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By Tom.Anderton at 3:24 pm, Sep 12, 2025

8 September 2025

P/25/067/FUL: Land at Borough, Borough, Tresco - 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; (Affecting the setting of a Listed Building).

Thank you for seeking consultee comments from the Isles of Scilly National Landscape Partnership on the above proposed development.

The Isles of Scilly National Landscape (the NL), formerly the Isles of Scilly Area of Outstanding Natural Beauty, enjoys the very highest level of landscape protection, equal to that of National Parks. The statutory purpose of the designation is to conserve and enhance the natural beauty of the area and planning policy, such as Policy OE1 of the statutory Isles of Scilly Local Plan (the LP) and material considerations related to this, such as Section 15 of the National Planning Policy Framework 2024 (the NPPF) and the Isles of Scilly Area of Outstanding Natural Beauty Management Plan 2021-2025 (the MP), require that development within the NL delivers this purpose.

Section 85 of the Countryside and Rights of Way Act 2000 (the CROW Act) placed a duty on relevant authorities to have regard to the purposes of the designation. Clause 245 of the Levelling Up and Regeneration Act 2023 amended this such that Section 85 of the CROW Act now requires relevant authorities to seek to further the purposes of the designation.

Therefore, it is in the above legislative and policy context that we have considered the proposed development and our comments on such are as follows.

We are supportive of some elements of the proposed development, in particular the replacement of the incongruous C20 chalet type structures with a more traditional and recessive built form, this element of the proposals is considered positive, but critically our support is subject to conditions outlined overleaf, and it is on this basis that we consider this element of the proposals would align with the legislative and policy context set out above.

It is critical that any elements of the site re-development avoids incidental knock-on adverse effects upon the designated landscape. In particular, significant care needs to be taken to avoid artificial light pollution upon the exceptional dark skies of the Isles of Scilly. It is therefore essential that conditions are imposed requiring a detailed lighting strategy to be submitted for approval that demonstrates none, or low-level lighting with appropriate controls. It is recommended that this lighting strategy should align with the standards applied at International Dark Sky Landscapes such as West Penwith and Bodmin Moor in Cornwall.

It is also recommended that conditions are applied seeking further details of the materials to be used, alongside hard and soft landscaping, so as to ensure the finer detail of the proposed development is managed appropriately and responds positively to the designated landscape.

It is also suggested that there should be control over parking areas, potential future ancillary outbuildings and extensions, to ensure appropriate management of the site through the formal planning process takes place in the future.

We also agree with the conditions recommended by Cornwall Archaeological Unit (CAU) are necessary, if you are minded to support the proposals.

Notwithstanding the above, we do wish to make some further points, with regard to wider components of the proposed development.

With regard to the new build staff accommodation units, these represent new built structures. Policy LC4 of the LP supports new staff accommodation for businesses and organisations but this is subject to a number of criteria, which amongst other matters requires that:

- an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area; and
- the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; and
- on an off-Island the proposed accommodation is located within an existing building or adjacent or well related to the existing business consistent with Policy LC7.

It is also noted that the preceding text to this policy states that *‘Unusually large staff accommodation dwellings in relation to the needs of the business, or expensive construction in relation to the income the business can sustain, will not be permitted.’*

It is therefore key that you, as the local planning authority, are satisfied that the staff accommodation is acceptable as a point of principle.

We also question the justification for the demolition of the main Borough Farmhouse. On this point, we note that Peter Dudley from CAU in his response dated 29 August 2025 highlighted that:

‘The scheme includes the demolition of the existing Borough farmhouse. Although the HIA considers the dwelling it does not adequately assess its heritage values and its significance in relation to its contribution to the Conservation Area. Looking online (<https://www.tresco.co.uk/staying/boroughfarmhouse>) it is clear that the interior has been cleaned up but it is likely that historic fabric is hidden behind the modern finishes. Analysis of the front elevation from the photographs in the HIA and online and the existing plan show a greatly altered building but one that retains historic character and a high degree of authenticity and legibility. It is disappointing then that the building is not being proposed for alteration and enhancement but demolition.’

Paragraph 202 of the NPPF explains that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance. Paragraph 213 of the NPPF sets out that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'* Policy OE7 of the LP states that *'Any harm to the significance of a designated or non-designated heritage asset must be justified.'*

In light of the above, as the local planning authority, you will need to be satisfied that the replacement of Borough Farmhouse is justified and the proposed replacement building is reasonable and appropriate in context.

To conclude, whilst we acknowledge favourable elements within the proposed development and the ability to manage a number of matters through planning conditions, in particular managing and mitigating the effects of artificial light pollution at the site and upon the wider area, we do raise some matters for further consideration with regard to the proposals as highlighted above.

I trust the above will be of benefit in your consideration of the proposals, and please note our comments are primarily focussed to the effects of the development upon the NL.

Yours sincerely,



James Evans BA(Hons) AssocRTPI

On behalf of the Isles of Scilly National Landscape Partnership