

Council of the Isles of Scilly Planning Application

Ref: P/25/067/FUL

Consultation Response

Date: 6th August 2025

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Site: Land At Borough, Borough, Tresco, Isles Of Scilly.

Proposal: Redevelopment of the area around Borough Farmhouse to include demolition of Borough Farmhouse and construction of replacement two storey dwelling, conversion of existing bungalow into sauna and studio and construction of associated energy shed and store; demolition of two bungalows (Penolva and North Watch) and construction of replacement single storey dwelling and construction of associated energy shed and store; demolition of chalet (Eastern Watch) and construction of replacement single storey dwelling; demolition of two chalets (Artists Chalets) and construction of new single storey dwelling; construction of two single storey staff accommodation units; and associated landscape works.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by Monday 1st September 2025.

Comments:

No objections on ecological grounds provided all recommendations made with the ecology reports are followed and the conditions outlined below are set.

Ecological Impact Assessment

The Ecological Impact Assessment provides an appropriate and realist assessment of the proposed development area. Several recommendations are made, and these should be required by condition.

These are listed below for reference:

The following surveys and assessments will be required post-planning and pre-construction:

- An Invasive Species Control Plan (ISCP) must be prepared and implemented to prevent an offence being committed. A post-planning pre-construction survey for invasive species will be required to inform this document.

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- A bat mitigation licence will be required prior to demolition of buildings supporting bat roosts. This can only be applied for once planning consent is approved. All bat mitigation measures proposed in the bat survey report should be conditioned.
- A method statement will be required to ensure that works do not impact red squirrel (EPS).
- Where external lighting is proposed, a lighting plan will be required, designed in consultation with an ecologist.
- A CEMP must be prepared ahead of commencement of site works.

BNG Assessment

The BNG report indicates that a net gain of 19.13% can be achieved through habitat creation and through the enhancement of neutral grassland. A proposed gain of 24.30% for hedgerows through hedgerow creation. The measures proposed to achieve this are realistic and achievable.

A standard BNG Condition and a Habitat Management and Monitoring Plan (HMMP) are required.

Name: Dr Bruce Forrest

Date: 12/08/2025