

BOROUGH FARM REDEVELOPMENT, TRESCO

DESIGN, ACCESS & PLANNING STATEMENT

Contents & Introduction

1. Introduction	p 2
2. Background and relevant planning history	p 3
3. Primary Legislation and Planning Policy	p 3
4. Context and Existing Buildings	p 6
5. Proposals	p 8
6. Impact upon the character of the Conservation Area, National Landscape and the Historic Environment	p 16
7. Impact on the Natural Environment	p 16
8. Sustainability Assessment	p 17
9. Energy Strategy	p 17
10. Flood Risk	p 18
11. Access	p 19
12. Consultation Feedback	p 19
13. Conclusion	p 20
Appendix 1 - Schedule of Areas	p 21



Borough Farm (Google Maps 2025)

I. Introduction

This document has been prepared in support of an application to redevelop the area around Borough Farmhouse, on Tresco, the Isles of Scilly.

The development would consist of:

- *Borough Farmhouse* - The replacement of the existing farmhouse with a new 5 bedroom two storey dwelling of a comparable scale. Refurbishment and alterations to an existing staff bungalow to form a sauna and studio, and construction of new associated energy shed and store.
- *Penolva and North Watch* - Replacement of 3no. existing dwellings with a new 4 bedroom, single storey house, and construction of new associated energy shed and store.
- *Eastern Watch* - Replacement of existing chalet with new 1 bedroom bothy
- *Artists Chalets* - Replacement of 2no. existing chalets with new 3 bedroom, single storey dwelling
- *New staff accommodation* - Construction of 2no. terraces of 2no. 2 bedroom, single storey staff accommodation houses
- *Associated landscape alterations*

Borough Farm is a property that has relatively recently returned to the estate, as the farming tenancy came to an end. This change has triggered the opportunity to redevelop and improve a part of the island that has traditionally been somewhat neglected.

Borough is an unique site on Tresco; an upland plot offering spectacular views and seclusion against a backdrop of coniferous woodland.

In line with local plan policy, Tresco Island is seeking to improve “the quality of its offer” and “maximise the quality of its product and provide an offer that appeals to a range of visitors, including opening up to, or creating, new tourism markets and niches.”

Tresco's sole ownership provides a distinct strategic opportunity for development on the Isles of Scilly, allowing intensive development to be concentrated in specific, designated areas and planned with a consistent overall design vision. This approach prevents piecemeal development and sprawl.

The proposed redevelopment of the Borough settlement would allow Tresco Island to provide an alternative form of accommodation on the island – Borough would become a third, smaller ‘hub’ of tourist accommodation (alongside New Grimsby and Old Grimsby).

The Borough development aims to create an area which prioritises privacy, and views, compared with the more intense ‘cheek to jowl’ nature of development and activity at New Grimsby and Old Grimsby. The proposals would provide a range of mixed occupancy, high quality units diversifying the island’s tourism offering.

As well as the improvements in the holiday accommodation, the application further seeks to provide additional, high quality staff accommodation for singles, couples and small families, in accordance with the policy set out in the local plan.

To attract the highest quality staff the business needs to provide the highest quality accommodation. Tresco Island is continuously striving as a business to improve the living and



Views towards the coast from the application site

working conditions of its staff and therefore the wider community. This helps the estate business to attract and retain staff.

The proposed works form part of Tresco Island's policy for ongoing investment in improved accommodation on the island. Flexibility and diversification within the tourist offering strengthens the estate's business model and extends the season. Investment on Tresco has an indirect economic benefit to other islands; employment of local people, increased visitor numbers and a lengthened season help to sustain local business including transport services, restaurant and retail services across the archipelago.

2 . Background and Relevant Planning History

Relevant previous applications for the site include:

1972 - P1148/A

Construction of one chalet - Approved

1974 - P1384

Construction of a further chalet - Approved

1985 - P2399

Construction of a bungalow - Conditionally Approved

2002 - P5206

Convert buildings to 2 holiday cottages (Hedge Rock and Tean) and erect a new barn - Conditionally Approved

2004 - P5548/P5549

Planning and listed building consent application to convert an outbuilding to a local need dwelling - Conditionally Approved

2005 - P5775

Replacement of the 2 bed cottage at Northern Watch with two 1-bedroom cottages - Conditionally Approved

2007 - P/07/124

Replace of the two chalets (Artists Chalets) with a single dwelling - Conditionally Approved

2015 - P/15/045

Application for the demolition of two existing holiday chalets and replacement with one dwelling (as approved under P/07/124/FUL) - Conditionally Approved

2018 - P/17/102

Demolition in a conservation area comprising dismantling and removing existing steel framed structure (adjacent to Borough Farmhouse) - Approved

Primary Legislation

The Planning (listed Buildings and Conservation Areas) Act 1990

The application is situated within a Conservation Area and as such there is a requirement that the proposed development preserves or enhances the character of the area.

The Countryside and Rights of Way Act 2000

Tresco, along with the whole of the Isles of Scilly is designated as a National Landscape. In considering proposals located within a National Landscape, there is a consequential requirement for Local Authorities to have regard to the purpose of conserving and enhancing the natural beauty of the area.

The Conservation of Habitats and Species Regulations

There is a duty for the Local Authority to assess the impact of proposed development on any European protected species.

National Policy Guidance

Over-arching policy guidance set out in The National Planning Policy Framework, (NPPF) makes clear that developments which accord with an up-to-date development plan should be approved without delay, (para. 11c refers). In respect of this application, the proposals have been prepared within a policy framework set out in the Isles of Scilly local Plan, which are supportive of the proposed development.

The NPPF encourages applicants to engage with the LPA, prior to the submission of an application, (para.41 refers). In respect of this application, the applicant has chosen to enter informal pre-application discussions with planning officers. A wider consultation exercise has also been undertaken, to gain the views of the local community. The submitted proposals reflect comments received as a consequence of both these exercises.

Guidance within the NPPF makes clear that significant weight should be placed on the need to support economic growth and productivity, by allowing each area to build on its strengths, (para.85 refers). As is the case on the Isles of Scilly more generally, tourism is the bedrock of Tresco's economy and this needs to constantly adapt and evolve to respond to market demands, if historic benefits to the local economy are to be sustained.

The NPPF generally supports tourism development, particularly in rural locations such as Borough, where it can be demonstrated that it promotes sustainable growth. Paragraph 88 of the NPPF explicitly mentions enabling sustainable rural tourism and leisure developments while respecting the character of the countryside. This application is supported by a landscape and visual assessment, which considers how the proposed development will sit within its wider setting.

Decision-makers are encouraged to recognise that local business and community needs in rural areas may have to be found beyond existing settlements. In such circumstances, it is important to ensure that development is sensitive to its surroundings, (para.89 refers). The application proposals have been prepared to respond to these challenges.

The NPPF also encourages well-designed development, ensuring that tourism developments are sensitive to their surroundings, (Para. 139 refers). The application proposals are supported by a design statement, which details the factors that underpin the design, including matters

3. Primary Legislation and Planning Policy

The application has been prepared within the context of a policy framework set out in both primary legislation and national and local planning policy. This framework is summarised below.

such as the choice of materials and the scale, layout, massing and location of the proposed buildings.

Strategic Policy Guidance

The Cornwall Plan 2020-2030 is the Cornwall and Isles of Scilly Leadership Board's shared vision for Cornwall. The Plan aims for a greener, cleaner Cornwall that is fairer and more inclusive.

The Plan was refreshed in 2023 to reflect the changing world and challenges we face. The refreshed Cornwall Plan was endorsed by groups and organisations in 2024.

The Cornwall Plan sets ambitious goals for Cornwall's future, including a net-zero economy, sustainable food systems, affordable housing, equality and education, safe communities, and a digital revolution.

The proposals for Borough Farm contained within this application, reflect the goals set out in the Plan, seeking as they do to provide more sustainable tourist accommodation, which in turn will assist in delivering a safer, healthier and more resilient community.

Local Policy Guidance

Of particular relevance to the determination of these proposals is the policy guidance set out in the Isles of Scilly Local Plan. The plan seeks to achieve its spatial vision and address key challenges and issues by supporting development through its strategic policies, guided by strategic aims and objectives. These include, *inter alia*, objectives to:

- Ensure that new development is appropriately located, sited and designed to maintain and enhance the environment; and of particular relevance to the application proposals,
- Provide sustainable growth in tourism in response to changing markets with a focus on improving the quality and value of its product, particularly tourism accommodation, in assets where it complements the exceptional and outstanding environment.

The Plan seeks to promote quality design. Policy SS2(1) confirms that development will not be permitted if it is considered to be of a poor or unsustainable design. New development must be of a high-quality design and contribute to the islands' distinctiveness and social, economic elements. The application proposals have been designed to reflect specific criteria set out in the policy, including the requirements to:

- Respect and reinforce the character, identity and local distinctiveness of the area; and to
- Ensure that the proposed development does not dominate or interrupt public views or significant heritage features

The Local Plan sets out specific guidance in respect of the visitor economy and tourism development within Policy WC5 (1) (2). The application proposals have been devised and designed to respond to the requirements of this policy.

The policy states that proposals for new or upgraded development will be permitted where, *inter alia*, they make a positive contribution to creating a sustainable, diverse and modern tourism economy. The application proposals have been conceived and designed to respond directly to this requirement.

