IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
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/24/053/FUL	**Date Application Registered:**	30th July 2025

Applicant:
Mr Chris Jenkins
Scilly Cider Co.
Carn Friars Farm
St Mary's
Isles Of Scilly
TR21 0NZ

Site address: Carn Friars Farm, Carn Friars, St Mary's, Isles of Scilly, TR21 0NZ.
Proposal: Removal of derelict net tunnel structure and erection of new 9 meters wide x 18 meters long x 4.6 meters high to top of ridge agricultural shed.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development 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 received 29th July 2025, reference: PP-13220678v4.**
- **Plan 2 Proposed Block Plan received 29th July 2025, reference: TQRQM24191084358165.**
- **Plan 3 Proposed Plans received 24th July 2024, reference: 1441.**
- **Plan 4 Supporting Statement received 24th July 2024.**
- **Plan 5 Biodiversity Gain Plan received 24th July 2025.**
- **Plan 6 Statutory Biodiversity Net Gain Metric received 24th July 2025.**
- **Plan 7 BNG Pre & Post Development Plan & Map received 24th July 2025.**
- **Plan 8 Preliminary Ecological Appraisal received 24th July 2025.**
- **Plan 9 Site Waste Management Plan received 11th September 2025.**

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 Policy OE1 of the Isles of Scilly Local Plan (2015-2030).

C3 **The materials used in the construction of the development hereby approved shall be as specified in the approved plans and application documents and shall not be altered without the prior written consent of the Local Planning Authority.**
Reason: To safeguard the appearance of the building and the character of the area.

C4 The agricultural barn hereby permitted shall be used solely for agricultural purposes in association with Carn Friars Farm and shall not be sold, leased, or occupied separately from the holding known as Carn Friars Farm.
Reason: To safeguard the amenities of the local area and to ensure that the outbuilding is used only in connection with the existing dwelling.

C5 In the event external lighting is required as part of the use of the agricultural shed, hereby approved, prior to installation, details of an external lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Any external lights shall be dark sky approved only, used with appropriate timer or sensor controls and be downlit or cowled. Thereafter the lighting shall be installed in accordance with the agreed details only.
Reason: To protect the amenities of the locality, including those of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C6 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.
Reason: In the interests of protecting the residential amenities of the islands.

STATUTORY PRE-COMMENCEMENT CONDITION: Submission of a Biodiversity Gain Plan

C7 Prior to commencement of development, hereby approved, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate how the development will achieve at least 10% biodiversity net gain, and include:
- **Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat.**
- **The pre-development biodiversity value of the onsite habitat.**
- **The post-development biodiversity value of the onsite habitat.**

The development shall be carried out in accordance with the approved Biodiversity Gain Plan.
Reason: To ensure the delivery of biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act, and Policy SS2 of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Habitat Management & Monitoring Plan

C8 Prior to the first use of the development, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:
1. **A non-technical summary.**
2. **Details of the roles and responsibilities of those delivering the HMMP.**
3. **Planned habitat creation and enhancement works to achieve biodiversity net gain in accordance with the approved Biodiversity Gain Plan.**
4. **Management measures to maintain the habitat for a minimum of 30 years from first use.**
5. **Monitoring methodology and frequency.**
6. **Provision for contingencies and remedial actions where monitoring indicates that conservation aims are not being met.**

The HMMP shall be implemented in full and maintained in accordance with the approved schedule.
Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act and Policy OE2 of the Isles of Scilly Local Plan (2015-2030).

PRE-FIRST USE CONDITION: Submission of Habitat Enhancement Report

C9 Prior to the first use of the development hereby permitted, a Completion Report evidencing the delivery of the habitat enhancements set out in the approved Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the development delivers a biodiversity net gain on site in accordance with

Schedule 7A of the Town and Country Planning Act and Policy OE2 of the Isles of Scilly Local Plan (2015-2030).

POST-COMPLETION CONDITION: Submission of Habitat Monitoring Reports

C10 Habitat monitoring reports shall be submitted to and approved in writing by the Local Planning Authority in accordance with the methodology and frequency set out in the approved Habitat Management and Monitoring Plan (C8). Where monitoring indicates that the conservation aims and objectives of the HMMP are not being met, the reports shall include proposed contingencies and/or remedial actions for approval. Any approved contingencies or remedial actions shall thereafter be implemented in full.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act and Policy OE2 of the Isles of Scilly Local Plan (2015-2030).

Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
   (2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
   (3) Once a person has given a commencement notice, the person:
   - may give a further commencement notice substituting a new date for the date previously given, and
   - must do so if the development is not commenced on the date previously given

   The notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.
   Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:
   (5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.
   (7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.
   (9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale. PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.
3. **BIODIVERSITY NET GAIN:** Based on the information available, this permission will require the approval of a Biodiversity Gain Plan by the local planning authority before development is begun because none of the statutory exemptions are considered to apply.
   The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for the development is deemed to have been granted subject to the condition ("the biodiversity condition") that development may not begin unless:
   i) A Biodiversity Gain Plan has been submitted to the planning authority, and
   ii) The planning authority has approved the plan.
   The planning authority is the Council of the Isles of Scilly.
4. **POST-DECISION 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 or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
5. **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. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
6. **BUILDING CONTROL:** This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations 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: 15 September 2025

IMPORTANT PLEASE READ, SIGN AND RETURN THE ATTACHED COMMENCEMENT CERTIFICATE:

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
0300 1234 105
planning@scilly.gov.uk

Dear Mr Chris Jenkins

IMPORTANT: Please sign and complete this **Commencement Certificate.**

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

What if plans change?
If development does not start on the stated date, a new notice must be submitted with the revised date.

What happens if you don't comply?
The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

Why is this important?
It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

Relation to other notices:
This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/24/053/FUL and the accompanying conditions **have been read and understood** by the applicant: Mr Chris Jenkins.

1. **I/we intend to commence the development as approved:** Removal of derelict net tunnel structure and erection of new 9 meters wide x 18 meters long x 4.6 meters high to top of ridge agricultural shed at: Carn Friars Farm, Carn Friars, St Mary's, Isles of Scilly, TR21 0NZ **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) before you commence (where relevant) or 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.

C7 Prior to commencement of development, hereby approved, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate how the development will achieve at least 10% biodiversity net gain, and include:

- Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat.
- The pre-development biodiversity value of the onsite habitat.
- The post-development biodiversity value of the onsite habitat.

The development shall be carried out in accordance with the approved Biodiversity Gain Plan.

C8 Prior to the first use of the development, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

1. A non-technical summary.
2. Details of the roles and responsibilities of those delivering the HMMP.
3. Planned habitat creation and enhancement works to achieve biodiversity net gain in accordance with the approved Biodiversity Gain Plan.
4. Management measures to maintain the habitat for a minimum of 30 years from first use.
5. Monitoring methodology and frequency.
6. Provision for contingencies and remedial actions where monitoring indicates that conservation aims are not being met.

The HMMP shall be implemented in full and maintained in accordance with the approved schedule.

C9 Prior to the first use of the development hereby permitted, a Completion Report evidencing the delivery of the habitat enhancements set out in the approved Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority.

C10 Habitat monitoring reports shall be submitted to and approved in writing by the Local Planning Authority in accordance with the methodology and frequency set out in the approved Habitat Management and Monitoring Plan (C8). Where monitoring indicates that the conservation aims and objectives of the HMMP are not being met, the reports shall include proposed contingencies and/or remedial actions for approval. Any approved contingencies or remedial actions shall thereafter be implemented in full.

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD
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-COMMENCMENT 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 unauthorised 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 - £86 per application
- Other permissions - £298 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). 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 £44 for householder type applications and £298 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.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

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 by email: planning@scilly.gov.uk 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 0800 0831821. 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.

Location Plan

Site Address: **Carn Friars Farm, Carn Friars Lane, Carn Friers, St Mary's, TR21 0NZ**

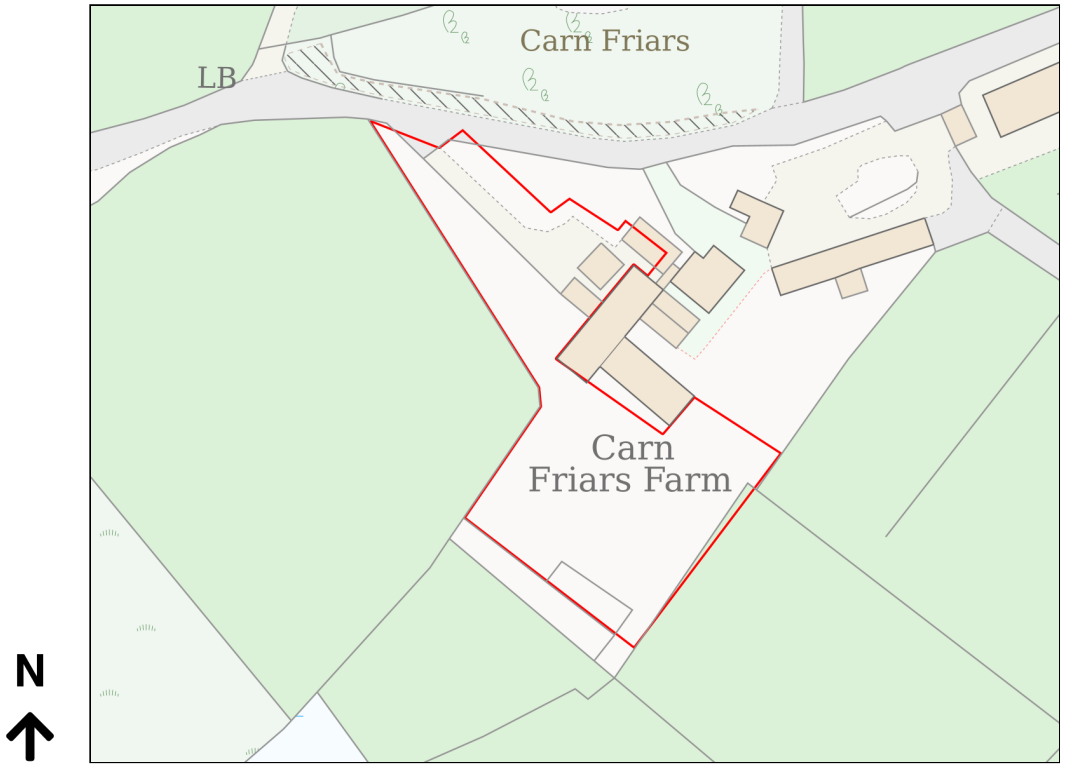
RECEIVED
By Tom.Anderton at 4:09 pm, Jul 29, 2025

