

4197 NEW GRIMSBY TEMPORARY ACCOMMODATION, TRESCO

INTRODUCTION:

This document has been composed by Llewellyn Harker Lowe Architects & Tresco Island Ltd. to support an application for a temporary change of use to facilitate the retention of 2no. existing static caravans for a period of no more than 2 years.

PROPOSALS:

This application seeks permission for a temporary change of use of the site to Class 3 (Residential), in order to allow the retention of 2no. existing static caravans which would be used as temporary workers/contractors accommodation.

The proposed works would help to facilitate Tresco Island Ltd.'s policy for ongoing investment on the island, by providing temporary accommodation for builders working on a number of proposed developments on Tresco, both for Tresco Island Ltd. and other infrastructure partners such as SW Water. Invariably investment on Tresco has an indirect economic benefit to other islands, with transport services, employment, restaurant and retail services benefiting across the archipelago.

In particular, South West Water are intending to carry out critical infrastructure works and improvements on the island over the next two years, including the construction of a new desalination plant in order to secure the Island's water supply for the future. The desalination plant is currently planned to be located adjacent to the current site of the caravans.

Construction on Tresco is a sensitive issue, the island relies on tourism as its principal source of income and it is essential that the visitor experience and reputation of the destination is not undermined by disruption resulting from building works.

Typically, Tresco programmes construction work on the Island for the tourism off-season over the winter, when occupancy levels of existing housing stock on the island are lower. However, due to the elongated tourism season, and the critical infrastructure works programmed for the summer, some additional accommodation will be required to accommodate construction workers during these periods.



Images of existing caravans to be retained

SITE:

The caravans are located in the New Grimsby area of Tresco, adjacent to the boatyard to the north of New Grimsby Quay. The preferred site for the proposed SWW desalination plant is immediately to the north of the site, and therefore the retention of the caravans would provide ideal accommodation for the contractors working on the project. The site is discreet, low-lying and well concealed from public view by the topography and existing planting, and therefore of low visual prominence within the surroundings.



View from site of proposed desalination plant



View from public road to the south

POLICY:

The Isles of Scilly Local Plan, adopted in March 2021, sets out a spatial strategy and provides a vision for the islands, along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high-quality environment, whilst ensuring the islands communities and economy to grow sustainably. Central to achieving this objective will be the creation of new employment opportunities and in particular, improving the quality of the tourism experience on the islands.

The key policy within the new Local Plan that relates to these proposals is Policy LC4 Staff Accommodation. It notes that 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.

The proposals contained within this application have been prepared to respond to the specific requirements of Policy LC4, as they clearly meet a “functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area.” This development would enable a number of future developments to take place on the Island, and consequently improve the quality of Tresco Island Ltd.’s tourism offering and accommodation for resident workers.

ACCESS:

Access to the site would remain as existing, through the boat yard to the east.

SUMMARY:

The proposed temporary change of use of the application site, and the retention of the existing static caravans seeks to meet the need for additional temporary worker’s accommodation for a period of 2 years. The development would be discreet and accessible, and would help to facilitate

Tresco Island Ltd.'s policy for ongoing investment in improved accommodation for staff and visitors, and would facilitate critical infrastructure works which would secure the future of the island. After the 2 year period, the caravans would be removed and the site returned to farmland and boat storage.