Policy WC5 (1) (2) notes that proposals for tourism developments will be particularly encouraged where it is demonstrated that they would extend the tourism season.

The proposals encourage diversification in the tourism offering on Tresco, providing a high quality accommodation for a variety of group sizes in a secluded and private location. This development would provide flexibility and a diverse range of offerings, which would encourage visitors and extends the season. The provision of permanent staff accommodation helps to facilitate this, as seasonal works are primarily only available through the summer months.

The Local Plan records that the Isles of Scilly has an outstanding world-class environment that underpins the quality of life and the economy of the islands, not least the tourist economy. Consequently, the policies in the Local Plan aim to safeguard, 'the rich environment and heritage of the islands...whilst carefully managing and promoting sustainable development, to support a strong and viable community and economy'. (Para. 161 refers)

Policy OE1 states that development will only be permitted where it aligns with the previously referred to primary legislation requirement in respect of National Landscape designation and the consequential requirement to conserve and enhance the islands' landscape, seascape and scenic beauty. The application proposals have been designed with these policy imperatives in mind.

Policies OE2 (1) to (5) collectively make clear that developments will only be permitted where they conserve and enhance biodiversity and geo diversity. In response to this requirement the application is supported by a PEA, bat surveys and BNG assessment undertaken by Plan for Ecology and an arboricultural assessment by Advanced Arboriculture.

In order to protect the quality of the islands' dark skies, and in accordance with Policy OE4, the application includes detailed proposals that will minimise the installation of unnecessary lighting. External lighting will only be proposed where these are essential for safety or security.

The management of waste is an important issue on the Isles of Scilly. Policy OE5 makes clear that all developments must demonstrate best practice in addressing waste management solutions. A site waste management plan is submitted as part of the planning application. Operational waste will be collected and recycled by Tresco Estate; as part of their established centralised waste management programme, which sees glass, card, metal and food waste recycled.

The Local Plan records that great weight will be given to the conservation of the islands' irreplaceable heritage assets. Policies OE7 (1) to (10) collectively make clear that proposals causing harm to such assets will be weighed against substantial public, not private, benefits of the proposal. All developments should be informed by proportionate historic environments assessments and evaluations.

As required by primary Legislation, development within Conservation Areas will be permitted where it preserves or enhances the character or appearance of the area and its setting. The Heritage Impact Assessment assesses the impact of proposals within the context of the archaeological and historic landscape, and the conservation area. The Landscape Assessment by Indigo Landscape Architects, assesses the impact of proposals within the landscape setting. This report provides further commentary as to how the design has been developed to be reflective of the vernacular architecture and respectful of the setting.

Policy LC4 (2) (3) sets out policy framework in respect of proposals for new staff accommodation. This application proposes the replacement of 4 existing properties currently used to house staff. Consequently, there will be no net loss or increase in staff accommodation units resulting from these proposals. The replacement staff accommodation will provide dwellings demonstrating significantly improved energy performance, in accordance with Policies SS1 and SS2 of the Local Plan.

Policy LC8 of the Local Plan provides the policy framework for proposals seeking the replacement of existing dwellings. The policy generally supports the alteration, enlargement and replacement, or substantial rebuilding of a lawful dwelling. Normally, proposals that would result in an increase of more than 30% over the Nationally Described Space Standards will be resisted, unless there is a clear justification for doing so.

The Local Plan makes clear that the intended purpose of restricting an increase in the size of a replacement dwelling is, *inter alia*, to respond to concerns about the affordability of dwellings – a key issue in the Scillies. In the case of these proposals, the proposed replacement dwellings will be restricted in their use to either holiday or staff accommodation and as such, there will be no impact on the affordability of open market housing.

Any potential issues around the visual impact of replacement dwellings on the surrounding area are addressed in the Landscape and Visual assessment submitted in support of these proposals

4. Context and Existing Buildings

The application site covers an area of approximately 0.7 hectares, and includes much of the settlement known as Borough.

Borough is located on a raised plateau on the eastern side of the island to the south of the Old Blockhouse. It is one of the most elevated points on the island. To the south west, the settlement is screened by extensive shelter belt trees and planting, with the Great Pool beyond. To the north and east, the edge of the plateau has open views across St Helen's Pool to St Helen's, Tean, White Island and St Martin's beyond.

The site features a small cluster of existing buildings; a mixture of larger, older granite masonry houses, smaller dwellings and poor quality prefabricated chalets, alongside a collection of outbuildings. A more detailed appraisal of these buildings, their significance, contribution to the conservation area and wider landscape setting is included in the Heritage Impact Assessment and Landscape Visual Impact Assessment included within this application.

The primary access is from the West; a robust track rises from the central stores in New Grimsby to the hilltop and leads through the site. It then drops off the edge of the plateau and winds down the northern spur – passing between Eastern Watch and the Artists Chalets. This route offers connections to the eastern end of the Great Pool and to Old Grimsby, albeit on a more roughly made and narrower track.

Borough Farmhouse and bungalow

The existing Borough Farmhouse is at the centre of the existing Borough development. It was formerly used as a dwelling for a tenant farmer, and more recently a holiday let. The dwelling is an unlisted, two storey, 4 bedroom house, dating from the late 19th Century. The building is of substantial, granite construction, with a slate roof.

The main part of the existing dwelling is a two storey dual pitched and gabled form. This has a lean-to on the western gable, and a timber, glazed porch on the south elevation. The eastern gable features the remnants of single storey glass house outbuilding which has fallen into disrepair and is partially demolished.

The thick granite wall construction, coupled with a lack of insulation results in a building which is very inefficient to heat. The construction of the house and the plan form provide limited opportunities to retrofit insulation to meet modern thermal standards.

The layout is also less than desirable – the first floor circulation runs along the north side of the plan, meaning the first floor bedrooms fail to take advantage of the impressive coastal views. Internally rooms are low ceiled and suffer from a lack of light.

The building is unlisted and is not featured in the Cornwall Historic Environment Record. The house was badly damaged in a fire in the early C20th, and therefore much of the building fabric has been renewed.

Within this application the replacement of the existing Farmhouse, in place of renovation, has been carefully considered in terms of access, sustainability, heritage, commercial viability



Borough Farmhouse



Borough Farmhouse, with Penolva in the background



North Watch

and the quality of accommodation.

The Farmhouse also has a number of smaller outbuildings, including a rendered, two bedroom bungalow, currently in use as a staff annexe, which lies to the west of the main house.

North Watch

North Watch is a small bungalow, divided into 2no. one bedroom units. It is located at the far north west of the application site. The building is a simple pitched roof form, with rendered walls and a slate roof, with a small entrance porch to each unit on the south elevation.

The accommodation provided is basic, with the entrance porch opening directly into the bedroom, with a compact ensuite bathroom, and a kitchen living area to the rear. Doors open onto a small terrace to the rear. The building is of relatively modern construction, and has a robust and somewhat basic architectural character which rather detracts from the character of the site and setting.

Penolva

Penolva is located immediately to the east of North Watch, and is also of relatively modern construction. The building is a 3 bedroom, pitched roof bungalow, with a mixture of render, granite and stained timber walls, and a slate roof. The building is currently used to house staff. This building was originally constructed to house agricultural workers - with the farmhouse now used as a holiday let, this is no longer required.

The existing building fails to take advantage of its exceptional location and views out to the north, with small windows on the northern elevation providing limited opportunity to look out. Like North Watch, this property is austere in character and lacks architectural sympathy with the site.

Eastern Watch

Eastern Watch is one of 3 timber clad chalets on the Borough site, located to the east of Borough Farmhouse, and adjacent to the main entrance track to the existing cluster of buildings.

The building is of poor quality, and provides a very basic standard of accommodation. It is of lightweight prefabricated construction with painted timber cladding and a shallow pitched felt roof. The architectural character of this chalet is dated and unsightly and detracts from the setting. The building fabric is poorly insulated and deteriorating. Eastern Watch is now coming to the end of its service life.

Artists Chalets

The Artists Chalets (1 & 2) are two chalets, which are identical to Eastern Watch (except that they are painted white), and suffer from the same afflictions. They are located on a shared plot, to the south of Eastern Watch and the access track.



Penolva



Eastern Watch



Artists Chalets

5. Proposals - Design, Scale, Massing and Materials

It is proposed to redevelop the Borough settlement to provide a small cluster of high quality tourist accommodation in a secluded setting, which takes advantage of the spectacular views to the north and east over St Helen's Pool and the surrounding islands.

Tresco is in a unique position on the Isles of Scilly in that the Island in its entirety is leased and managed by a single family, which provides an opportunity to consider a strategic vision for development on the island. By carefully selecting plots for higher intensity development, Tresco Island are able to limit development sprawl whilst improving the quality of accommodation and tourism offering in accordance with local plan policy.

This application seeks to create a higher intensity development in a more private location at Borough, a unique and desirable offering for tourists visiting the island. The development however has been designed to remain within the footprint of the existing cluster of buildings, limiting the impact on the surrounding landscape.

Borough Farmhouse

The original farmhouse and the remains of the attached outbuilding would be demolished and replaced with a new 5 bedroom house with a vernacular character and form similar to that of the original building.

The new building would be repositioned further to the north, on the brow of the hill, continuing the building line with the neighbouring properties (Hedge Rock to the east, Penolva to the west). This provides the building with better views, a south facing garden, and liberates space to reposition the track and enable development of additional staff accommodation.