PlanningPortal

Date Produced: **29-Jul-2025**

Scale: **1:1250 @A4**

APPROVED
By Lisa Walton at 9:51 am, Sep 15, 2025



Planning Portal Reference: **PP-13220678v4**

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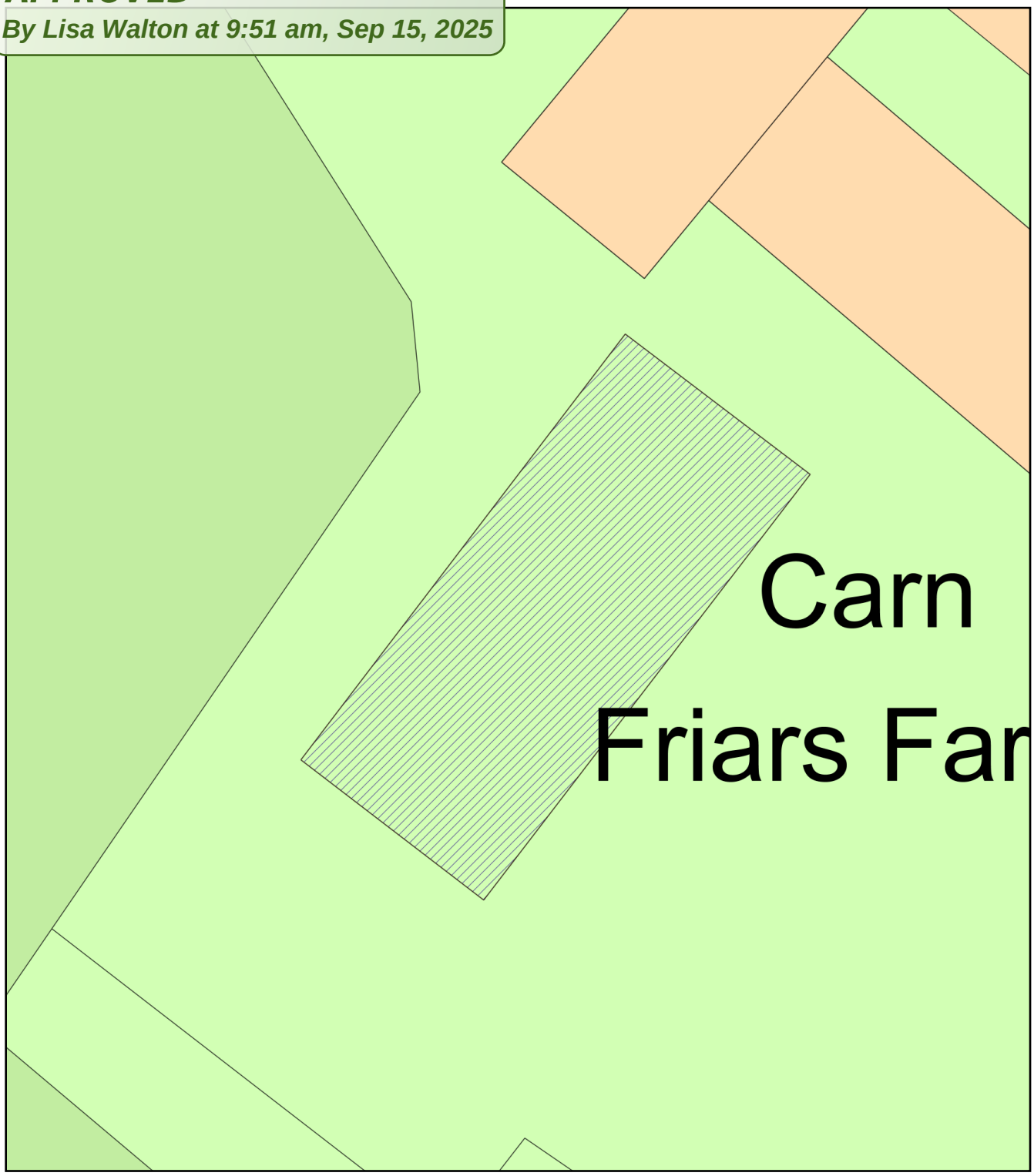
Metres

Powered By TerraQuest

RECEIVED
By Tom.Anderton at 4:13 pm, Jul 29, 2025

Carn Friars New shed block plan

APPROVED
By Lisa Walton at 9:51 am, Sep 15, 2025



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Metres

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ReQuestaPlan

Plan Produced for: Mrs A Jenkins

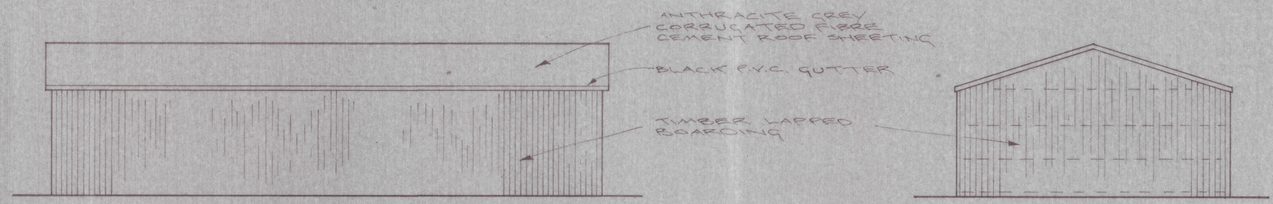
Date Produced: 09 Jul 2024

Plan Reference Number: TQRQM24191084358165

Scale: 1:200 @ A4

APPROVED
By Lisa Walton at 9:51 am, Sep 15, 2025

RECEIVED
By A King at 2:09 pm, Jul 24, 2024

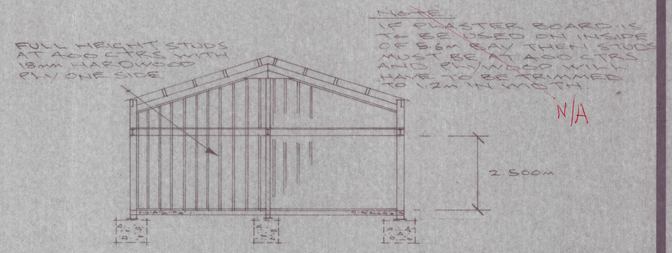


SIDE ELEVATION.

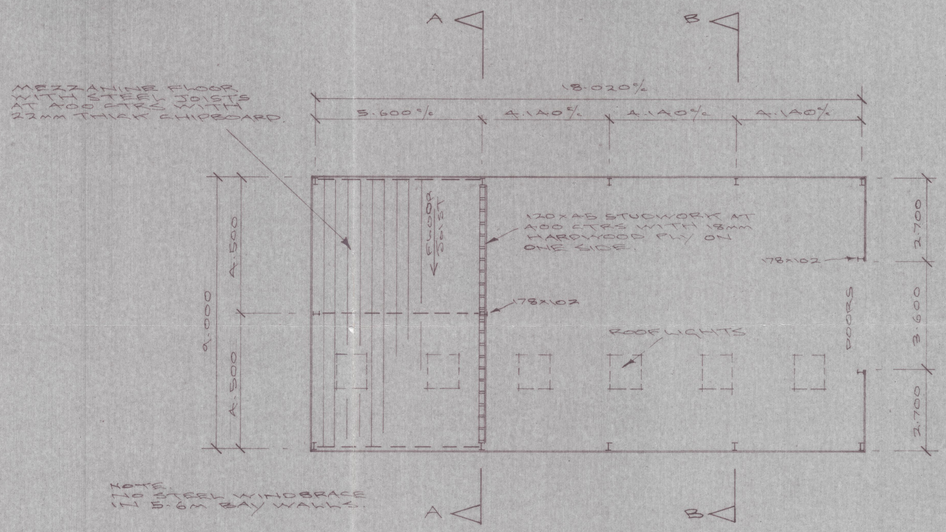
END ELEVATION.

NOTE
IF PLASTER BOARD IS TO BE USED ON INSIDE OF 5.6m BAY THEN STUDS MUST BE ATTACHED AND PLY/WOOD WHICH HAVE TO BE TRIMMED TO 12mm THICK

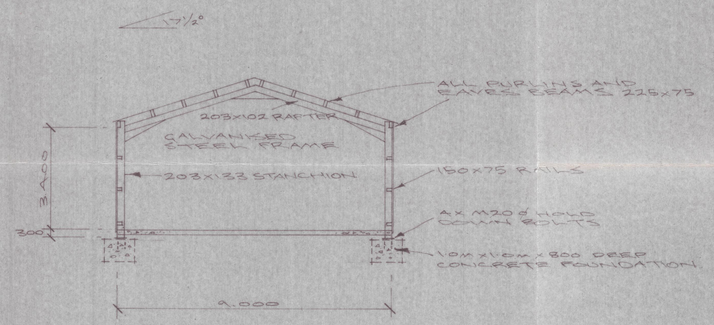
N/A



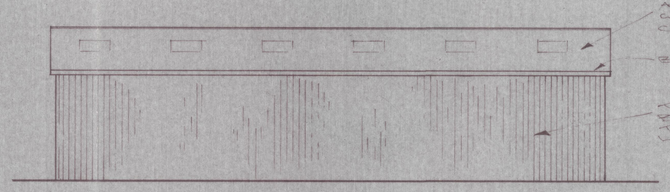
SECTION A-A



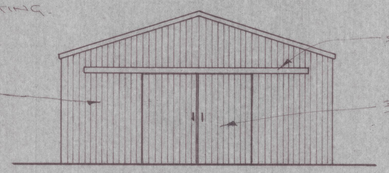
PLAN.



