlord (DoC), we have identified an alternative location where the staff dwelling could be constructed outside of the flood risk zone.

The process of gathering information, developing plans and consulting with the landlord of the site to develop a proposal has taken time, but we are now working to finalise a revised planning application for an alternative location on the vineyard which is outside of the flood risk zone. If this revised permission is granted, we would provide a Unilateral Undertaking to rescind the existing planning permission, and commence construction of the staff accommodation in the revised location. If the revised location in the forthcoming planning permission application were not accepted, we would instead need to look to modify the existing planning permission to build in mitigation measures to ensure that the flood risk concerns are addressed. In either instance, this extends the period of time for which we would require the temporary accommodation which we are currently inhabiting in order to ensure that the staff accommodation is an effective and safe long-term solution.

The issues with seasonal availability of labour, contractors and accommodation, common to all development on Scilly, would mean that works would need to be largely completed during the winter periods. The nature of the vineyard as both a working agricultural operation and an active visitor attraction would further restrict the period of the year in which construction can take place. For this reason, we have requested a variation of the condition to allow an additional 3 years to the existing temporary permission for the yurt in order to allow for:

- 1) The completion of the revised planning application (winter 2023/4);
- 2) The planning process to take place (winter 2023/4);
- 3) Undertaking enabling works (spring/autumn 2024);

- 4) Construction of the new dwelling (winter 2024/5);
- 5) Contingency timing if unexpected delays occur (winter 2025/6).

We are applying for permission for the extension of the yurt dwelling for ourselves, the applicants, rather than for seasonal staff or others. We have lived in the yurt since arriving on the island in 2020, including three winter seasons, and can therefore confirm that we are comfortable and happy with the standard of accommodation in the short term whilst we secure our long-term dwelling.