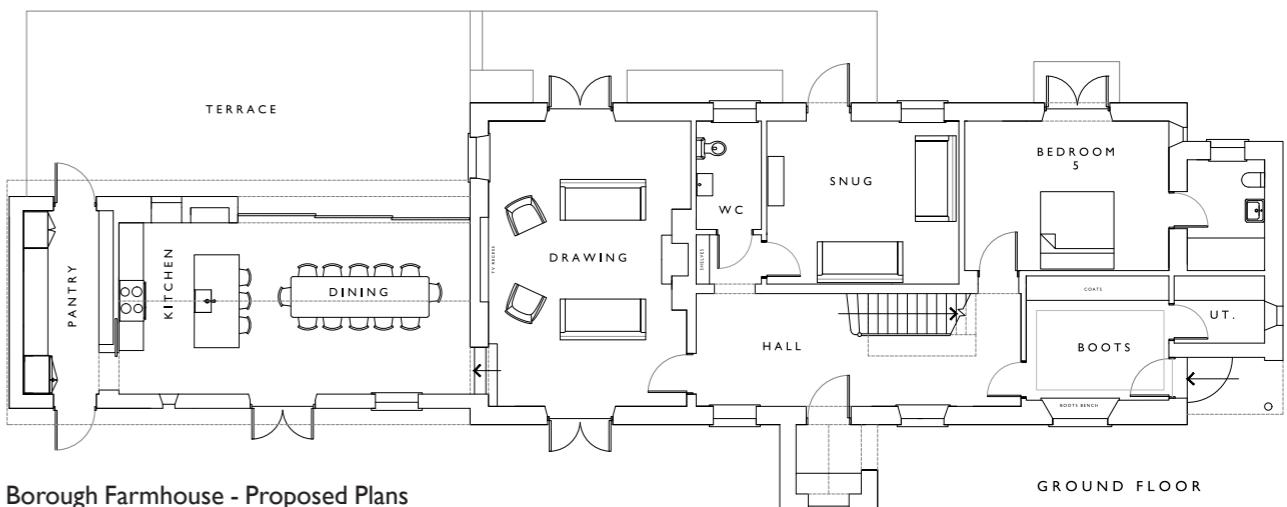
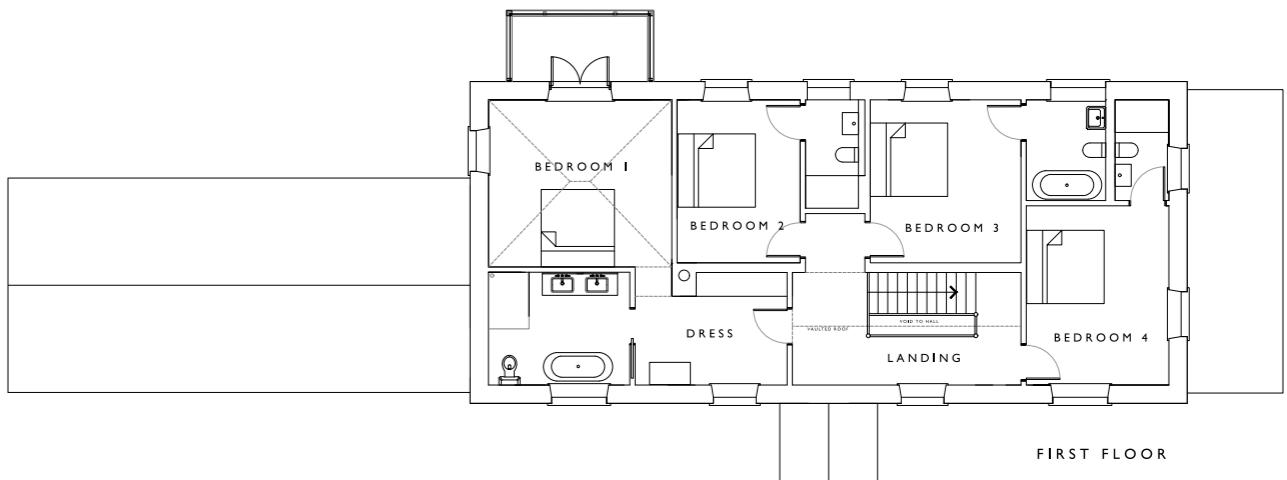
Replacing the original building also enables the provision of a high quality, energy efficient and sustainable building, more suitable for use as a holiday let, that would meet the goals stated in the local plan to “maximise the quality of its product and provide an offer that appeals to a range of visitors, including opening up to, or creating, new tourism markets and niches.” (Paragraph 306, Isles of Scilly Local Plan 2015-2030)

The form, proportions and character of the proposed building would be roughly equivalent to the existing.

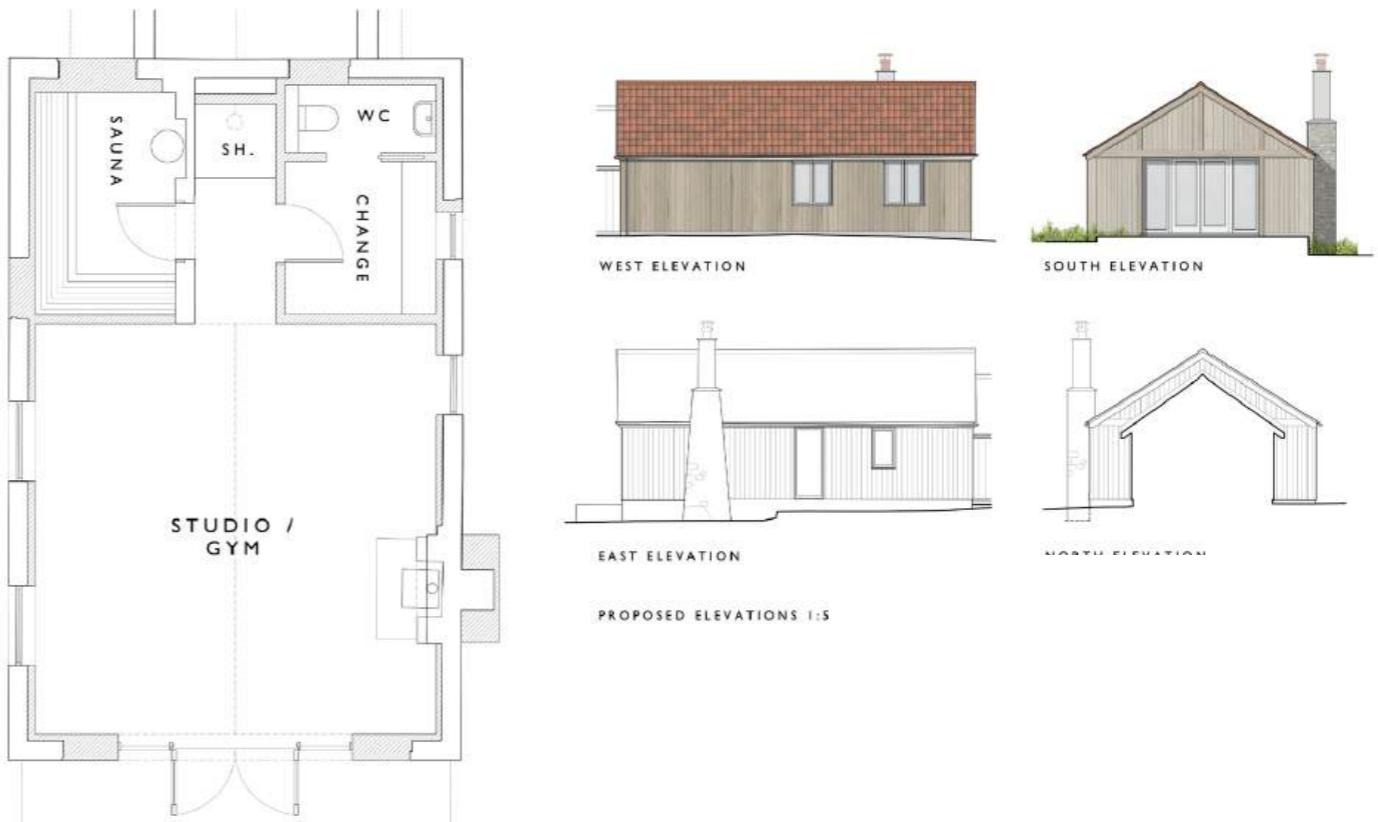
Massing, Form and Use

The proposed building roughly lifts its form from the existing building and other examples of vernacular Scillonian architecture.

Like the existing farmhouse, the main body of the proposed dwelling would be a central two storey volume with two single storey additions; a service lean-to would project from the eastern end and a projecting single storey gabled wing would be located on the proposed



Borough Farmhouse - Proposed Plans



Borough Farmhouse - Converted Bungalow

western end.

The main body of the house has been developed with semi-formal farmhouse character, with a hipped roof, chimney stacks with tapering granite caps. This style is reflective of the farmhouse's status as the principal building at Borough. Traditional details would include granite lintels and cills, timber windows and doors and a projecting, pitched roof storm porch on the south elevation (a common vernacular feature on the Isles of Scilly).

The Western wing would be raised a few steps from the main dwelling ground floor level, (to follow the natural rise in ground levels), and would house an open plan kitchen-diner and pantry. This wing has a form reflective of the now ruined outbuilding currently projecting from the existing east elevation. This wing is intended to be subservient in character, style and materials to the main volume; larger openings, timber cladding and informal fenestration would give this wing the architectural characteristics of a service/outbuilding.