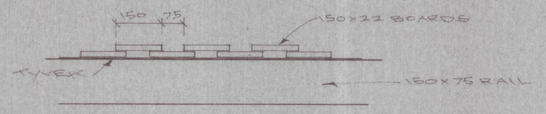
SECTION B-B.



SIDE ELEVATION.



END ELEVATION.



PLAN VIEW OF LAPPED BOARD.

Fingle Farm Buildings Ltd
West Fingle Farm • Drewsteignton
Devon EX6 6NJ
Telephone/Fax: (01647) 281226
ffb@loram.eclipse.co.uk

PROJECT: PROPOSED STEEL FRAME BUILDING AT CARN FRIARS FARM, ST. MARYS, ISLES OF SCILLY	DATE: 28-02-2024
	SCALE: 1:100 @ A1
	DRG. NO. 1A.A.1
	DRAWN BY: T.J.L.
CLIENT: MR. C. JENKINS.	AMENDMENTS:

AIDED DESIGN 528218

Carn Friars Farm New Shed

The shed structure would be:

A galvanized steel portal frame 9m in width, 18.0m length with a height of 3.3m to the underside of eaves, bolted down to a concrete floor.

Eight concrete footing blocks would be formed to support the feet of the bolt down structure which are required to be 1M x 1M x 800mm deep, and a suitable concrete slab would be laid over once in place to provide a safe and stable working floor inside.

Slate blue coloured corrugated fibre cement roof sheeting with matching ridge and barge boards, with heavy duty roof-lights to comply with HSE regulations and to help reduce lighting costs. Rainwater collection will be made via PVC deep flow guttering into storage tanks for irrigation and wash-down usage.

The building will be clad with vertical lapped timber cladding from roof level down to floor all round, and the north gable end will have a pair of sliding doors 3.0 wide x 3.0m high as the main access.

The shed would not be visible from the road or any public pathway or space due to being surrounded by established elm hedging, and the existing tunnel structure materials removed which could not be re-used elsewhere on the farm or would be disposed of responsibly.

Justification.

Outline:

Over the last decade on the farm, agricultural diversification has evolved by way of planting and growing fruit trees, the yield now being used for processing into produce such as juice, preserves, cider and cider apple brandy. With now over 1500 trees planted there has been a year by year increase in production of preserves, juices, cider and cider brandy.

Over the last few years we have had a very successful ‘program’ of grafting and growing our own apple trees which are being planted out to further increase our orchard area on the farm. The varieties selected for grafting and growing, which takes about 3 years before planting out, have been selected from our own existing 35+ varieties that not only suit our produce requirements, but also have proven to thrive in our soils, and the increasingly changing island weather and environmental conditions. We feel that selecting and grafting trees to suit the farm needs, the local conditions and soil structure, is a far more sustainable plan than continuous ongoing efforts to alter and manage the soils PH and condition, to suit imported trees.

This diversification over the last few years has seen some new machinery needed for ground and hedge maintenance as well as an increased need for undercover storage for the processing equipment, bottles, packaging etc required for the farm produce ‘production’.

Current difficulties:

Because of our lack of suitable undercover storage facilities on the farm, we are having to store some machinery and the like outside which is having a detrimental effect on its lifespan and

reliability. And due to the very limited floor space in the food production room for storage of packaging stock, bottles etc, we are having to purchase and ship in smaller quantities at a greater cost, as well as dealing with having to split orders further upon arrival to distribute to whatever space can be found to store.

Another difficulty which has arisen as production and crop volumes have increased is that for each stage of production of the produce (cleaning, pressing, fermenting, bottling, pasteurizing, labeling, packaging etc), our currently used 6 x 9 meter room which does everything has to be stripped out and re-assembled and laid out to suit each production stage activity. There are no other suitable buildings available on the farm.

Often, equipment, fixtures and fitting are having to be stored outside for long periods which with farm machinery, has damaging consequences, as well as an awful lot of irreversible time needed, rearranging and setting up for each stage of our production.

New shed needed:

Adjacent to the current pressing and production room, there is a derelict and unused tunnel house (approximately 18-meters in length, which is now well over 20-years old and at the end of its life, and there is also a second structure very close by which has a footprint of 9-meters x 25-meters which will also be permanently removed to make way for our on-going tree planting program, therefore below the BNG due to a reduction in structure size and an increase in the biodiversity value and about 120 trees planted.

We wish to remove both structures and replace them with a new 18-meter single story agricultural building which would be dry and fit for purpose.

We would provide access into it via conventional sliding doors on the north-east gable end which would give immediate and close access via the same as used now for the current press room.

The new building would allow a proportion of floor space to be used to expand our equipment into permanent placement in both the new and current building, reducing wear and tear and the time needed having to move and set up everything many times each season.

There would be space in the new shed to store and safely access palletised packaging, bottles etc which would also help save costs in buying quantities as well as shipping costs, but also a clean and dry environment to comply with HSA and food standard agency requirements and for storing produce before it is sold.

The remaining space would be used for much needed under-cover storage of our essential agricultural equipment as described and needed, as well as the safe movement and dry storage of produce stock when ready for the market.

Department for Environment Food & Rural Affairs

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

24/07/2025

1.2 Planning application reference number

1.3 Local planning authority (LPA)

The Isles of Scilly

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Carn Friars Farm Carn Friars Lane, Isles of Scilly, TR21 0NZ

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Erection of a storage building within a farmstead

2. Developer details

2.1 Applicant name

Mr Chris Jenkins

[redacted]

2.8 Date

24/07/2025

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Oliver Lewis CBE

3.2 Company name

Joe's Blooms Ltd

[redacted]

3.8 Date

24/07/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☑ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met 'what counts towards your BNG'?

Find out what you can count towards a development's BNG

I am not using the habitat creation, enhancement, or offsite purchases in any other scheme

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on-site, including to avoid or minimise the impact on irreplaceable habitats.

The proposed development will result in the loss of previously other neural grassland and polyculture habitats. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. (PEA report)

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☐ Yes

☑ No

4.6 How will you achieve the target net gain percentage?

- [x] On-site
- [ ] Off-site
- [ ] Both-site

4.7 Are any of your on-site enhancements considered 'significant'?

Find out what counts as a significant on-site enhancement.

- [ ] Yes
- [x] No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

4.9 If no, how many off-site biodiversity units do you need to meet 10% net gain?

0

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

4.12 Do you have a habitat management and monitoring plan?

☐ Yes

☑ No

4.13 Have you used the statutory biodiversity metric tool?

☑ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name

Carn Friars Farm TR21 0NZ_SSM_4b83_metric.xlsx

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

N/A - Small Site Metric Used

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

See BGP File's Annex in Map's Report

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

See BGP File's Annex in Map's Report

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☑ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

- ☐ Yes
- ☑ No

5.2 Have you submitted an approved compensation plan?

- ☐ Yes
- ☐ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

13/05/2025

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

None

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.7108

Number of hedgerow biodiversity units

0.585

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.7855

Number of hedgerow biodiversity units

0.7899

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.0747

Area habitat biodiversity units % change

10.5

Hedgerow biodiversity units

0.2049

Hedgerow biodiversity units % change

35.01

Watercourse biodiversity units

0.0000

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

- ☐ Yes
- ☑ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

7.5 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0

Area habitat biodiversity units % change

0

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☑ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if the trading was satisfied for each distinctiveness group. If the trading was not satisfied, tell us if you agreed bespoke compensation.

Very high

N/A

High

N/A

Medium

Yes

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☑ Yes

☐ No

Pre-Development Plan
Baseline Map

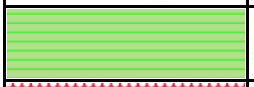
APPROVED

By Lisa Walton at 9:51 am, Sep 15, 2025

Post-Development Plan
Post-Development Map

Onsite Habitat Plan | Symbology

All symbology based on UKHAB recommendations.

Colour Code	Habitat Description
	Vegetated garden
	Developed land; sealed surface
	Modified grassland
	Urban rural tree
	Other neutral grassland
	Artificial unvegetated, unsealed surface
	Intensive orchards
	Line of trees
	Enhanced Area (Overlay)

Post-Development Plan
Post-Development (Per Habitat)

Area-Baseline

Ref	Colour Code	Habitat Description
1		Vegetated garden
2		Developed land; sealed surface
3		Developed land; sealed surface
4		Developed land; sealed surface
5		Modified grassland
6		Developed land; sealed surface
7		Developed land; sealed surface
8		Developed land; sealed surface
9		Vegetated garden
10		Developed land; sealed surface
11		Developed land; sealed surface
12		Other neutral grassland
13		Artificial unvegetated, unsealed surface
14		Developed land; sealed surface
15		Intensive orchards

Area-Intended-Works

Ref	Colour Code	Habitat Description
1		Developed land; sealed surface

Hedgerow-Baseline

Ref	Colour Code	Habitat Description
1		Line of trees

Hedgerow-Enhancements

Ref	Colour Code	Habitat Description
1		Line of trees

Rhianna Trim BSc (Hons) MSc
Graduate Ecologist
Email: rhiannatrim@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Preliminary Ecological Appraisal (PEA)

Survey site:

Carn Friars Farm, Isles of Scilly, TR21 0NZ

Client:

Chris Jenkins (Scilly Cider Co.)

Survey date:

13/05/2025

Project:

Erection of a storage building within a farmstead – exact plans to be determined.

[Unsubmitted]

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The survey results and recommendations contained within this report are valid for 18 months. An updates site visit may be required if the report is to be used any longer than 18 months after completion.

The field survey was undertaken by: Rhianna Trim, BSc (Hons) MSc, Graduate Ecologist. Accredited agent for class 1 and class 2 techniques on a class 2 Natural England bat licence (Licence number details available on request).

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
13/05/2025	15	80	20	2	None

Report Validity

This report is considered valid for a period of 18 months in accordance with CIEEM guidance on the lifespan of Ecological Reports and Surveys[1].

Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

The foundations of the development are already in place therefore a baseline condition assessment of the exact location of the proposed development cannot be undertaken. Therefore, historical aerial imagery of the site has been used to determine the underlaying habitat. Details of which are provided within the report. However, for biodiversity net gain purposes, the aerial imagery should be constituted for a representative idea of the grassland and polytunnel division when calculating the associated area and units for this development.

Executive Summary

Further surveys

Biodiversity Net Gain - The development will require a biodiversity net gain assessment, to achieve a 10% net gain in accordance with current BNG guidelines to comply with the Environment Act (2021) and local planning policy.

Precautionary Working Measures (PWMs)

- **Invasive species:** Three-cornered leek (Allium triquetrum) was identified on the site. Therefore, groundworks should follow best practice disposal and removal guidelines which are detailed further within the report
- **Protected species:** During site preparation and construction, PWMs will be followed to ensure that nesting birds, amphibians, and small mammals such as hedgehogs and the lesser white-toothed shrew (detailed in report) are not harmed by the works.

In the unlikely event that a protected animal is found during construction, all works must stop, and a suitably qualified ecologist must be contacted

Site enhancements

Suggested biodiversity enhancements opportunities are provided throughout the report where relevant for consideration within the planned works mitigation.

Appendix 1: PEA summary | Appendix 2: Location overview | Appendix 3: Proposed development plans | Appendix 4: Site photos

[1] https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/

Ecological Survey Factor (Conclusion, Impact or Recommendations)	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Site Location and Context	
The survey site is centred on National Grid Reference SV 9251 1094 and has an area of approximately 0.15ha. The survey site is located at Carn Friars Farm, Isles of Scilly, and comprises a narrow strip of land adjacent to existing farmstead infrastructure and fields. The area is predominantly characterised by a number of buildings and horticultural structures, mature native trees, transitional scrub, grassland, forming part of a private farmstead. The site lies immediately alongside an agricultural field and is bordered by three farm buildings—two situated to the east and one directly to the south. A section of the site also includes part of the farm's driveway. The site is situated just south of the A3110 (Carn Friars Lane). Aerial imagery indicates the local landscape consists of a mosaic of farmland interspersed with woodland blocks and isolated farmsteads, and in close proximity to wetlands. Directly surrounding the site are multiple farm buildings and tree cover, providing a semi-enclosed character to the area. According to the MAGIC map, several habitats of principal importance are located near the site, including good quality semi-improved grassland (0.05 km northwest), reedbeds (0.05 km south), and maritime cliffs and slopes (0.09 km southwest). The proposed development is to build a storage shed building adjacent to other buildings within a farm stead within a grassland area boarded by trees on land that was previously used for horticultural purposes (polytunnels and vegetable crops). The area has had the polytunnel removed and rubble stone and partial concrete foundations are present which are approximately 190 m^2. Aerial imagery from google earth indicates the polytunnel and modified/managed grassland edge were present in 2023. Therefore, retrospective biodiversity net gain assessment should occur based on this are being grassland boarders with areas of long-term Polyculture evident at this location dating back to at least 2005. The grassland condition assessment for the associated biodiversity net gain assessment should be based on the adjacent grassland to the area in question and polytunnel area using arial imagery between dated back to 2023.	
Habitats and plants Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings *u1 (828, 847) - Built-up areas and gardens (vegetated garden, introduced shrubs)* *u1b5 – Buildings* *u1b – Developed land/sealed surface*	The site does not support habitats listed as of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. However, it does include a variety of semi-natural features such as lines of trees around the perimeter, neutral and modified grassland, which may have value for local wildlife populations. Notable priority habitats are present within 1–2 km of the site. **On-site habitat descriptions** The majority of the site comprises farm buildings and storage structures, with an associated garden, horticultural areas, and remnants of previous polytunnel use. **u1 (828, 847)** - Built-up areas and gardens (vegetated garden, introduced shrubs) Th the north east is a section of paved garden with associated lawn where the site is managed, and lawn area maintained. There is patio furniture, clothes lines and the dive into the site is boarded by vegetation and small trees with a number of ornamental shrubs bordering the line of trees in this area (he northeast of the site contains a paved garden area with a maintained lawn. Features include patio furniture, clotheslines, and ornamental shrubs bordering a line of small trees (**Appendix 4 – Figures 1 – 3**).

u1c - Artificial unvegetated, unsealed surface *g4 (107) – Modified grassland (mown and collected)* *g3c (27, 33, 523, 524) – Other neutral grassland – (with traditional orchard, line of trees, non-native Species and Invasive non-native species).* *g27 – Traditional orchard* *g33 – Line of trees* *c1f7 – Polyculture*	**u1b5** – Buildings The redline boundary overlaps with a dwelling, farm structures, and a storage shed, although no buildings are proposed for impact. Structures include a corrugated metal-roofed shed and a metal storage container (**Appendix 4 – Figures 4 – 6**). **u1b** – Developed land/sealed surface A tarmac driveway leads into the site, separating the vegetated garden and ornamental shrubs, extending to the farm buildings (**Appendix 4 – Figure 7**). **u1c** - Artificial unvegetated, unsealed surface There are two areas of artificially unvegetated surfaces: • One adjacent to the tarmac, leading to an open-fronted car parking space (**Appendix 4 – Figure 8**). • The second is the proposed development area, which contains cement blocks and poured stone, over an area that previously supported neutral grassland and a polytunnel, evidenced in aerial imagery (2005–2023) (**Appendix 4 – Figures 9**). **g4 (107)** – Modified grassland (mown and collected) Located north of the proposed development area, this managed grassland is frequently mown and collected. It shows compaction from frequent foot traffic, bare ground patches, and a homogeneous sward, with fewer forbs and no scrub or bracken present (**Appendix 4 – Figures 10**). **Flora -** Species recorded within the grassland parcel included: ○ **D:** Yorkshire fog (Holcus lanatus), perennial ryegrass (Lolium perenne). ○ **A:** cock's-foot (Dactylis glomerata), white clover (Trifolium repens), common daisy (Bellis perennis). ○ **O:** ribwort plantain (Plantago lanceolata), dandelion (Taraxacum officinale agg.), broad-leaved dock (Rumex obtusifolius), yarrow (Achillea millefolium). ○ **R:** creeping buttercup (Ranunculus repens), lesser chickweed (Stellaria apetala), pineapple weed (Matricaria discoidea), scarlet pimpernel (Lysimachia arvensis), germander speedwell (Veronica chamaedrys). **Condition assessment** ○ Assessed using Condition sheet: GRASSLAND Habitat Type (low distinctiveness) ○ Score = Poor - Passes: 3 (C, F, G, but fails essential criterion A). **g3c (27, 33, 523, 524)** – Other neutral grassland – (with traditional orchard, line of trees, non-native Species and Invasive non-native species). South of the proposed development area, this grassland is less intensively managed, supporting more than 10 vascular plant species but also species indicative of suboptimal condition. The area contains bracken at less than 20% cover and some bare ground from past polytunnel relocation.

Invasive species including three-cornered leek and altar-lily were recorded (the latter not listed on Schedule 9 of the Wildlife and Countryside Act but considered invasive) (**Appendix 4 – Figures 11 – 12**).

Flora - Species recorded within the grassland parcel included:

- **D:** Yorkshire fog (Holcus lanatus), perennial ryegrass (Lolium perenne), field mustard (Sinapis arvensis).
- **A:** annual meadow-grass (Poa annua), cock's-foot (Dactylis glomerata), white clover (Trifolium repens), common daisy (Bellis perennis).
- **F:** ribwort plantain (Plantago lanceolata), broad-leaved dock (Rumex obtusifolius), dandelion (Taraxacum officinale agg.), smooth sow-thistle (Sonchus oleraceus), common groundsel (Senecio vulgaris), prickly sow-thistle (Sonchus asper), common nettle (Urtica dioica), hedge bindweed (Calystegia sepium).
- **O:** common ramping-fumitory (Fumaria muralis), bedstraws (Galium spp.), cleavers (Galium aparine), field rush (Juncus tenuis), creeping buttercup (Ranunculus repens), bracken (Pteridium aquilinum), bramble (Rubus fruticosus agg.), wild carrot (Daucus carota), common mouse-ear (Cerastium fontanum), lesser chickweed (Stellaria apetala), pineapple weed (Matricaria discoidea), scarlet pimpernel (Lysimachia arvensis), three-cornered garlic (Allium triquetrum).
- **R:** green alkanet (Pentaglottis sempervirens), bristly oxtongue (Helminthotheca echioides), cuckoo-pint (Arum maculatum), common poppy (Papaver rhoeas), creeping thistle (Cirsium arvense), red campion (Silene dioica), germander speedwell (Veronica chamaedrys), changing forget-me-not (Myosotis discolor), opium poppy (Papaver somniferum), altar-lily (Zantedeschia aethiopica).

Condition assessment

- Assessed using Condition sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)
- Score = Poor - Pass: 2 (B, D) Fails both A and F, which are essential for achieving moderate or good condition for non-acid grassland habitats.

g27 – Traditional orchard

There is a line of orchard trees located at the southern boundary of the site, comprising predominantly old growth apple trees (Malus Spp.). The fruit trees do not display distinguishing features that would attribute veteran status, such as substantial trunk cavities, hollowing, or significant deadwood in the canopy.

The ground flora beneath the trees consists of less than 5% scrub and is dominated by unmanaged tall ruderal vegetation. Surrounding grassland is classified as medium distinctiveness but is currently in poor condition.

The orchard trees exhibited extensive lichen and moss growth on the branches, with evidence of decay observed in the form of bracket fungi on the main stems of several individuals.

No signs of pruning or active orchard management were noted, and the trees appeared generally free from mechanical damage.

No invasive non-native species were recorded within the ground cover beneath the orchard trees during the survey (**Appendix 4 – Figures 13**).

Condition assessment Line 1

- Assessed using Condition Sheet: ORCHARD Habitat Type
- Score = Moderate - Pass: 5 (C, E, F, G, H).

g33 – Line of trees

Additionally, within the grassland area are a number of lines of trees which are all elm trees (Ulmus sp.)
All three lines of trees bordering the site are of the same condition. With continuous canopy, lacking veteran features or natural ecological niches, with undisturbed ground flora with trees in a healthy condition (**Appendix 4 – Figures 14 – 15**).

