

## Design and Access Statement

Provide temporary contractor accommodation and welfare facilities for up to 6 months to help facilitate the Integrated Health and Social Care Facility project.

Several major projects by Partners are happening concurrently which are vital to the Islands, and this contractor compound would allow for works to continue through the summer season when accommodation is in short supply and will also alleviate pressure on project budgets.

A key challenge to these projects happening is the availability of contractors to complete necessary works. On island contractors are in incredibly high demand and often do not have the capacity to fit in large projects. There is significant appetite from the mainland-based private sector, but to enable these contractors to work on island providing accommodation is vital.

## Site

The site is the field next to the Old Town Inn owned by CIOS which is intended for housing in the medium to long term.

The site is out of public view, causing no detrimental impact to the Isles of Scilly Area of Outstanding Natural Beauty, and ensuring that the contractors have privacy. Its position means that it is away from residential areas and less likely to cause noise disruption.

The site is owned by CIOS, so CFT are in the process of agreeing a license which will permit the use of the site for a contractor compound, subject to planning.

## Planning Policy and History

The Isles of Scilly Local Plan details the spatial, economic and environmental strategy for the islands, and seeks to juggle the oftentimes conflicting need for accommodation while preserving the outstanding natural environment, boosting the local economy, and providing cultural enrichment for islanders and tourists alike.

**Aim 1** of the Local Plan aims to “ensure new development is appropriately located, sited and designed to maintain and enhance the environment avoiding any significant environmental impacts, or provide appropriate mitigation including the reuse of previously developed land and the more efficient and effective use of all sites and buildings”.

The Ennor Field is a very good example of this, because the site is out of the way of residential areas, unlikely to contain significant archaeological remains, and where possible we will seek to reuse all of the accommodation units and welfare unit currently on the site by offering them to other project teams to avoid the environmental impacts of shipping the units back, and shipping new ones over to replace them.

The National Planning Policy Framework (2023) states in **Paragraph 124** that “planning policies and decisions should support development that makes efficient use of land, taking into account the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement.” This planning application seeks to make efficient use of land until it is used for housing.

Policy LC4 Staff Accommodation acknowledges that staff may not be able to be housed within existing accommodation on the islands, especially during the summer season when any accommodation is booked up well in advance by tourists. The policy therefore permits the provision of more staff accommodation if workers cannot feasibly be housed elsewhere.

**Aim 5** of the Plan describes the need to engender and support “a strong, vibrant and healthy island community with an improved quality of life for its residents...Facilitate growth that improves the sustainability and self-sufficiency of the island’s communities through the provision and retention of viable services and facilities that supports its cultural, health and social well-being”.

The use of the site for contractor accommodation will support a key project for the key health and social care project for the Isles.

Similar planning applications for contractor compounds are below:

**Planning Application P/22/051 Stoneyard. Temporary change of use of land from Sui Generis (Stoneyard) to Class C3 (Dwellings) for the provision of 7 no. portable single living containerised accommodation units for a period of up to 2 years to accommodate workers delivering the Coastal Defences project.**

**Planning Application P/23/086 Parting Carn. Temporary use of land as a construction compound with associated welfare facilities to support South West Water upgrade to waste and water infrastructure across the Isles of Scilly for up to four years. (pending decision)**

**Planning Application P/15/016 Parting Carn. Extension of batching plant site for siting of temporary sleeping cabins for Kier site staff.**

**Planning Application P/14/004 Parting Carn. Temporary use of agricultural land for use as a mobile batching plant and construction compound together with temporary residential accommodation for works associated with the upgrade of St Mary’s Airport.**

The most relevant is P/22/051 Stoneyard. As referenced above, the Stoneyard secured planning permission to be used as a temporary contractor compound for the past two years to support in the Coastal Defence Works project. The workers using the compound were very satisfied with the accommodation units and the site for the duration of their contract.

Parting Carn has recently applied for permission for a contractor compound for South West Water, and has a history of planning permission for similar compounds (included above). The most recent planning application for South West Water will enable major

upgrades to infrastructure around the islands, and this project will be happening at the same time as projects this contractor compounds at the Stoneyard will support.

### Development Proposal

The proposal is to site 24 accommodation units, on Ennor field Stoneyard, to provide sufficient facilities for contractors engaged in the health and social care facility project for the next 6 months.

The accommodation units are Bunkabin Junior Deluxe pods which are self-contained on en-suite sleeping units.

They are 2.8m wide, 3.3m long and 3.2m tall including waste tanks underneath. The accommodation units will be laid out in two lines of 10, with 4 metres clearance between them for fire protection.

The units have height adjustable legs in each corner to allow them to be set to suit the existing ground contours. Legs to be placed on timber pads to minimise damage to existing ground.

The site therefore does not need any groundworks and can easily be reinstated to its former use at the end of 6 months.

Decking will also be placed between the units to provide a better, more comfortable space for the contractors. This will sit on top of the ground and will be removed at the end of the change of use.

Ennor Farm field is close to the site of the Integrated Health and Social Care facility and there is already access to the field via a gate and path.

### Services and access

A new water connection will be provided to the site. Water to the site will be sub-metred off the supply.

The electricity will be provided by a connection to the National Grid.

Steel waste holding tanks are shared one between two accommodation/diner units and will be emptied by suction tanker as required, and effluent will be taken to the South West Water plant.

Wastewater for each unit to be connected to the tank at the end of each row.

Power supply to be provided from mains electrical connection as agreed with National Grid and water supply connection will be made by METS.

Service path and cabins to drain surface water directly onto existing field for soak away drainage as existing.

Waste collection tanks to be fitted with level alarms and checked daily to allow emptying at suitable intervals.

Eight of the proposed 20 units are already on the island at Circus Field and Parting Carn with a further 12 to be transported to the islands in Spring 25.

Existing field boundary trees and hedges to remain unaltered to provide enclosure and screening to adjoining land.

Area for storage of topsoil ready for reinstatement of field has been identified and will be away from boundary tree canopy and root protection zone.

### Ecology/Environment

There has already been a planning application for 12 houses, for which the outline planning has been approved.

The site is grassland and has no habitats that would be disrupted by the accommodation and welfare units, and otherwise has little ecological value.

### Flooding

The site is not in a flood zone and does not require a Flood Risk Assessment – as shown by the approval of outline planning permission for 12 houses.

There will nonetheless be measures on site to ensure that any risk of flooding is not increased by the presence of the units, and to make sure that users of the units are safe.

The accommodation and welfare units are on jacklegs which ensure that the units are raised above the ground and allow any surface water to flow and soak into the ground as it does currently.

### Archaeology

Any trenching for services will be very shallow and no groundworks are needed to provide foundations for the Bunkabins.

The site is also not nearby to any designated archaeological sites – as indicated by the approval of outline planning permission for 12 houses.

### Noise/Light

The proposed site is not near residential areas so any noise from the contractors' compound will not affect residents. The site manager will give the contractors a briefing on appropriate behaviour, noise levels and use of the site before the contractors are allowed to use the accommodation units.

Low level lighting such as has been used by the previous contractors on site (festoon lights) will be used on this contractor compound to avoid impacting the Isles of Scilly Dark Skies.