The existing bungalow would be retained and refurbished, with the external footprint and form remaining as existing. This building would be converted into a studio, with gym and sauna, ancillary to the main house.

To the south west of the proposed farm house, a new outbuilding would be constructed, adjacent to the entrance. A low slung, pitched roof building, this would house bicycle storage, plant equipment and storage for surfing equipment. This would partially shelter the garden from the entrance, and would ensure that paraphernalia such as bicycles and surfboards are not prominent in distant views.

Scale

The volume of the proposed farmhouse would represent a modest increase over the existing building. This increase would allow for the provision of thicker building fabric with upgraded insulation, as well as an improvement to internal accommodation and floor to ceiling heights.

This is mitigated in a number of ways; the hipped roof allows a shallower pitch, shorter ridge and deeper (compact) form. The ground floor of the proposed is set circa. 400mm lower than the existing dwelling so the ridge height AOD remains equivalent to existing.

Materials

The building takes its material palette from the existing vernacular on the islands, which has continued to evolve and has been developed over recent decades into a 'Tresco style'. This style picks up on a local materials and on traditional details, and uses them to create relaxed high quality and contemporary spaces that are tailored for the tourist market.

Other proposed materials would reflect the surroundings and existing vernacular buildings; this includes a palette of granite, render, Cornish hedging, natural slate roofing, untreated timber boarding and painted timber windows to provide continuity of character. Local granite masonry salvaged from the demolition of the existing farmhouse would be re-used to face the majority of the replacement building.

Solar PV panels would be integrated discreetly into the southern roof pitch of the single storey wing.



Borough Farmhouse - Proposed Elevations



Precedent: Dolphin House, Tresco
Granite formal elevation with hipped, natural slate roof



Precedent: Blockhouse Cottage, Tresco
Granite formal elevation with natural slate roof, single storey timber clad wing and other vernacular features

The existing bungalow would be reclad in untreated timber boarding, and roofed in clay tiles, also part of the Tresco vernacular. This differentiation in roofing material would provide variation across the development.

Penolva

The existing, modern North Watch and Penolva bungalows would be demolished, and would be replaced by a new high quality, 4 bedroom, single storey dwelling. The proposed replacement dwelling would be positioned largely on the footprint of the existing buildings, within the existing granite walled compound.

The existing buildings provide low quality, low occupancy accommodation. Replacing these with a high quality, more energy efficient and sustainable dwelling that provides a more desirable tourism offering within the redeveloped Borough area would be in accordance with local plan policy.

The form, character and appearance of the new property, whilst larger than the buildings it would replace, would be in keeping with the character of the area and the Tresco vernacular style.

Massing, Form and Use

The proposed dwelling would be in the traditional, low slung Scilly vernacular style, similar in form to many other houses on Tresco. The house would be positioned on the site in order to maximise views out, whilst remaining low slung, minimising the visual impact on the landscape setting.

A gabled wing oriented north to south would house the main entrance, and 4 ensuite bedrooms, plus a family bathroom. At the north end, an overhanging gable would form a covered terrace facing out over the coast. The form of this wing takes its cues from other cottages on the island (e.g. Racket Town, Pente and Valhalla)

A perpendicular hipped wing would house the main open plan kitchen, dining and living space, with large glazed openings framing the views out. A small gabled projection from the south elevation would house a secluded snug with connection to the garden space.

To the south east of the proposed dwelling, a new outbuilding connected to the adjacent gym would be constructed adjacent to the boundary wall, forming a courtyard garden with the main house. A low slung, pitched roof building, this would house bicycle storage, plant equipment and additional storage space. This would ensure that paraphernalia such as bicycles and surfboards are not prominent in distant views

Scale

The proposals represent a modestly increased footprint over the existing buildings, however the majority of this additional footprint is within the depth of the site and concealed from distant views.

The existing buildings are also deeper in plan than the proposed elements of the new dwelling. As a result, the proposed ridge heights would be lower than the existing buildings,

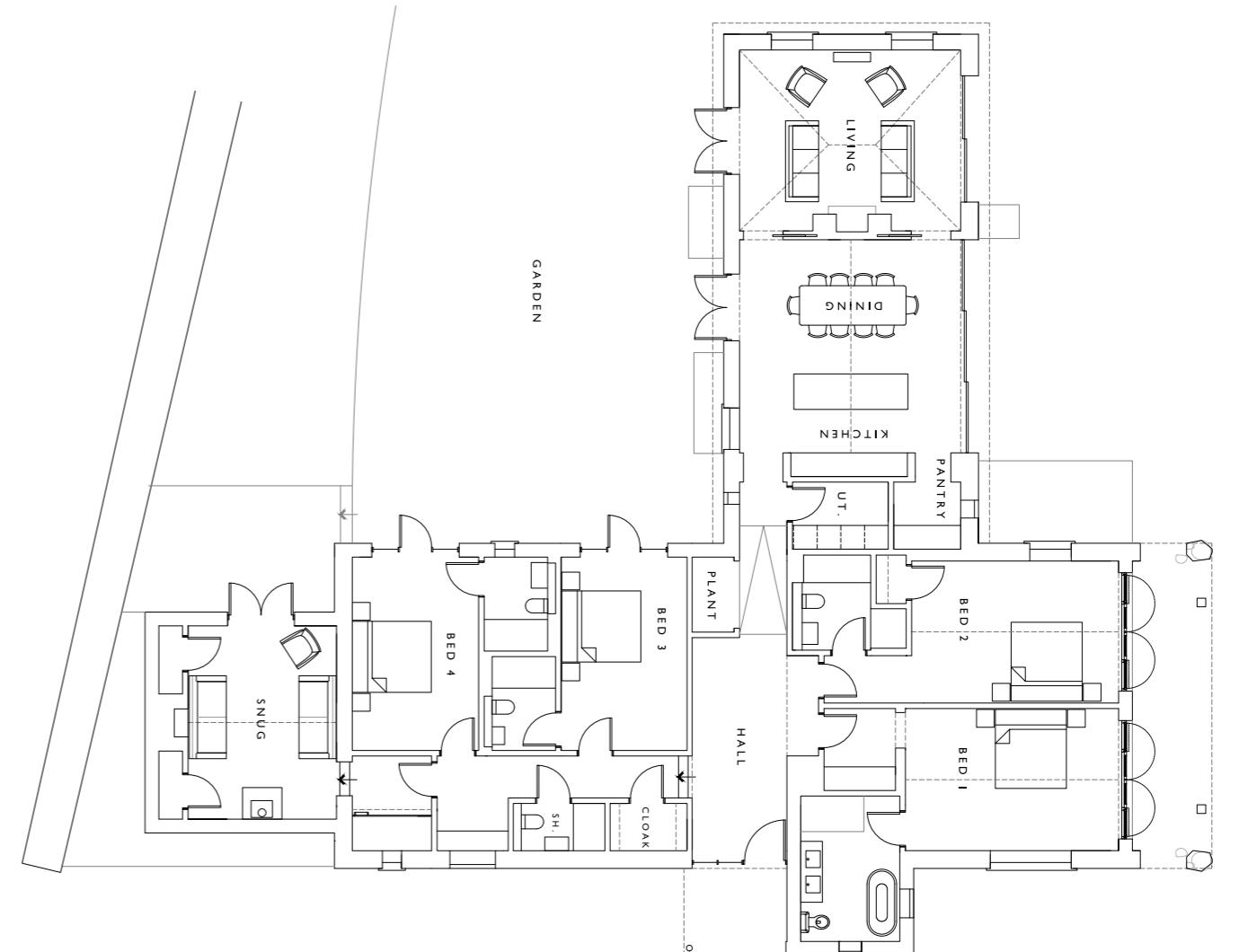


NORTH ELEVATION



EAST ELEVATION

Penolva - Proposed Elevations



Penolva - Proposed Plan

minimising the visual impact of the new building on its surroundings.

Materials

As with Borough Farmhouse, the replacement dwelling on this plot would continue the material palette and architectural style which has been used widely across Tresco. The existing cement rendered buildings would make way for a mixture of higher quality materials – the walls would be faced with a combination of local granite masonry and untreated timber cladding – left to silver naturally over time, with natural slate roofing. Traditional architectural details – framed timber roof overhangs, a granite chimney, painted timber windows and Cornish hedging would reflect the surroundings and provide continuity of character with the existing vernacular.

Solar PV panels would be integrated discreetly into the southern roof pitch kitchen/living wing.

The outbuilding would be primarily clad in untreated timber, with a clay tiled roof providing a contrast in materials to the main dwelling.

Eastern Watch Bothy

The existing, modern Eastern Watch chalet would be demolished and replaced with a single storey bothy. The existing chalet provides a poor standard of accommodation, and is of low architectural quality, but located in a prominent hillside location. The chalet is now coming to the end of its service life.

The replacement, although relatively similar in scale, would provide a higher quality, more energy efficient and visually appealing building.

Massing, Form and Use

The form of the proposed bothy would be reminiscent of traditional, low slung Scillonian agricultural vernacular. It would be located on the footprint of the existing chalet, with the ridge oriented north to south, and the entrance on the west elevation.

The pitched roof bungalow would house a double bedroom, shower room, open plan kitchen living room, and a small box bunk space. This would allow the new bothy to accommodate a whole family. This smaller scale property, (combined with the larger dwellings proposed elsewhere) would provide a variety of dwelling sizes to cater for differing occupancies and budgets across the development.