Condition assessment Line 1

- Assessed using Condition Sheet: LINE OF TREES Habitat Type
- Score = Moderate - Pass: 4 (A, B, D, E).

c1f7 – Polyculture

A polytunnel east of the proposed development area is partially used as a potting shed/greenhouse for nursery plants (**Appendix 4 – Figures 16**).

Local notable habitats

Several habitats of principal importance are present within the local area, enhancing the site's ecological context. The closest include good quality semi-improved grassland approximately ~0.05km to the northwest, reedbeds ~0.05km to the south, and maritime cliffs and slopes located ~0.09km southwest. Other notable habitats within the wider 2km area include patches of lowland heathland, lowland fens, deciduous woodland, and traditional orchards. All of these habitats are classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Additionally, the site lies within a landscape where multiple areas are mapped as "no main habitat but additional habitat exists," with the nearest located around 0.47km to the northwest, suggesting the presence of further ecologically valuable features not formally classified under main habitat types.

Below is a tabulated summary of the priority habitats within 2km of the site:

Priority Habitat	Distance from Site (approx.)
Good quality semi-improved grassland	There are several patches northwest of the site. The closest being ~0.05km
Reedbeds	2 large patches ~0.05km south and ~0.20km southwest.
Maritime Cliffs and Slopes	Several patches in all directions. Closest being ~0.09km southwest
Lowland Heathland	Many patches all around the 2km radius circumference. Closest being ~0.21km
Traditional Orchards	Many small pockets north and northeast. The closest being ~0.30km
Deciduous Woodland	Many patches in all directions, the closest being ~0.31km southwest
No main habitat but additional habitat exists	Several patches in all directions. Closest being ~0.47km northwest

<table>
<tr><td></td><td><table>
<tr><td>Lowland Fens</td><td>2 large patches ~0.32km northwest and ~1.22km southwest</td></tr>
<tr><td>Coastal Vegetated Shingle</td><td>One large patch ~1.37km southwest of the site</td></tr>
</table></td></tr>
<tr><td>Foreseen Impacts</td><td>On-site habitats
The proposed development will result in the loss of previously other neural grassland and polyculture habitats.
This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.

Notable habitats
No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats.</td></tr>
<tr><td>Recommendations</td><td>On-site habitats
Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).

To compensate for the proposed habitat losses at the site, there is potential to improve the grassland surrounding the proposed development area, but it may be more preferable to enhance in different area within the ownership boundary where this area is used for polyculture.

Biodiversity net gain
The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain.</td></tr>
<tr><td colspan="2">Locality and Designated Sites</td></tr>
<tr><td>Summary of Survey Findings</td><td>On-site designations
The site is situated within the Isles of Scilly Area of Outstanding Natural Beauty (AONB).

Statutory designated sites (within 2km)

The site lies within an impact risk zone for the Higher Moors & Porth Hellick Pool (St. Mary’s) Site of Special Scientific Interest (SSSI).

Five Sites of Special Scientific Interest (SSSIs) are located within 2 km of the site. Additionally, there are two Marine Conservation Zones (MCZ), a Special Area of Conservation (SAC) and a Special Protected Area (SPA), all designated within 2km. These include:
<table>
<tr><th>Designated Site Name</th><th>Approx. distance from Site (and Size)</th><th>Reasons for Notification</th></tr>
<tr><td>Isles Of Scilly Areas of Outstanding Natural Beauty (AONB)[2]</td><td>On site (168.3 ha)</td><td>All parts of the Isles of Scilly are recognised as a National Landscape, which results from the islands being designated as an Area of Outstanding Natural Beauty in 1975.</td></tr>
</table></td></tr>
</table>

[2] https://islesofscilly-nl.org.uk/

			The Isles of Scilly is the smallest National Landscape in Britain. The vision for the Isles of Scilly National Landscape is outlined in the Isles of Scilly Management Plan (2021-2025).[3]
	Higher Moors & Porth Hellick Pool (St. Mary's) SSSI [4]	~0.06km west (15.97 ha)	Designated for its nationally important wetland habitats, including fen, wet woodland, scrub, and reedbed. Open water areas support breeding and migratory birds such as gadwall (Mareca strepera), coot (Fulica atra), water rail (Rallus aquaticus), and sedge warbler (Acrocephalus schoenobaenus), alongside occasional rare vagrants.
	Watermill Cove SSSI [5]	~1.16km north (0.46 ha)	Notified for its nationally important geological features, including a succession of Quaternary deposits.
	Lower Moors (St. Mary's) SSSI [6]	~1.17km southwest (10.13 ha)	Notified for its nationally important wetland habitats, including mire, reedbed, wet woodland, and open pools, which support breeding and migratory bird species such as common snipe and water rail.
	Porthloo SSSI [7]	~1.6km northwest (0.82 ha)	Notified for its nationally important geological features, including a succession of Quaternary deposits such as Late Devensian head deposits with Arctic tundra plant remains
	Peninnis Head (St. Mary's) SSSI [8]	~1.8km southwest (16.32 ha)	Notified for its nationally important biological and geological features, including maritime heathland, species-rich grassland, and significant geological formations such as granite tors and Quaternary deposits. The site supports rare plant species and diverse lichen communities.
	Isles of Scilly Sites - Peninnis to Dry Ledge Marine Conservation Zone [9](MCZ)	~ 0.5 km south (327.18ha)	Two nearby MCZs, protect a diverse range of marine habitats and species not covered by the overarching Isles of Scilly SAC. **Peninnis to Dry Ledge MCZ** protects moderate energy intertidal rock and aims to recover populations of spiny lobster (Palinurus elephas). **Lower Ridge to Innisvouls MCZ** protects intertidal coarse sediments, mixed sediments, sand and muddy sand, low and moderate energy intertidal rock, and intertidal underboulder communities. It also supports stalked jellyfish (Haliclystus auricula) and spiny lobster, with management objectives to maintain or recover these features to favourable condition.
	Isles of Scilly Sites - Lower Ridge to Innisvouls (MCZ)	1.8 km north east (224.57 ha)	
	Isles of Scilly Complex Special Area of	Surrounding the islands – nearest point ~ 0.5 km	Isles of Scilly Complex SAC is designated for its extensive subtidal sandbanks (1110), intertidal mudflats and sandflats (1140), and reef habitats (1170), all supporting rich and diverse marine communities, including some of the best Zostera marina (eelgrass) beds in southern England. It is also designated for the rare plant shore dock (Rumex rupestris; 1441),

[3] https://islesofscilly-nl.org.uk/management-plan/
[4] https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001252
[5] https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s2000176
[6] https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001273
[7] https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s2000177
[8] https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001894
[9] https://assets.publishing.service.gov.uk/media/5a74dc0440f0b65c0e8450e8/mcz-map-isle-of-scilly-sites-boundary-overview.pdf

<table>
<tr><td></td><td>
<table>
<tr><td>Conservation [10](SAC) Marine Components GB</td><td>south (26,848.62 ha)</td><td>which survives at a few locations across the islands. Grey seal (Halichoerus grypus; 1364) is present but not a primary reason for selection.</td></tr>
<tr><td>Isles of Scilly Special Protection Area [11](SPA) Marine Components GB</td><td>Surrounding the islands – nearest point ~ 0.5 km south (26,848.62 ha)</td><td>Designated for breeding populations of European storm petrel (Hydrobates pelagicus), lesser black-backed gull (Larus fuscus), and a diverse seabird assemblage. A marine extension is proposed to include foraging areas and add European shag (Phalacrocorax aristotelis) and great black-backed gull (Larus marinus), reflecting the Isles' importance for England's largest seabird colonies.</td></tr>
</table>

Non-statutory designated sites
Data was obtained from The Environmental Records Centre for Cornwall and the Isles of Scilly and revealed no additional records for non-statutory sites within 2km of the site.</td></tr>
<tr><td>Foreseen Impacts</td><td>On-site Designations
The proposed development, approximately 190 m² in area, is not anticipated to impact the Isles of Scilly Area of Outstanding Natural Beauty (AONB). The development remains within the character of the existing farm landscape and land ownership boundary, and no adverse effects on local wildlife are expected. The proposal aligns with local strategies for sustainable economic and environmental growth and does not result in any significant landscape change.

SSSI Impact Risk Zones (IRZs)
The proposed development type is not listed as high risk within the SSSI Impact Risk Zones (IRZs). Therefore, it is unlikely to result in adverse effects on nearby Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), or Ramsar sites.

Statutory and Non-Statutory Designated Sites
No direct impacts on statutory or non-statutory designated sites are anticipated.</td></tr>
<tr><td>Recommendations</td><td>On-site designations
Non applicable.

