



INFRASTRUCTURE & PLANNING

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

A VISION FOR
ENGAGING THE ISLANDS COMMUNITIES IN THE PLANNING
PROCESS

V1.0 SEPTEMBER 2015

This Statement of Community Involvement (SCI) was adopted by the Council of the Isles of Scilly in September 2015 following a 6 week consultation period that took place from the 8th June 2015 to the 24th July 2015.

Statement of Community Involvement

Introduction

The Statement of Community Involvement (SCI) sets out how and when you can influence planning documents covering the Isles of Scilly and the ways in which you can comment on planning applications, as well as other forms of submissions such as applications for listed building consent.

Engagement is key to providing cost-effective services which meet the needs of our communities. It plays a critical role in shaping the places where people live, work and visit. This approach is recognised by the Government in the Localism Act (2011) and National Planning Policy Framework (2012). By encouraging engagement people and communities can be given the information, power and responsibility they need to respond to the challenges and opportunities they and their communities face.

Background

The Planning and Compulsory Purchase Act 2004 first set out the requirement for local planning authorities to prepare a 'Statement of Community Involvement' (SCI) as a means of strengthening community involvement in the planning system. The purpose of the Statement of Community Involvement is to encourage and provide for active, meaningful and continued involvement in the planning process for everyone with an interest in the future of the islands.

The first SCI was adopted in January 2006. This was updated in 2012 in recognition that such documents should be regularly reviewed and due to changes in the regulations as set out in the Planning Act 2008.

It was considered that a formal review of the 2012 SCI was required due to the significant national changes that have taken place over the last two years. This has included a move away from the Local Development Framework Approach to planning and back towards a Local Plan. This SCI update now reflects the requirements of the

National Planning Policy Framework (NPPF) which was adopted in 2012. All other Planning Policy Guidance and Statement documents (PPG and PPS) have been superseded by the NPPF and the Planning Practice Guidance which was published in 2014.

The Council's SCI is set out in the following 3 leaflets:

Leaflet 1 – Community Involvement Strategy

Leaflet 2 – Influencing the Local Plan

Leaflet 3 – Getting Involved in Planning Applications

Statement of Community Involvement

Community Involvement Strategy SCI **Leaflet 1 of 3**

1.1 Key Principles

This leaflet (1 of 3) describes our overall approach to community engagement and involvement in the planning process.

When we involve you in preparing the new Local Plan or consult you on planning applications or other forms of consent we will:

- **Keep the process** simple by writing in plain English and explain any planning terms that we need to use.
- **Communicate clearly** by explaining the reasons why we want to involve you and receive your comments.
- **Make it easy for you to get involved** by setting out when and where you can provide your comments. We will always try and plan public events so they are accessible to all people and groups and use existing community involvement networks.
- **Be inclusive** by providing information in an accessible format and giving clear advice on how the planning system works, and encourage involvement from those groups that are not usually involved in the planning process.
- **Be transparent and objective** through the consideration of reasonable policy options for the Local Plan and presenting all relevant facts about development proposals.
- **Share information** with you using the Council's website, in libraries and in the Town Hall whenever this is appropriate and effective.
- **Make copies of Local Plan documents available** to view at key locations throughout the Islands.
- **Make sure your involvement is effective** by ensuring all comments received by the authority are recorded, read carefully and taken into account.
- **Strive to meet our targets** for the preparation of the Local Plan (Refer to Leaflet 2), and also Government targets for the determination of applications within the statutory timeframe (8

weeks for minor and other applications and 13 weeks for major applications – Refer to Leaflet 3).

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Getting Involved in the Local Plan – SCI **Leaflet 2 of 3**

2.1 The Planning System

The Government wants to give local people a greater role in shaping their neighbourhoods. This is shown in the changes to the planning system set out in the 2011 Localism Act and the 2012 National Planning Policy Framework (NPPF), which give communities the opportunity to get more involved in the preparation of planning documents for their areas.