Glazed openings in the living spaces, facing east, would maximise views out over the landscape.

Scale + Impact

The proposed bothy would represent a modest increase in scale over the existing chalet. This increase would allow a more practical internal layout, with the building able to house a couple or small family of visitors.

The dual pitched form would sit more comfortably on the site, the ridge would step down



Precedent: Racket Town, Tresco
Projecting, overhanging gable, granite walling, timber cladding



Precedent: Materials
Natural slate roofing and timber cladding

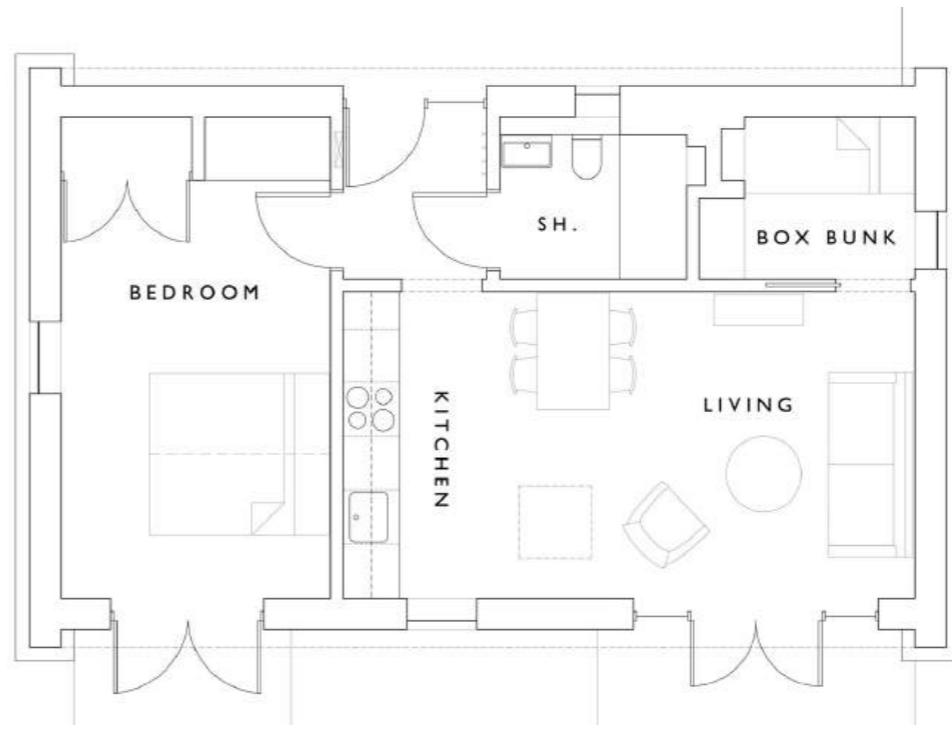


EAST ELEVATION



NORTH ELEVATION

Eastern Watch - Proposed Elevations



Eastern Watch - Proposed Plan

harmoniously from the adjacent 'Boro' a two storey vernacular house.

Materials

The material palette would continue that used elsewhere on the development – untreated timber clad walls, natural slate roof and painted timber windows. A low level granite plinth would tie into the existing landscape retaining walls, which would be retained.

Solar PV panels would be integrated into the western roof pitch.

Artists Chalet Site

The existing chalets would be demolished and replaced with a new, three bedroom, single storey bungalow. The proposed replacement dwelling would be positioned largely on the footprint of the existing buildings, within the existing granite walled compound.

The chalets are of lightweight, modern construction and provide low quality tourist accommodation. They are also coming to the end of their useful lives. Replacing these with a high quality, more energy efficient and sustainable dwelling that provides a more desirable offering for guests staying within the new Borough development would be in accordance with local plan policy.

A similar proposal to replace the Artists Chalets with a partially two storey, three bedroom house was granted planning consent in July 2015 (Application no. P/15/045/FUL).

Massing, Form and Use

The proposed replacement dwelling takes the form of a low slung, hipped roofed property, similar in character to many of the other single storey houses on Tresco (eg. Rockpool).

The main body of the bungalow would be positioned largely on the footprint of the existing buildings, oriented north to south. This would house three ensuite bedrooms, and an open plan kitchen, dining and living room in the centre of the plan, with large sliding glazed doors facing out towards the east, where the land falls away to provide impressive views.

A small hipped projection to the west includes the main entrance, and a private snug.

Scale + Impact

The proposed bungalow largely covers the footprint of the two existing chalets. The existing buildings are of lightweight, modern construction, with a shallow pitched roof.

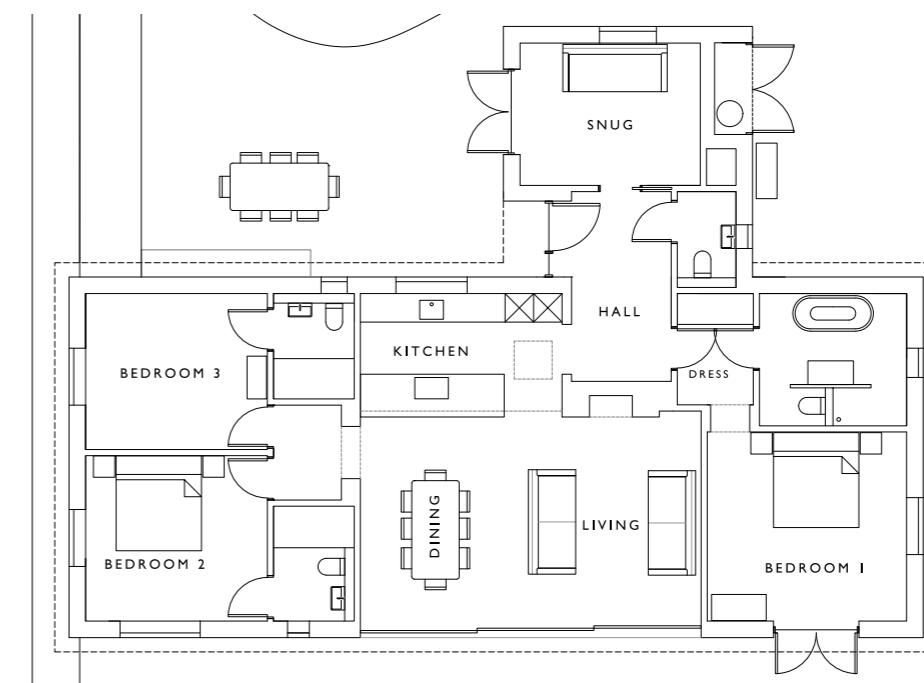
The ridge height of the proposed house would be higher than that of the chalets, but is lower than in the previous consent. The oversailing roof throws the elevations into shadow and creates a dwelling of low-visual impact in comparison to the discordant character of the existing chalets.

Materials

The choice of materials would be reflective of the wider Tresco vernacular style, with high quality local materials and traditional details. The walls would be primarily untreated timber



Artists Chalet Site - Proposed Elevations



Artists Chalet Site - Proposed Plan



Precedent: Rockpool, Tresco
Hipped natural slate roof, single storey, timber cladding with glazed openings



Precedent: Palace Gardens Terrace, Tresco
Single storey staff accommodation, mixture of roofing materials, timber cladding

cladding, with a natural slate hipped roof and painted timber doors and windows. The south elevation would abut the existing granite boundary wall. The overall palette would be consistent with the development as a whole, and the wider Tresco character.

Staff Accommodation

Due to the relatively isolated nature of the Borough settlement, there will be a need for additional / replacement on-site staff accommodation to support the operation of the site as a 'micro hub' of new and enhanced holiday accommodation. Creating an integrated mix of housing stock and types, enhances the sense of relaxed sense community that has been critical to Tresco's success as a holiday destination, and combats the 'ghost town' effect observable in some holiday destinations during the off season.

Providing the right mix and quality of staff housing for the present and future is key to the development of the Tresco Island business and the maintenance of an active, vibrant community. In accordance with local plan policy, and Tresco's strategic goal to continue to extend the tourism season into the winter months, there is an increasing requirement for more permanent, year round staff accommodation, rather than the typical rooms with shared facilities which typically house seasonal staff.

In accordance with the policy set out in the local plan, this development seeks to address the shortage of top quality worker accommodation, through the provision of 4no. two bedroom units, across 2no. terraces, of good quality accommodation for singles, couples and small families.

The proposed accommodation would be attractive, well designed and spacious, and integrated into the Borough settlement. The terraces have been designed to be as sustainable as possible, through the use of natural low carbon materials, reduction in energy use, and renewable energy generation.