SSSI IRZ consultation
You do not need to consult Natural England on the proposed development at this location.</td></tr>
<tr><td colspan="2">Invasive / Non-native species</td></tr>
<tr><td>Summary of Survey Findings</td><td>Site observations</td></tr>
</table>

[10] https://sac.jncc.gov.uk/site/UK0013694
[11] https://publications.naturalengland.org.uk/file/5743389357637632

	Three-cornered leek (Allium triquetrum)[12] was identified on the site, which is considered mostly naturalised but is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981[13] (WCA S9) (**Target note 1: Appendix 1** for the locations within the habitat map and **Appendix 4** for photographs). Additionally, a small area of altar-lily's (Zantedeschia aethiopica) was identified on site. Although not listed under WCA S9, it has been assessed by Plantlife as a low-risk invasive non-native species, for which further management or legislative control is currently considered unnecessary at present[14] (**Target note 2: Appendix 1** for the locations within the habitat map and **Appendix 4** for photographs).
Foreseen Impacts	Construction activities could facilitate the spread of invasive species if not properly managed. When designing planting schemes, care must be taken to avoid introducing or facilitating the spread of Schedule 9 invasive species or other non-native species that could escape into semi-natural habitats on or adjacent to the site.
Recommendations	**Further surveys** None required. **Management through Precautionary Working Measures (PWMs):** Species listed under WCA Schedule 9 must not be released into the wild due to their potential to cause ecological, environmental, or socio-economic harm. Reasonable measures should be taken to confine such species within cultivated areas. For the three-cornered leek currently present, it is recommended that plants are dug up, including roots, and disposed of as controlled waste to prevent spread into surrounding habitats. Failure to prevent spread could constitute an offence under the Wildlife and Countryside Act. Although altar-lily is not a Schedule 9 species, it is recommended that groundworks near its location are managed carefully. While not legally enforceable, similar control and disposal measures are advised to minimise the risk of unintentional spread
Invertebrates	
Summary of Survey Findings	**Habitat suitability** The habitats present on site, including mixed sward grassland with flower-rich areas, native and non-native garden plants, horticultural flora, numerous fruit trees, and lines of coppiced elm (Ulmus spp.), are likely to provide foraging and shelter opportunities for a range of common invertebrates.
Foreseen Impacts	The grassland and a previously artificially unvegetated, unsealed surface (associated with an earlier polytunnel set-up) have been removed during initial ground preparation and foundation works. No additional habitat removal is anticipated as part of the proposed development. The loss of these habitats is considered negligible, owing to their low ecological value and the presence of more extensive habitat locally.
Recommendations	**Further surveys** None required. **Potential biodiversity enhancement opportunities**

[12] https://www.nonnativespecies.org/non-native-species/information-portal/view/131
[13] https://www.legislation.gov.uk/ukpga/1981/69/schedule/9
[14] https://www.nonnativespecies.org/assets/Document-repository/Here_today_here_tomorrow_2010_summary.pdf

<table>
<tr><td></td><td>

Incorporate bee bricks (e.g. Ibstock Bee Habitat or equivalent) into the fabric of the new buildings, installed at least 0.5 m above ground level on a south-facing elevation, free from shading vegetation.
Enhance site biodiversity through native wildflower planting along the grassland borders to improve foraging opportunities for invertebrates.
Create deadwood habitats along the southern boundary to provide additional sheltering resources.
Plant additional native trees, including hawthorn (Crataegus monogyna), blackthorn (Prunus spinosa), and willow (Salix spp.), to increase early spring blossom availability and support pollinators.

</td></tr>
<tr><td colspan="2">Bats</td></tr>
<tr><td>Summary of Survey Findings</td><td>
EPSL data
A search of the MAGIC.gov.uk database confirmed that there are no granted European Protected Species Licences (EPSLs) for bats within a 2 km radius of the site.
Displaced bats from licensed sites would typically relocate within mitigation areas or nearby suitable habitat.
There are also no Special Areas of Conservation (SACs) designated for bats within 10 km of the site.

Local Biological Records Data (BRD)
Data obtained from the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) indicates that common pipistrelles (Pipistrellus pipistrellus) are present on the island. The closest records within 1 km of the site are:

<table>
<tr><th>Distance and direction</th><th>Species</th><th>Record dates</th><th>Record type</th></tr>
<tr><td>~300 m north east</td><td>Pipistrelle (Pipistrellus sp.)</td><td>2016</td><td>Field observation / detection</td></tr>
<tr><td>~450 m south</td><td>Common pipistrelle (Pipistrellus pipistrellus)</td><td>2019</td><td>Trapping</td></tr>
<tr><td>~550 m north</td><td>Pipistrelle (Pipistrellus sp.)</td><td>2002</td><td>Field observation / detection</td></tr>
<tr><td>~1000 m southwest</td><td>Pipistrelle (Pipistrellus sp.)</td><td>2019</td><td>Field observation / detection</td></tr>
</table>

Foraging and commuting habitat
Habitats recorded on site, including neutral grassland, connected hedgerows, mature mixed-species tree lines, and fruit-bearing orchard trees, provide suitable foraging and commuting opportunities for local bat populations. These habitats likely support a diverse invertebrate community, providing a valuable food source.
The mature tree lines along the west, south, and east of the proposed development area are well connected and extend beyond the site, forming continuous vegetated corridors which are important navigation routes for bats commuting between foraging areas and roosts.
Nearby priority habitats and designated areas, such as Porth Hellick Pool to the southwest, are connected via tree lines and hedgerows and offer high-quality foraging and commuting routes.
However, due to the small extent of the development area and the availability of extensive suitable habitat locally, the site itself is not considered a significant resource for bats within the wider landscape.
</td></tr>
</table>

	Roosting habitat • **Buildings** No buildings are proposed for impact. A visual walkover assessment of adjacent structures including a single-skin corrugated metal farm shed and a modern metal storage container and single panel sheds in good condition confirmed that they have no features suitable for roosting bats. Anecdotal information from the landowner indicates bats are known to roost in a building to the north of the site, outside the redline boundary and the proposed development area. This is consistent with the availability of good quality foraging habitat within the site boundary. • **Trees** No trees within the site were identified as having Potential Roosting Features (PRFs). The boundary trees consist largely of coppiced elm (Ulmus spp.) and dwarfed fruit trees forming a traditional apple (Malus spp.) orchard, none of which exhibit features suitable for roosting bats.

Foreseen Impacts	**Foraging and commuting habitat** The proposed development will not result in the removal of any habitats used by foraging or commuting bats. However, if external lighting is introduced, it could cause light spill onto important bat habitats, potentially deterring bats from using these areas. **Roosting habitat (Buildings and trees)** No buildings or trees with roosting potential are proposed for removal or disturbance. The development involves a single-storey storage shed with no external lighting. Bats are very unlikely to be roosting within the existing buildings and structures on site. Bat activity is known within the wider landholding from previous mitigation works, and bat boxes are already present on site. Proximity to the proposed new storage shed is evident in the survey map in **Appendix 1**, and photographs of each building/structure are provided in **Appendix 4**. The development will continue to retain the site's existing dark skies character, supporting local nature recovery and landscape management strategies. **Artificial lighting** No new lighting will be installed as part of the development. All construction works will occur during daylight hours, and no lighting will be required for the construction phase.
Recommendations	**Further Surveys** None required. **General Mitigation** In the unlikely event that a bat or evidence of bats is discovered during works, all activity must cease immediately, and a licensed bat ecologist must be contacted for advice.

Artificial Lighting
No additional lighting is proposed; therefore, no further mitigation is necessary.

Potential biodiversity enhancement opportunities

- Install two bat boxes on the external walls of the new building, preferably on the southwest elevation or along the tree line.
- Recommended models include the Habibat Bat Box or Ibstock Enclosed Bat Box, or similar alternatives.
- Bat boxes should be installed at 3–5 m above ground level, facing south or southwest, with a clear flight path and located away from any artificial light sources.

Birds

Summary of Survey Findings

Local Biological Records Data (BRD)
Data obtained from the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) indicates that there are significant populations of Schedule 1 bird species recorded on the island. A wetland and inland pools are located approximately 500 m southwest of the site, contributing to suitable habitat in the wider landscape.
A total of 271 bird species have been recorded within 2 km of the site, with 21 records within the last five years summarised below:

Species	Number of records
Blackbird (Turdus merula)	2
Cattle Egret (Bubulcus ibis)	1
Common Guillemot (Uria aalge)	5
European Shag (Gulosus aristotelis)	1
Gannet (Morus bassanus)	3
Great Black-backed Gull (Larus marinus)	1
Grey Heron (Ardea cinerea)	2
House Sparrow (Passer domesticus)	2
Oystercatcher (Haematopus ostralegus)	1
Razorbill (Alca torda)	1
Robin (Erithacus rubecula)	1
Barn swallow (Hirundo rustica)	2
Wren (Troglodytes troglodytes)	1

Further detailed records are available upon request

Bird observations on site
Visual and auditory detection during he ecological walk over highlighted the following birds on site which are likely nesting and foraging within the habitats nearby and onsite:

<table>
<tr><td></td><td>
<table>
<tr><th colspan="2">Species</th></tr>
<tr><td>Barn swallow (Hirundo rustica)</td><td>Gold finch (Carduelis carduelis)</td></tr>
<tr><td>Song thrush (Turdus philomelos)</td><td>Great tit (Parus major)</td></tr>
<tr><td>Robin (Erithacus rubecula)</td><td>Willow warbler (Phylloscopus trochilus)</td></tr>
<tr><td>Linnet (Linaria cannabina)</td><td>House sparrow (Passer domesticus)</td></tr>
<tr><td>Starling (Sturnus vulgaris)</td><td>Blackbird (Turdus merula)</td></tr>
</table>

Buildings
No evidence of nesting birds was found in or on the adjacent buildings surveyed. However, buildings to the north are known to support nesting swallows (Hirundo Sp.).

Trees and vegetation
No active nests were identified within the on-site vegetation, although the existing trees, shrubs, and hedgerows offer suitable nesting and foraging opportunities.
No habitats suitable for Schedule 1 species were observed on site.

Barn owls
The site does not appear to provide any suitable nesting sites for barn owls.

Overwintering birds
Due to the small size of the site and the habitat types recorded, the site is not considered suitable to support a significant assemblage of overwintering birds or notable wintering species.
</td></tr>
<tr><td>Foreseen Impacts</td><td>Buildings/trees
No impacts on nesting birds are anticipated as a result of the proposed development.

Barn owls
No impacts foreseen.

Overwintering birds
No impacts foreseen.</td></tr>
<tr><td>Recommendations</td><td>Buildings/trees
• Precautionary measures should be taken to avoid disturbance to any active nests during construction.
• A buffer of 3–5 m should be maintained around any nests, with reduced machinery use in the vicinity until fledging is complete.

Barn owls</td></tr>
</table>

<table>
<tr><td></td><td>None required.

Overwintering birds
None required.

