

Council of the Isles of Scilly Planning Application

Ref: P/25/113/FUL

Consultation Response

Date: 7th January 2026

Ref: [P/25/113/FUL](#)

Site: Carn Gwaval Health and Wellbeing Centre, Carn Gwaval, Old Town, St Mary's.

Proposal: Creation of a Belonging and Inclusion Hub comprising single-storey linked extension with associated minor internal alterations to existing building.

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 **28th January 2026** or by post to the Planning Department, Council of the Isles of Scilly, Old Wesleyan Chapel, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD.

Comments:

There are no ecological concerns with this development.

Biodiversity Net Gain Assessment

The BNG assessment and analysis has been appropriately, and I agree with the conclusions drawn within the report. The metric does contain errors, but these are due to the fact that required 10% gain cannot be achieved on-site. There is a deficit of 0.14 units and, as stated in the report, the purchase of off-site units will be required.

Preliminary Roost Assessment

The PRA had established that there will be negligible potential for bats to be harmed as a result of the development provided the recommendations within the PRA are followed.

It is suggested that the site/development could be enhanced through the installation bird nest boxes. I would like to see this as a condition of the development.

Preliminary Ecological Appraisal

I agree with the conclusions of the PEA. All work should be carried out in accordance with the recommendations of the ecologist as set out in Sections 6.2 – 6.5. Please set a condition to this effect.

A Construction and Ecological Management Plan (CEMP) is required and a condition requiring this should be set.

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Name: Dr Bruce Forrest

Date: 13/012026