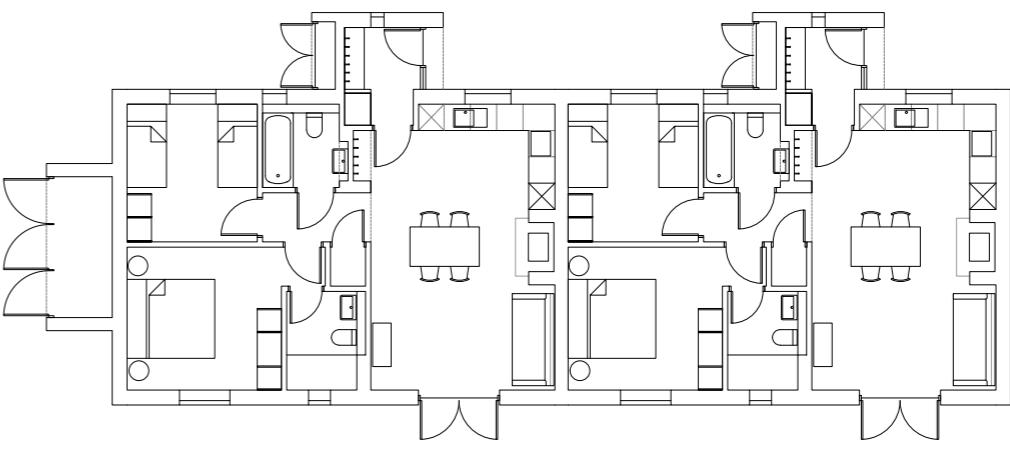
To attract the highest quality staff the business needs to provide the highest quality accommodation. Tresco Island is continuously striving as a business to improve the living and working conditions of its staff and therefore the wider community. This helps the business attract and retain staff. Many of the existing staff have worked on Tresco for decades, as do their children who the estate also endeavour to employ and house. This continuity is important to the business and community.

The site is currently an undeveloped garden plot, containing small outbuildings, vegetation and walling, and located to the south of the Borough Farmhouse plot, and to the north of the existing access track. To the south and west, beyond the existing track, the site is bordered by the densely vegetated shelter belt.

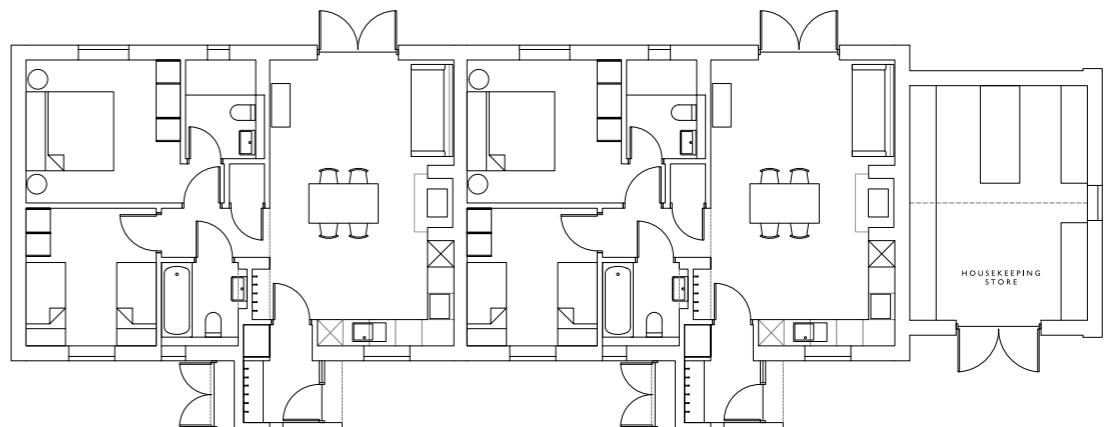
Massing, Form and Use

It is proposed that 4no. new 2 bedroom staff accommodation units would be constructed across 2 short, single storey terraces. These take a similar form and character to previous recent staff housing developments at Palace Gardens Terrace, New Grimsby.

The plot for this development is created by re-routing the road through the centre of the Borough development. The terraces would be single storey and linear, with dual pitched roofs. Terrace A would be oriented east-west, and Terrace B north-south.



TERRACE A - PLAN



TERRACE B - PLAN

Staff Accommodation - Proposed Plans



TERRACE A - NORTH ELEVATION



TERRACE A - WEST ELEVATION



TERRACE B - EAST ELEVATION



TERRACE B - NORTH ELEVATION

Staff Accommodation - Proposed Elevations

Various architectural devices have been employed to add variation and character to the housing. Terrace A would feature a lean-to store off the western gable. Terrace B would include a projecting gabled extension from the northern gable, which would house a large housekeeping store to cater for the whole Borough settlement. Features borrowed from the traditional island vernacular including single storey storm porches, projecting chimneys and overhanging eaves would also act to punctuate the elevations.

Each unit would house a practical entrance porch with space for coats and boots, a combined kitchen, dining and living space with access to a small private garden, two bedrooms – one ensuite, as well as a shared bathroom. These units could accommodate a small family.

Scale + Impact

The staff accommodation would be single storey and low slung, appropriate to the character of the area. The units are 4.9m high at the ridge and 2.2m at the eaves. This modest scale of development ensures that the proposals would have minimal visual impact within the setting.

The plot is well shielded by the shelter belt to the South and West, and existing development to the North. It is also set back from the edge of an upland plateau. As a consequence development would have minimal impact on views from the wider landscape setting.

Materials

The buildings would take their material palette from the existing vernacular on the islands, and continue the consistent approach throughout the Borough development. The proposed houses would continue this pattern of development. The buildings would primarily be clad in a mixture of vertical and horizontal cedar boarding, left untreated and allowed to silver naturally. The porches and housekeeping store would feature granite masonry gables to add variation.

Roofs would be predominantly covered with natural slate, with some terracotta tile roofing to the housekeeping store to provide variation. Solar PVs are integrated into the roof surfaces and only installed on slate roofing to minimise their visual prominence.

This material palette is appropriate to the site and would reflect both the surroundings and nearby buildings, respecting the character and setting of the conservation area.

Site and Landscaping

Tresco is renowned for its subtropical climate, which allows for a vast array of flowering plants to thrive, particularly in the Tresco Abbey Garden, but also across the island. The success of previous developments has hinged on integrated landscaping that works with the development and natural landscape. As such Tresco estate has an excellent track record when it comes to the management of the gardens and wider landscapes.

The single ownership structure of the island allows a carefully considered and strategic approach to development. With this in mind, the overall Borough site will be designed to be cohesive, in keeping with the character of the existing buildings, landscape and conservation area setting.



Proposed Site Plan

The existing access track, which currently loops to the south of the proposed staff accommodation site would be re-routed to the north of the plot, forming a division between the staff accommodation plot and the Borough Farmhouse gardens.

Much of the existing landscape within the application site are domestic gardens, with some areas of vegetation.

These gardens would be cleared of the gathering assorted clutter and domestic paraphernalia thereby improving the setting of the proposals.

The layout and planting of the external spaces would reflect the traditional pattern of hedges and granite walling enclosing sheltered spaces. Shared open spaces would be formed across the settlement.

Existing Cornish hedges and planting would be retained or reused wherever possible.

Planting will be further supplemented to improve privacy between dwellings and encourage biodiversity.

Uses

The permitted uses for the existing buildings are described in Appendix 1. Due to unique ownership structure of the island, all of the properties are owned by the estate. As such there is no open-market housing available on Tresco.

These proposals seek to diversify the tourism industry on Tresco through the provision of a unique, high-quality tourist accommodation offering, in accordance with local plan policy.

In addition, these proposals seek to provide high quality staff accommodation - replacing poor quality staff housing with new buildings with improved thermal performance, in accordance with local plan policy. There will be no net loss in staff housing units as a result of these proposals.



Proposed Site Overview

6. Impact upon the character of the Conservation Area, National Landscape and the Historic Environment

Architectural Impact Assessment

The architectural design of the proposed buildings has been developed to respond to the characteristics and historic context of the area, the relationship with existing proximate buildings, and the landscape character of the area.

The form, scale, massing and character of the proposed buildings would continue established existing development patterns, both within the Borough Settlement and elsewhere on the island.

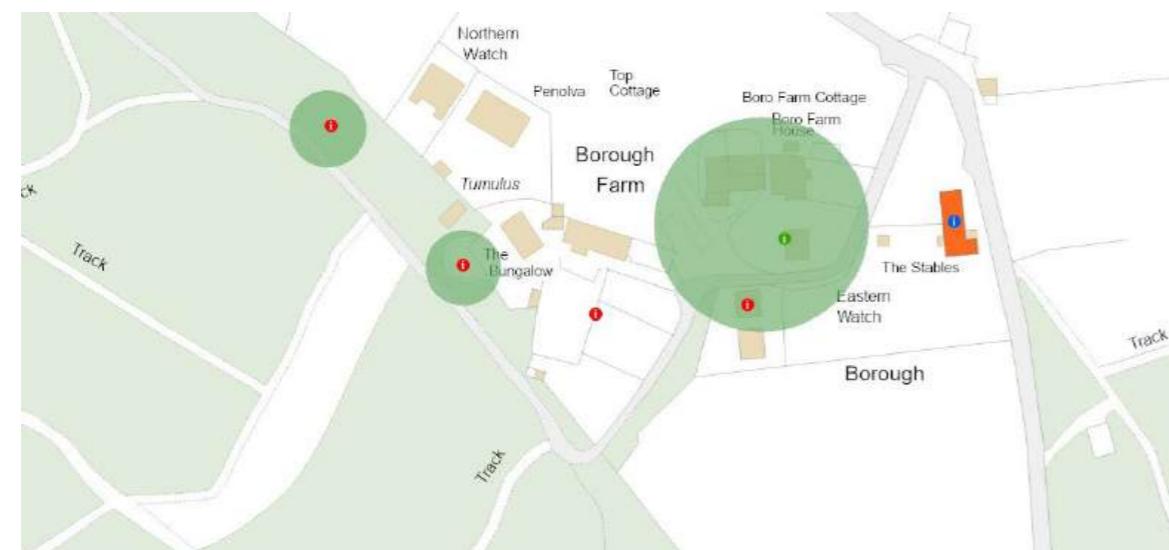
The material palette has been selected to be in keeping with the character of the settlement and the wider Tresco style, and suitable for this particular secluded, vegetated plot, blending in with the natural environment. This particularly includes the use of untreated timber cladding, local granite and natural slate roofs.