Potential biodiversity enhancement opportunities
Install a minimum of two bird boxes on mature trees along the site boundaries or on retained buildings to provide additional nesting opportunities.
Suggested designs include:
Schwegler No. 17 Swift Nest Box (for buildings)
Schwegler 1SP Sparrow Terrace (for buildings)</td></tr>
<tr><td colspan="2">Reptiles</td></tr>
<tr><td>Summary of Survey Findings</td><td>EPSL data and local Biological Records Data (BRD)
A review of the MAGIC database confirmed that there are no granted European Protected Species Licences (EPSLs) for protected reptiles within 2 km of the site.
Due to the island’s isolation from the mainland, there are no known native reptile populations on St Mary’s[15]. While slow-worms (Anguis fragilis) have been introduced to the island of Bryher, there are no records or evidence of introductions on St Mary’s.
Reptiles are therefore considered absent and have not been considered further in this assessment.</td></tr>
<tr><td>Foreseen Impacts</td><td>No impacts are anticipated on reptiles as a result of the proposed development.</td></tr>
<tr><td>Recommendations</td><td>None required.</td></tr>
<tr><td colspan="2">Amphibians</td></tr>
<tr><td>Summary of Survey Findings</td><td>EPSL data
A review of the MAGIC database confirmed there are no granted European Protected Species Licences (EPSLs) for fully protected amphibians, including great crested newts (GCN), in the local area. GCN are not naturally present on the Isles of Scilly and are therefore considered absent.

Local Biological Records Data (BRD)
Data obtained from the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) indicates occurrences of common amphibian species on the island:
<table>
<tr><th>Species</th><th>Number of records</th><th>Record dates</th></tr>
<tr><td>Common Frog</td><td>4</td><td>2010 - 2011</td></tr>
<tr><td>Common Toad</td><td>2</td><td>1961, 1985</td></tr>
<tr><td>Palmate Newt</td><td>1</td><td>2011</td></tr>
</table>
Aquatic habitat suitability (including ponds within 500m)</td></tr>
</table>

[15] https://www.ios-wildlifetrust.org.uk/wildlife

	Porth Hellick Pool, located approximately 122 m southwest of the site, is one of the only permanent waterbodies on the island, comprising wet woodland, scrub, and adjoining farmland. It is primarily noted for supporting breeding and migratory birds. While amphibians have not been specifically recorded at this location, the proximity of water and historic records of common frog, common toad, and palmate newt on the island suggest that common amphibian species could be present in the wider landscape. **Terrestrial habitat suitability** Areas of shrubbery on site offer limited foraging and sheltering opportunities for amphibians. No suitable hibernation features were identified within the development footprint.
Foreseen Impacts	Given the known absence of GCN, impacts on this species are considered extremely unlikely. While the potential presence of common amphibians such as common frogs or toads cannot be fully discounted, the risk is low. However, construction activities could pose a risk of harm or mortality to individual amphibians without appropriate mitigation.
Recommendations	**Further Surveys** None. **Mitigation** Owing to the nature of the proposed development and the low potential for impacts to GCN, further surveys would be disproportionate. Precautionary working measures (PWMs) are considered suitable to mitigate impacts to common amphibians to an acceptably low level. These will be implemented during construction, including the following measures: • Site clearance will be undertaken outside of the amphibian hibernation season (November to February) insofar as is possible. • The vegetation on site will be kept at a short sward hight. If vegetation in site needs to be cleared, a staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Potential biodiversity enhancement opportunities** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for amphibians: • Provision of dead wood and rubble piles near the vegetated boundaries could create suitable hibernacula for amphibians during their terrestrial phase.

Badger	
Summary of Survey Findings	**Biological Records Data (BRD)** Data was obtained from The Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) indicates that there are no badgers recorded on the island. **Habitat suitability** Due to the island's isolation from the mainland, there are no known occurrences of badgers on St. Marys[16]. Therefore, they are considered absent and not considered further for assessment within this report.
Foreseen Impacts	No impacts are anticipated on badgers as a result of the proposed development.
Recommendations	None required.
Riparian animals	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. **Biological Records Data (BRD)** Data was obtained from The Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) indicates that both otters and water voles are considered absent from St. Marys, Isles of Scilly. **Habitat suitability** There are no watercourses on or connected to the site suitable to support otters or water vole, which are considered absent locally.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Biological Records Data (BRD)** Local records indicate that hazel dormice are considered absent from St. Marys, Isles of Scilly. **Habitat suitability** The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.

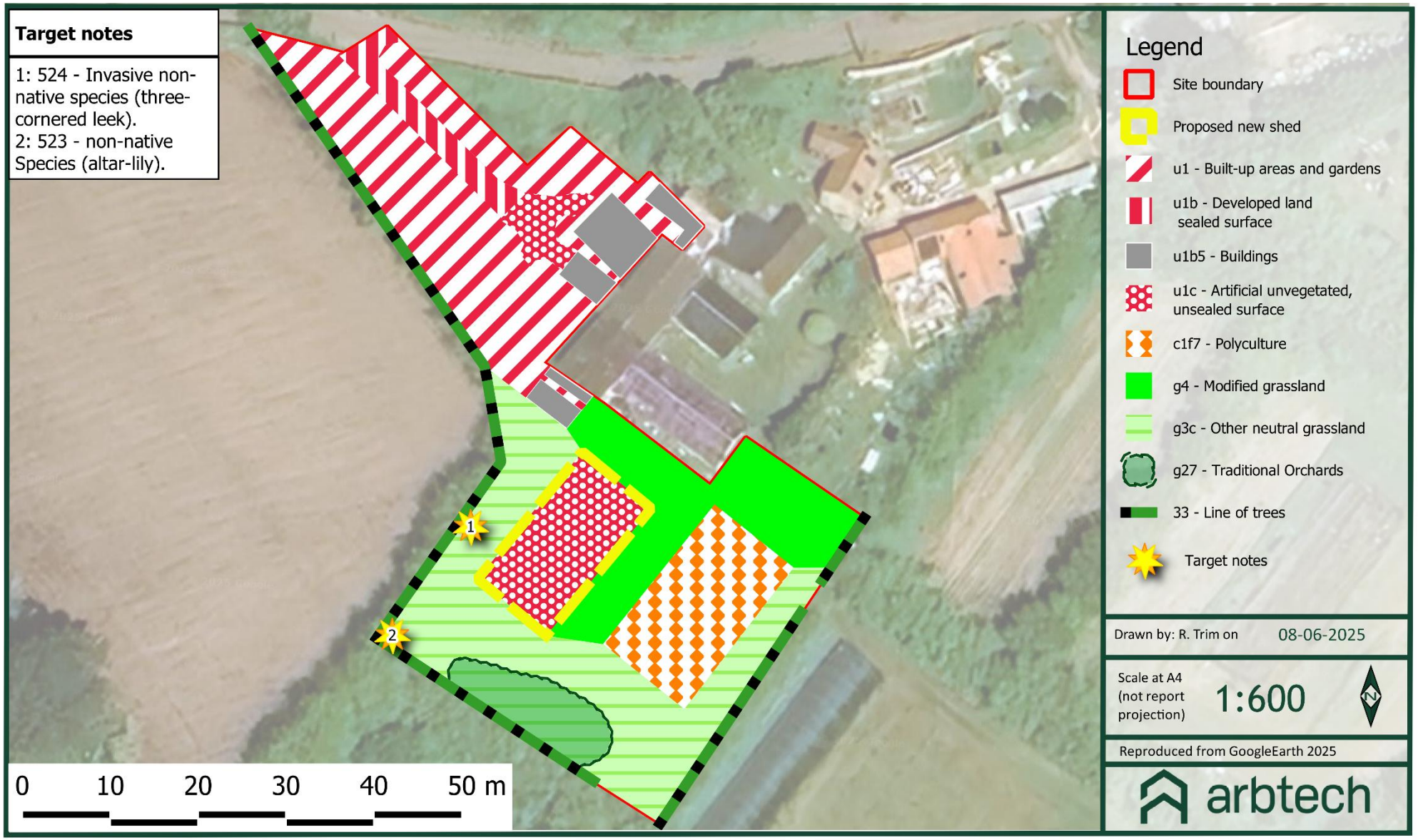
[16] https://www.ios-wildlifetrust.org.uk/wildlife

<table>
<tr><td>Recommendations</td><td>None foreseen.</td></tr>
<tr><td colspan="2">Other e.g. European hedgehog, and the Scilly shrew (the lesser white-toothed shrew)</td></tr>
<tr><td>Summary of Survey Findings</td><td>Biological Records Data (BRD)
Data was obtained from The Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) indicates that both hedgehogs and the Scilly shrew have been found in proximity within 500 m of the site:
<table>
<tr><th>Species</th><th>Number of records</th><th>Record dates</th></tr>
<tr><td>Lesser White-toothed Shrew</td><td>16</td><td>1962 - 2018</td></tr>
<tr><td>West European Hedgehog</td><td>22</td><td>1990 - 2021</td></tr>
</table>
Habitat suitability
The shrubby undergrowth bordering the lines of trees onsite provides some foraging and commuting opportunities for hedgehogs and lesser white-toothed shrew[17], with woodland habitat and rocky coastal paths nearby.</td></tr>
<tr><td>Foreseen Impacts</td><td>A small area of grassland has been removed bordering a vegetated strip by a line of trees to lay the foundations. No additional habitat will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog and shrew populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs or native Scilly shrews if present.</td></tr>
<tr><td>Recommendations</td><td>Further surveys
None foreseen.