The Localism Act also introduced the ‘Duty-to-Co-operate’. This is a legal requirement setting out how local planning authorities, national park authorities, county councils and a number of other public organisations must work with one another in a collaborative manner and consider joint approaches when preparing their local plans.

We really want your input and ideas and want to involve you in taking forward the new planning system from the earliest stages.

All planning applications and local plan documents will be available for inspection during set consultation periods at the Planning and Development Department in the Town Hall, The Parade on St Mary’s. During the consultation periods, all local plan documents will also be available in the library on St Mary’s, in the reading rooms on St Agnes and Bryher and in the community halls on St Martin’s and Tresco.

2.2 The Isles of Scilly Local Plan

The Local Plan is the Development Plan for the Isles of Scilly. It sets out the spatial policies, guidance, development management policies, land use designations and site allocations against which all planning applications and other development proposals in the district will be assessed.

It provides the formal statutory framework for sustainable development and lays the foundations for regeneration and

economic growth, whilst protecting and enhancing where possible our most valuable built and environmental assets.

The new Local Plan will replace the saved policies of the existing Local Plan (2005). It will be supported by evidence of what physical, social and green infrastructure is required to enable the amount and type of development proposed for the islands. The key issue for the Local Plan will be to strike the right balance between protecting and enhancing the high quality environment, whilst ensuring the islands communities and economy are sustained through, for example, the provision of affordable housing, local employment opportunities and adequate social and physical infrastructure, including the management of its waste.

The Local Plan will draw on and influence a range of strategies and investment programmes on the islands, including the Sustainable Community Strategy, the Strategic Investment Framework (as part of the EU Convergence programme), the Local Development Strategy for the Local Action Group (part of the Rural Development Programme for England), Island Partnership and Building Schools for the Future Pathfinder Scheme. The Local Plan will set out the vision and strategic objectives for the Isles of Scilly for the plan period. It will also include detailed policies to inform decisions on planning applications (see leaflet 3).

The Local Plan must comply with the NPPF and will provide the context for any Neighbourhood Plans that might be produced.

2.3 Community Infrastructure Levy (CIL)

This is a tariff-based charging schedule that applies to specific types of development (e.g. housing). When planning permission is secured developers will be required to pay a financial contribution, where this will be used to part-fund the provision and maintenance of necessary strategic and local infrastructure projects.

The Council does not have to implement a CIL and can continue to use S106 Agreements. No decision has been made as to whether a CIL will be introduced for the Isles of Scilly.

2.4 What is a S106 Agreement?

Planning obligations are more commonly known as Section 106 (S106) Agreements. A S106 Agreement is a legal mechanism that makes a development proposal acceptable in planning terms that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development for example securing a house to meet local housing or key worker needs. S106 Agreements are often referred to as 'developer contributions'.

2.5 Supplementary Planning Documents (SPDs)

SPDs are prepared to provide further detailed supporting guidance. Although they do not have the same weight as the Development Plan they can still form a 'material consideration' in determining planning applications. They can be produced more quickly as they are not subject to an independent public examination. We will ask you what you think on any draft SPDs at an early stage in the preparation of each document.

2.6 Other Documents

In preparing our new Local Plan we will also publish on our website; Local Development Scheme (LDS) - setting out the current timetable for the preparation of the Local Plan. An Authority Monitoring Report (AMR) sets out the progress made in producing our Local Plan and the council's (and partners') performance in implementing adopted Development Plan policies and proposals.

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Getting Involved in Planning Applications – SCI **Leaflet 3 of 3**

3.1 Planning applications

The Planning Department is responsible for assessing all planning applications for development, advising the council's Planning Committee on applications, determining certain types of planning applications under delegated powers, providing advice on development proposals and dealing with any unauthorised development in the district.

All decisions taken on planning applications must be made in accordance with the adopted Development Plan (see leaflet 2), unless any other material considerations indicate otherwise, including national planning guidance or site specific matters relevant to a particular case.