The existing modern buildings, including the lightweight chalets and outbuildings are poor quality and detract from the area. It is felt that the proposals would generally constitute an enhancement to the architectural character of the settlement.

Much of the proposals are shielded by existing buildings, and established hedgerows and planting. Existing vegetation would be retained wherever possible.

Any perceived harm caused by the removal of the existing buildings is arguably mitigated by the proposed form and materials of the replacement buildings responding to the traditional buildings and vernacular architecture on the island, and the improved accommodation and opportunities that the buildings would provide for both visitors and local workers.

The proposals are therefore considered to be the type of sustainable development for which the NPPF establishes a strong presumption and it would align with relevant national and local policy.



Map of heritage assets and archaeological constraint areas (Cornwall Historic Environment Record, 2025)

The proposals have been developed with due consideration of the Conservation Area and National Landscape Setting. The accompanying Landscape Visual Impact Assessment by Indigo Landscape Architects provides a more detailed assessment of the impact of these proposals on the landscape setting.

Heritage Impact Assessment

The accompanying Heritage Impact Assessment by Charlie Johns assesses the impact of the proposed development on the historic environment, designated and non-designated heritage assets, potential archaeological sites and the conservation area setting.

There are no designated heritage assets within the application site, and four undesignated heritage assets.

The proposals involve the demolition of Borough Farmhouse. The building is not listed by Historic England because of its architectural value or recorded by the HER as an undesignated heritage asset, however it is an example of Scillonian vernacular architecture dating to the late 19th century.

The HIA concludes that the proposals to demolish and replace the farmhouse will result in less than substantial harm to the conservation area setting, but that this will be offset by the substantial positive benefits of the new development and the proposed historic building record of the existing building.

In addition, the HIA proposes a watching brief during groundworks, and exclusion zones around two possible Bronze Age cairns.

The HIA concludes that the proposed development will not have any direct impacts, or negative non-direct impacts, on the other identified heritage assets or their setting and therefore will result in No Change to the significance of these heritage assets.

The proposals are therefore considered to be the type of sustainable development for which the NPPF establishes a strong presumption and it would align with relevant national and local policy.

As such, the proposals are considered to be acceptable in heritage terms.

7. Impact on the natural environment

Ecology

An Ecological Impact Assessment, further bat surveys and a BNG Assessment by Plan For Ecology are enclosed within the application documents, along with proposals for appropriate measures to mitigate against any identified impact on protected species and habitats.

Arboriculture

An arboricultural impact assessment has been carried out by Advanced Arboriculture to assess the impact of the proposals on trees and vegetation and is included in the application documents.

8. Sustainability Assessment

The underlying principle behind the scheme is economic, social and environmental sustainability. Improvements are made through clean energy, with reductions in emissions, and reduced reliance on carbon fuels, in line with Council policy.

Social

The proposals would provide an improved and desirable tourism offering, through the formation of a unique location, with focus on seclusion, privacy and views. This would diversify the island's current offering, allowing Tresco Island to further improve its tourist offering, extending the season into the shoulder months, thereby providing visitors with the opportunity to access the Scilly's unique cultural and heritage assets throughout the year.

The proposals would also provide improved worker accommodation to the islands. This will improve housing standards for the local families of existing staff that live on the island. Providing more high quality permanent accommodation would reduce the reliance on an influx of seasonal workers, providing better opportunities for local people to work and make their home on the island.

Economic

Diversification of the tourist offering is a key aim of Tresco Island. There is currently a shortage of high capacity, high quality rental properties that cater for multiple or large families, or large groups. Changing tourism patterns have created a demand for accommodation that caters for families and larger groups. Similarly, there is demand for a more secluded and private community, outside of the main populated areas of New Grimsby and Old Grimsby.

The proposals at Borough would provide an offering that is unique on the island, in terms of its setting, and the mixture of different sized units with varying occupancies will create more choice for prospective visitors.

The proposed works form part of the Tresco Estate's policy for ongoing investment in improved accommodation for visitors to the island. Flexibility and diversification within the tourist offering strengthens the estate's business model and extends the season. Investment on Tresco has an indirect economic benefit to other islands; employment of local people, increased visitor numbers and a lengthened season help to sustain local business including transport services, restaurant and retail services across the archipelago.

Environmental

The proposals would generally reuse existing plots and employ reclaimed materials wherever possible. The detailed design would be developed to minimise energy use and the building's carbon footprint, both in the construction works and in ongoing use. The following energy strategy outlines this approach in detail.

Landscape proposals take the opportunity to considerably enhance the ecological value of the site with additional and more diverse planting. This is being undertaken by the curator of the Tresco Abbey Gardens, which has an international reputation.

9. Energy Strategy

Embodied Energy In Construction

A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. To minimise this, much of the new buildings would be constructed with a timber frame, which would be constructed with low embodied energy, carbon sequestering material when sourced from sustainable forestry. Highly insulated prefabricated timber cassette panels would be manufactured on the mainland and shipped over to reduce wastage and construction time on site.

The building's exterior would be clad in long lasting materials, and installed with robust detailing, capable of withstanding the marine environment. Improved life span ensures a better return on the energy expended in construction.

Natural materials would be used wherever possible. These would include reclaimed granite, natural slate and some local timber. The specification would be developed with reference to the BRE Green Guide to Specification to evaluate the environmental credentials of the materials procured from further afield.

A Site Waste Management Plan detailing handling and recycling of building materials is included in the accompanying documentation. Recycling of materials once the building is in use would be dealt with by the Estate's central arrangements, where re-use and composting of waste products is managed across the island.

Heat Loss and Energy Use

The proposals take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These include optimising orientation and massing, as well as ensuring the use of high-performance building fabric.

The increased levels of glazing for the living areas will reduce the need for artificial light. The arrangement of opening windows on both sides of the dwellings allows natural cross ventilation which in the summer will help maintain even, comfortable temperatures.

The proposed buildings would have a thermal performance that is far superior to the existing buildings that would be replaced. High performance standards would dramatically reduce the energy required to heat the property.

The use of new double glazed windows would: improve air tightness; improve thermal performance; increase the amount of natural light entering the property; and reduce the energy demand from space heating and artificial lighting as a consequence.

The prefabricated timber framed building envelope can achieve excellent levels of insulation, with minimal thermal bridging. Off-site manufacturing ensures precision construction, with improved air tightness and thermal performance beyond building regulations standards.

U-value performance of typical building fabric elements would be as follows:

Element	B Regs Min.	Proposed
Walls	0.26 W/(m ² K)	0.16 W/(m ² K)
Roof	0.16 W/(m ² K)	0.14 W/(m ² K)
Floor	0.18 W/(m ² K)	0.16 W/(m ² K)

Renewable Energy Sources

Wherever possible, solar PV arrays would be integrated into slate roofs across the developed to provide a renewable source of power generation. The energy and carbon associated with the manufacture and installation of the PV panels would be covered by 3 years of generation in this location.

Generally the new buildings will be heated using air-source heat pumps, which are typically 3 times more efficient than traditional direct electric heating methods. This approach is particularly effective on Tresco, where the temperate climate ensures operating efficiency is maintained through the year. These would be powered by locally generated electricity from the PV array; effectively creating a zero carbon heating system.

An air source heat pump will supply hot water to the dwellings. This is a system that would typically be >300% efficient (in comparison to an electric immersion or convector heater) and is particularly effective in the mild Tresco climate. An under floor heating system will complement this approach, distributing lower temperature, more efficiently generated, heat over a large area.

Many of the properties will also have a log burner, which will be used to supplement the dwelling's heat load. The stove will be fuelled using timber from regenerating sources on the island.

Lighting can add significantly to the electrical loads. All internal and external lighting will use low energy lamps and bulbs. External lighting will also be controlled by appropriate timing and daylight sensor devices to minimise energy consumption.

