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## APPLICATION STATEMENT

We write with regards to justification of the removal of the Section 52 agreement at Penvola, Borough, Tresco.

### SITE HISTORY

Penolva is a 3 bedroom dwelling sited to the North West of Borough Farmhouse. The building is a pitched roof bungalow, with a mixture of render, some granite and stained timber walls, and a slate roof.

An agricultural tie was applied to site when the original dwelling was granted consent in 1985, under application P. 2399. At this time the Borough Farm Site was held under an agricultural tenancy by P. Christopher. During this tenancy active farming was still being undertaken at Borough Farm, in separation from agricultural operations undertaken by Tresco Estate farming.

The farm reverted back to the Estate on 6<sup>th</sup> April 1999 (Deed of Surrender enclosed).

Following the expiry of the agricultural tenancy, farming operations at Borough ceased and were consolidated into the Tresco Estate farming enterprise. Buildings and infrastructure associated with the tenant farming operation, including a portal framed steel clad barn, and the farmhouse greenhouse wing, have been disassembled in the interim period.

Evidence is enclosed that demonstrates that since at least 2021, the dwelling has been occupied by various seasonal estate employees, none of which are associated with the Tresco farming enterprise.

### JUSTIFICATION

Since the amalgamation of the Tresco farming operations Borough Farm no longer acts as a hub for farming operations on the island, and onsite worker accommodation is therefore no longer required. The estate currently employs a senior stockman who undertakes farm management and is housed elsewhere on the Estate.

This is demonstrated by the fact that no farm worker has been housed at this site since 2019.

Tresco Estate maintains and develops an extensive stock of worker accommodation across the island. Accommodation is allocated in a flexible manner subject to personal circumstances including family size and length of tenancy. Agricultural workers will be housed within the existing accommodation pool in accordance with their individual needs, thereby ensuring efficient use of the limited housing stock.

The removal of the S.52 would not result in the property being sold on the open market, as Tresco Estate strategically retains ownership and control of all property on the island.

A concurrent Application P/25/067/FUL has been submitted for the redevelopment of the Borough Farm site.

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 to better serve the estate enterprise.

The proposed accommodation would provide much improved buildings in terms of the quality of accommodation and the facilities available, greatly enhanced energy efficiency.

The proposed accommodation will include 4no. new high quality staff dwellings, enhancing the provision of worker accommodation on the island.

## CONCLUSION

With the expiry of the agricultural tenancy, and the ceasing of farm worker accommodation is no longer required at the Borough Site.

The centralised sole ownership structure of Tresco allows estate management to take a strategic and considered approach to housing and development.

The concurrent application for the proposed development includes high quality estate worker housing ensuring the balance of worker accommodation is maintained across the island.