3.2 Getting involved in planning applications

The publicity procedures to be followed on planning applications are laid down by Government legislation and regulations. The council meets all of these minimum statutory requirements and we also publicise on a wider basis than the 'statutory minimum' wherever possible to ensure that we maximise opportunities for community involvement.

Planning applications, including supporting documents and corresponding plans and elevation drawings, can be viewed online: <http://www.scilly.gov.uk/planning/planning-applications> and are also available to view at the One Stop Shop in the Town Hall, The Parade on St Mary's during normal office hours (8.30am-5.00pm Monday - Thursday and 8.30am - 4.30pm on Fridays). Planning Officers are also available at the Town Hall to give advice on current or proposed applications (you are advised to make an appointment if you wish to speak to a particular officer).

3.3 Consultation on Each Type of Planning Application

The Council is required to notify the public about the receipt of planning applications. We are committed to keeping people informed about developments that may affect them. The statutory publicity requirements for planning applications are set out by Government in the Town and Country Planning (Development Management Procedure)(England) Order 2010. As well as listing the official organisations that must be notified of particular types of application, for example Natural England and English Heritage. It also provides details of the publicity that must be provided to ensure other interested parties, such as neighbours, are made aware of applications. In accordance with these regulations, the Council will publicise ALL planning applications by the following methods:

- I. Displaying a site notice in at least one place on or near the land to which the application relates for not less than 21 days;*
- II. Serving a notice on any adjoining owner or occupier. The extent of notification of neighbours will depend on the size and location of the proposed development;*
- III. Displaying a list of all planning applications on the Councils notice boards at the Town Hall and at Old Town; and*
- IV. Posting a list of all planning applications on the Councils website so that they can be viewed online.*

In addition to the above methods, major planning applications or those that are considered to create a wider local concern will be advertised in the local newspaper “The Cornishman”. Most of the planning applications received by the Council are for small alterations and developments where the statutory minimum requirement on publicity is followed (in line with the requirements contained in the Town and Country Planning (Development Management Procedure)(England) Order 2010). Major planning applications are defined as one of the following:

- A residential development for 10 or more dwellings;*
- Residential development on a site of 0.5 hectares or more;*
- Development involving a building(s) with a floor space of 1,000 square metres or more;*

- *Any development involving the winning and working of minerals or the use of land for mineral-working deposits;*
- *Waste development;*
- *Any other development on a site of 1 hectare or more.*

Depending on the type of development being proposed, the Council will consult a selection of statutory bodies and other organisations as set out in the Town and Country Planning (Development Management Procedure)(England) Order 2010. Regulations indicate that development affecting the setting of a listed building or development affecting the character or appearance of a conservation area should be advertised in a local newspaper. However, as the entire islands are within a conservation area and due to the relatively large number of listed building on the islands, given the intimate scale of the islands and current publicity methods that have proved effective, the Council does not advertise such applications in the local newspaper. Furthermore, the Council does not notify second home owners, at their mainland address, of planning applications adjacent to or close to their property on the islands due to limited resources and for logistical reasons.

Making a representation

Anyone has a right to make a representation in relation to a planning application. Respondents will normally be given 21 days in which to comment on an application. However on applications accompanied by Environmental Statements, a longer time period would normally be given. Amendments are sometimes made to applications as a result of consultations, concerns or through negotiations to improve a proposed scheme. If significant amendments are made to an application, neighbours may be re-notified and allowed a minimum period of 10 days for comment. Representation should be submitted in writing (any representation by e-mail should contain the writers postal address) and relevant to the proposed development or use of land. Any objection to an application for proposed development should be based on planning grounds.

Responding to Comments

The Council will acknowledge all written submissions on planning applications. In the interests of transparency the Council is unable to take into account verbal representations. If the submission is in the form of a petition, confirmation will be sent to the organiser of the petition only. All representations are available for public inspection at the Town Hall, The Parade on St Mary's and put on the website. However we are unable to take into account any views expressed anonymously. If you do not wish your comments to be placed on the website you must state this in your representation but they will remain on the public file.