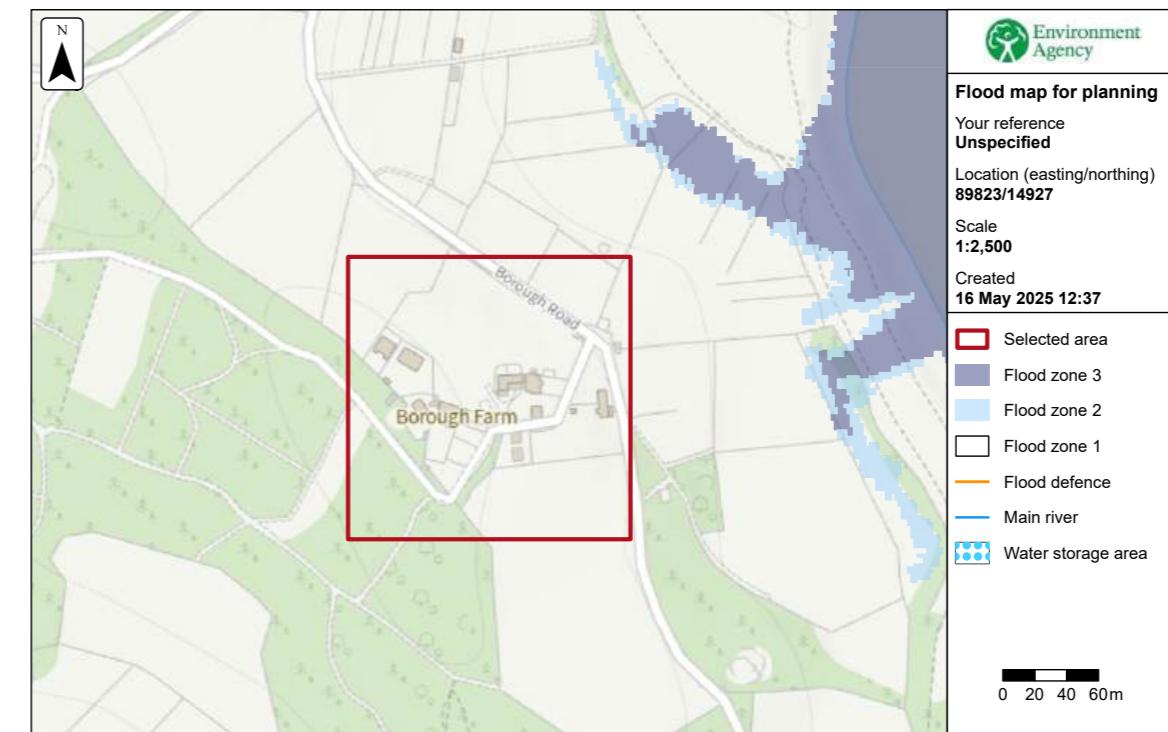
Transport

Transport on Tresco is by foot or bicycle and there are no private cars. Vehicles employed to distribute goods around the island are typically electric golf carts. Bicycle storage will be provided.

Water and Sewage

The island is self-sufficient in harvesting and distributing potable water, and in collecting and treating sewage effluent. Large-scale centralised management of these services is considerably more efficient and effective than micro-measures associated with individual dwellings. There is sufficient capacity for the proposals to be added to the existing systems.

The proposals have been designed to minimise water usage. Low water use appliances would be specified where possible, including dual-flush toilets and aerating nozzles throughout.



Flood Risk Map

10. Flood Risk

The application site is one of the most elevated locations on the island and is located in Flood Zone 1. Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, (i.e. a 1:1000 year chance). As such the development should not face any restrictions as a result of flood risk.

11. Access

Outside

The existing access track will be used to access the development. This will be re-routed as detailed above.

The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. For less mobile guests, golf buggies or mobility scooters can be hired, but most visitors hire bicycles or walk.

The existing access to the plots would provide space for a golf cart or buggy bus to turn and park, and to unload adjacent to entrance doors. An electric vehicle charging point would be provided.

Tresco's extant emergency services would have sufficient existing capacity to deal with the new development – much of the proposals replace existing buildings.

Inside

The buildings have been designed to comply with Part M of the Building Regulations as a minimum standard. Provision of ground floor bedrooms and living spaces, level access throughout, generous circulation spaces and glazing allowing views out for seated occupants would ensure that the houses could be occupied by all.

12. Consultation Feedback

In accordance with NPPF policy, and the Isles of Scilly Planning Validation checklist, Tresco Island held a local community consultation event on the 26th and 27th June at Tresco Community Centre. This was advertised by email and social media to local residents and staff.

Local residents and staff were given the opportunity to review the proposals for the Borough Farm redevelopment, ask questions and provide feedback on the proposals via a comments box. Following the community consultation, the feedback has been considered, and where relevant, addressed within this application - this is detailed below.

Comments:

- “A well-considered proposal - useful to see the plans and illustrations”
- “Looks amazing and a great new project for Tresco and looks amazing, excited to see the new build and change”
- “Plan looks great but concerned there isn't enough staff accommodation to cover the number of staff currently occupying the area. I'm aware there will be new staff housing being built elsewhere, but staff housing is already an issue across the island and I worry less accommodation for staff around Borough will create more problems in future”

Tresco Island recognises the importance of their staff and are continuously striving as a business to improve the living and working conditions of its workforce and therefore the wider community. These proposals demonstrate no net loss in permanent staff accommodation units.

The design of the proposed staff housing reflects the increasing requirement for more permanent, year round staff accommodation, rather than the typical rooms with shared facilities which typically house seasonal staff. The proposed accommodation would also be of high quality construction, energy efficient and characterful, providing top quality staff accommodation. To attract and retain the highest quality staff the business needs to provide the highest quality accommodation for their workforce.

Tresco Island will also continue their ongoing improvement and maintenance to existing housing

stock across the estate, in order to ensure there is sufficient, good quality staff housing available across Tresco. The Island recognises that providing the right mix and quality of staff housing for the present and future is key to the development of the Tresco Island business and the maintenance of an active, vibrant community.

- “Bottom farm track to be used by vehicles made flat/maintained hedges when Borough Road is closed off”

The proposals do not include the permanent closure of any access roads. Tresco Island will ensure that access roads/tracks are maintained/kept clear as necessary during the construction work.

- “The plans look well thought out and nicely placed. It will be interesting to watch the project progress. Very pleased to see staff housing considered.”



Borough Farm Consultation

Come along to Tresco Community Centre this Thursday and Friday between 11am - 4pm to find out more about the proposed development at Borough Farm.

This Community Consultation is your chance to find out more about the plans for this much-loved part of the island, ask any questions you might have, and provide feedback on the plans.

On Friday at 12pm, Nick and Dean will be available to answer any questions you might have. At other times, please feel free to just drop in and take a look through the plans.

Invite to consultation event posted on social media and emailed to residents/staff



Selection of photographs taken during the public consultation event at Tresco community Centre

13. Conclusion

In line with Local Plan policy, Tresco Island is seeking to, 'maximise the quality of its tourism offering and provide an offer that appeals to a range of visitors, including creating new tourism markets and niches' ((Paragraph 306, Isles of Scilly Local Plan 2015-2030)

The proposed scheme would deliver this aspiration, providing more diverse and improved accommodation.

The proposed scheme seeks to redevelop the existing Borough settlement, replacing existing poor quality housing stock, chalets and buildings with poor energy performance with a mixture of high quality tourist accommodation.

The sole ownership structure of Tresco allows the management of the estate to take a strategic and considered approach to development, minimising sprawl and concentrating development in the most appropriate locations to meet the demand for tourist accommodation, whilst respecting the unique character of the island.

The proposed Borough redevelopment has been developed as strategic intervention to create a third hub of tourist accommodation within an established area of development. The developed site would offer privacy, spectacular views and peaceful seclusion, providing a distinct offering from the existing main settlement areas, with the aim of diversifying the estate's offering and attracting a wider range of visitors to the island.

The proposed accommodation would provide much improved buildings in terms of the quality of accommodation and the facilities available, greatly enhanced energy efficiency, and the potential to appeal to a diversity of user, including large groups and various family sizes.

The form, scale, massing and character of the proposed buildings respond directly to the existing character of the Borough settlement and the wider traditional, vernacular style that has been developed across the island of Tresco, and would be in keeping with the National Landscape and conservation area setting.

The proposed works would continue Tresco Island's sensitive and well balanced management of the unique island setting. This recognises the need to preserve the natural and historic landscape as key to attracting and retaining visitors to the island. This is coupled with a focus on maintaining the quality of the tourist offering in order to ensure a robust and sustainable business model. The flexibility and diversification that the proposals would provide further strengthens this model.

Tresco's success is integral to the economic prosperity of the island group as whole, its contribution sustains many other local services including transport, employment, restaurant and retail across the archipelago .



Appendix I - Schedule of Areas

4171 Borough Redevelopment

Schedule of Areas

Existing

Property	Permitted Use	Approx Gross		
		Internal Area (m ²)	Sleeps	
Borough Farmhouse	Unrestricted Dwelling	Ground Floor	98	
		First Floor	70	
		Attached Outbuilding	52	
		Total	220	10
Bungalow	Unrestricted Dwelling		60	3
Penolva	Staff (Ag. Tie)		119	6
North Watch 1	Holiday Let (Unrestricted)		50	2
North Watch 2	Holiday Let (Unrestricted)		50	2
Eastern Watch	Holiday Let (Consented for farm diversification)		40	4
Artists Chalet 1	Holiday Let (Consented for farm diversification)		40	4
Artists Chalet 2	Holiday Let (Consented for farm diversification)		40	4
Generic outbuildings			88	0
Total			707	35

Proposed

Property	Proposed Use	Approx Gross		
		Internal Area (m ²)	Sleeps	
Borough Farmhouse	Holiday Let	Ground Floor	181	
		First Floor	117	
		Bungalow	60	
		Energy Shed	27	
		Total	385	10
Penolva	Holiday Let	Main House	245	
		Energy Shed	18	
		Total	263	8
Eastern Watch	Holiday Let		50	4
Artists Chalet Site	Holiday Let		140	6
Staff Accommodation A	Staff Accommodation	Unit 1	67.5	4
		Unit 2	67.5	4
		Lean-to Store	5	
		Total	140	8
Staff Accommodation B	Staff Accommodation	Unit 1	67.5	4
		Unit 2	67.5	4
		Housekeeping Store	22	
		Total	157	8
Total			1135	44