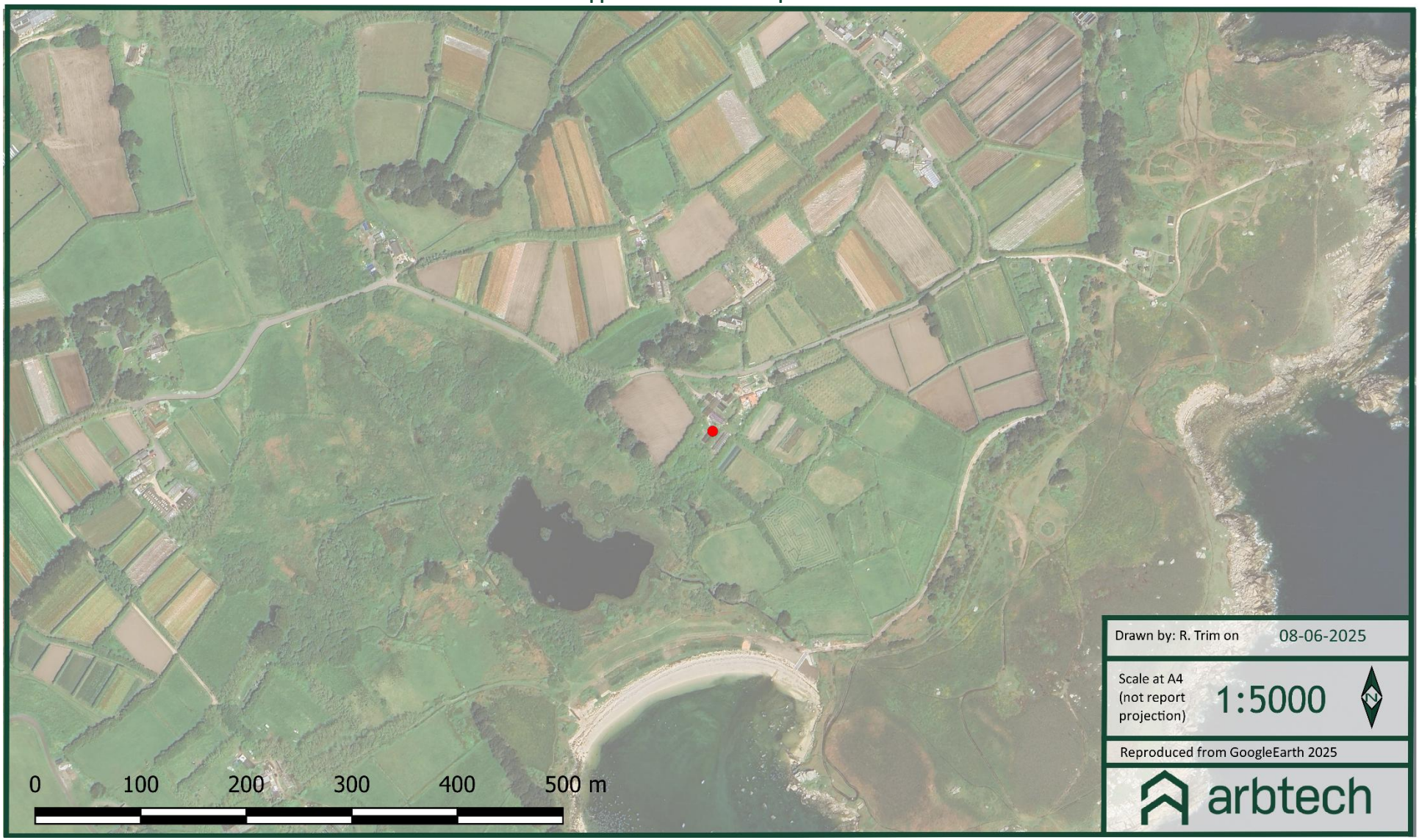
Mitigation
Small mammals including hedgehogs: A precautionary working method will be implemented during construction, including the following measures:
Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
If any hedgehogs or shrews are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance</td></tr>
</table>

[17] https://www.ios-wildlifetrust.org.uk/scilly-shrew

Appendix 1: Survey/Habitat map



Appendix 2: Location maps




0
0.5
1
1.5
2
2.5 km
Drawn by: R. Trim on 08-06-2025
Scale at A4 (not report projection)
1:25000
N
Reproduced from GoogleEarth 2025
arbtech

Appendix 3: Proposed plan

Formalised plans with elevation have not been provided at this point. However, the footprint of the proposed development will remain unchanged from this 190 m^2 area.

Appendix 4: Habitat Photos

Photograph	Description
u1 - Built-up areas and gardens [vegetated garden 828, introduced shrubs 847]	
	**Figure 1:** Facing north east at the garden area north of the proposed development and adjacent buildings.
	**Figure 2:** Facing southwest at the ornamental shrubs bordering the access road.

	**Figure 3**: Vegetated garden present dominated by garden nasturtiums (*Tropaeolum majus)*
u1b5 – Buildings	
	**Figure 4:** The corrugated metal roofed building to the north east of the site

Figure 5: The adjacent corrugated roofed open fronted garage.

Figure 6: The adjacent farm storage buildings and single scene corrugated PVC greenhouse.

u1b – Developed land/sealed surface

	**Figure 7:** The road access track on the north west side of the site.
u1c - Artificial unvegetated, unsealed surface	

Figure 8: the artificially unvegetated unsealed track after the tarmacked drive access to the northwest of the site.

Figure 9: the new foundations for the proposed development of the storage shed made from concrete blocks and poured loose stone.

g4 – Modified grassland

	**Figure 10:** Facing north east over the area of modified grassland of low distinctiveness north of the proposed development and polytunnel.
g3c – Other neutral grassland	

Figure 11: The less managed middle section of grass between the polytunnel and new proposed development area.

Figure 12: The mustard dominated grassland boarder area

g27 - orchard trees	
	**Figure 13:** The row of 5 small orchard tress to the south of the proposed development area
G33 - Line of trees	

Figure 14: Looking north east at the east line of coppiced elm trees bordering the site.

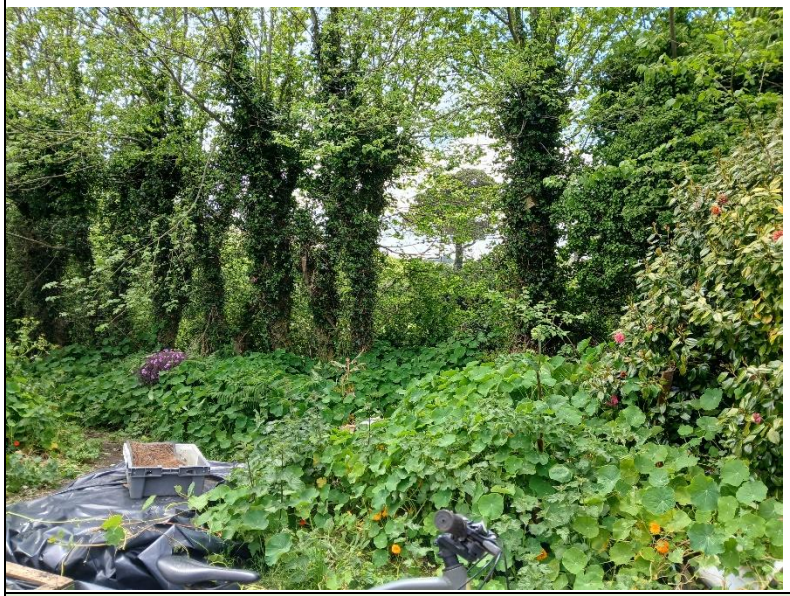


Figure 15: Looking south at the south west line of coppiced elm trees bordering the site.

c1f7 - Polyculture

	**Figure 16:** The polytunnel adjacent to the proposed development.
Target note 1 – 524 – Invasive non-native species (Three cornered-leek)	
	**Figure 17:** An Invasive non-native species (Three cornered-leek) present within the neural grassland habitat.

Target note 2 – 523 – Non-native (altar-lily)	
	**Figure 18:** A non-native species (altar-lily) present within the neural grassland habitat.

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Rhianna Trim BSc (Hons) MSc, Graduate Ecologist	08/06/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	12/06/2025
Draft	0.1	Rhianna Trim BSc (Hons) MSc, Graduate Ecologist	13/06/2025

Site Waste Management Plan (SWMP)

Project: Construction of New Agricultural Building
Location: Carn Friars Farm, St Mary's, Isles of Scilly, TR21 0NZ
Client / Farm Owner: Chris Jenkins
Principal Contractor: Chris Jenkins (self-build project)
Supplier: Fingle Farm Buildings (prefabricated kit supply only)
Date: 10/09/2025

1. Project Description

Construction of a new standard agricultural building within the existing farm boundary at Carn Friars Farm. - Prefabricated kit supplied by Fingle Farm Buildings: galvanised steel frame, pre-cut roof sheets, exact timber cladding. - Designed to minimise waste, not visible from public access areas. - Footings prepared using on-site materials, reducing imported aggregate needs. - Construction to be undertaken by the farm team.

2. Waste Management Objectives

- Avoid waste generation through prefabrication and exact supply quantities. - Re-use surplus materials (e.g., timber) on the farm. - Recycle where practical. - Lawfully dispose of any unavoidable waste via licensed carriers and approved facilities, per Environmental Protection Act 1990.

3. Roles & Responsibilities

- Client / Principal Contractor (Chris Jenkins): overall responsibility for project delivery and waste management. - Farm staff / project team: assembly, correct handling of materials, segregation of waste for re-use, recycling, or disposal. - Supplier (Fingle Farm Buildings): supply prefabricated kit, packaged to minimise waste.

4. Expected Waste Streams & Management

Waste Type	Estimated Volume	Management Method
Timber offcuts	Minimal	Re-used on farm (repairs, fencing, fuel).
Steel packaging/banding	Small	Recycled via scrap metal/local recycling.
Roof sheet packaging	Small	Cardboard/plastics recycled where possible; otherwise lawful disp
Excavated soil/hardcore	Minimal	Re-used on site for levelling/track maintenance.
General packaging waste	Small	Recycling where possible; otherwise disposed via licensed carrier
Unexpected waste	Unknown	Segregated, recorded, lawfully disposed of.

5. Waste Minimisation Measures

- Prefabricated building supplied in exact measured quantities, no over-ordering. - Use of on-site stone/soil for footings. - Direct re-use of timber offcuts on the farm. - Designated storage areas for waste to allow segregation and recycling.

6. Monitoring & Record Keeping

- Waste movements requiring transfer off-island documented with Waste Transfer Notes (WTNs). - Records retained at Carn Friars Farm for at least 2 years. - Unexpected waste (e.g., hazardous packaging) recorded and disposed via authorised channels.

7. Completion & Review

On completion: - Review waste generated against forecast. - Confirm quantities re-used, recycled, and lawfully disposed. - File report with farm records for compliance and reference.

Signed: 

Name: Chris Jenkins
Date: 10/09/2025