

Date: 09 April 2025
Our ref: 506916
Your ref: P/25/010/COU



Liv Rickman
Planning & Development Management
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BY EMAIL ONLY

Dear Liv,

Planning consultation: P/25/010/COU Temporary change of use from field to Class C3 (Dwellings) for 24 portable single sleeper units for a period of up to 6 months for contractors (Integrated Health and Social facility project).

Location: Land to the North of Ennor Farm, Old Town Lane, Old Town, St Mary's, Isles Of Scilly.

Thank you for your consultation on the above application which included further details from the applicant on the temporary surface and the risk from run off pollution from the site.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Providing the proposed development is carried out based on the plans submitted and the further information provided by the applicant, Natural England considers that it will not have significant adverse impacts on any designated sites (SSSI, SAC, SPA, Ramsar) and specifically, the application will not damage or destroy the features for which the Lower Moors (St Mary's) SSSI (Site of Special Scientific Interest) has been notified and has no objection.

The proposed works are located adjacent to the Lower Moors (St Mary's) SSSI. Further information on this site can be found via Natural England's Designated Sites System (DSS)¹.

Wildlife and Countryside Act 1981

Based on the plans submitted, Natural England considers that the proposed development will not

¹ Natural England's Designated Sites System - <https://designatedsites.naturalengland.org.uk/>

damage or destroy the interest features for which any SSSI site has been notified and has no objection.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on any European sites and has no objection to the proposed development.

Further Advice

Protected Species

Natural England has produced [Protected species and development: advice for local planning authorities \(gov.uk\)](https://www.gov.uk/guidance/protected-species-and-development-advice-for-local-planning-authorities) (standing advice) to help planning authorities understand the impact of particular developments on protected species.

Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to [Wildlife licences: when you need to apply \(www.gov.uk\)](https://www.gov.uk/guidance/wildlife-licences-when-you-need-to-apply) for more information.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 187(d), 192 and 193. Major development (defined in the [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/guidance/national-planning-policy-framework-glossary) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is also applies extended to small scale development from April 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

[Biodiversity Net Gain](https://www.gov.uk/guidance/biodiversity-net-gain) guidance (gov.uk) provides more information on biodiversity net gain and includes a link to the [Biodiversity Net Gain Planning Practice Guidance](https://www.gov.uk/guidance/biodiversity-net-gain-planning-practice-guidance) (gov.uk).

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to [Calculate biodiversity value with the statutory biodiversity metric](https://www.gov.uk/guidance/calculate-biodiversity-value-with-the-statutory-biodiversity-metric) for more information. For small development sites, [The Small Sites Metric](https://www.gov.uk/guidance/the-small-sites-metric) may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 193 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Where off-site delivery of biodiversity gain is proposed on a special site designated for nature (e.g. a SSSI or habitats site) prior consent or assent may be required from Natural England. More information is available on [Sites of Special Scientific Interest: managing your land](https://www.gov.uk/guidance/sites-of-special-scientific-interest-managing-your-land)

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 77, 109, 125, 187, 188, 192 and 193). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

[The Environmental Benefits from Nature Tool - Beta Test Version - JP038 \(naturalengland.org.uk\)](https://www.naturalengland.org.uk/Tools/Environmental-Benefits-from-Nature-Tool-Beta-Test-Version-JP038) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

Natural environment - GOV.UK (www.gov.uk) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Please consult us at consultations@naturalengland.org.uk if the proposed development changes.

Yours sincerely,

Gareth Townsend

Higher Officer
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Natural England