

# ***Housing Delivery Public Consultation***

## **FAQs**

### **Why is the Council applying for outline planning permission instead of full planning permission?**

As the Council will not be building the homes, which are intended for custom of self-builders; there needs to be some flexibility over the designs. As the plots have not yet been allocated; the outline approach allows some design flexibility.

The outline application will include the following reserved matters for consideration

- means of access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
- landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- layout - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- scale - includes information on the size of the development, including the height, width and length of each proposed building

The following will be a reserved matter to be agreed at full planning application stage by each individual house builder:

- appearance - aspects of a building or place which affect the way it looks, including the exterior of the development

### **What is the purpose of the Pattern Book and Design Code?**

The Pattern Book, commissioned by the Council, will govern many of the reserved matters in the above list, including means of access, layout and scale as well as, provide a developable area within each plot. Much of the material already available covers these aspects illustratively.

The Design Code, commissioned by the Duchy of Cornwall, will guide the detailed design for each end user, including material finishes. The Design Code is still in development.

This approach will allow the outline permission through the Pattern Book to act as the governing permission guiding end users as they bring forward their customised designs for each home.

### **How do I register my interest for the Self and Custom Build Scheme?**

If you would like to register your interest in Self and Custom build opportunities on the Isles of Scilly or find out further information on the purpose of the register and how your information will be held; please visit:

<https://www.scilly.gov.uk/planning/customself-build-register>



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## **What is Self and Custom building?**

The 2015 Self Build Act defines self and custom housebuilding as “the building or completion by: individuals; associations of individuals; or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals”.

This means that the person who first lives in the house must have the primary input into the design of the home if it is to be considered self or custom build.

It does not require the first occupant to make any physical contribution to the construction of the home – although many may wish to!

## **When will the plots be available and how will they be allocated?**

It is our aim for the sites to come forward within the next 18 months, which will allow time for the site to be acquired from the Duchy and infrastructure to be in place to provide serviced plots.

More work is required on the most suitable and fair way of allocating plots, and we are looking to examples of best practise from other areas to help inform this. Aspects which may be considered include; capacity to deliver a self/custom build and current accommodation or housing need.

*All allocations will be in accordance with the Local Plan policy; Qualifying for Affordable Homes (LC2):*

- (1) The property would be their sole principle residence and their need cannot be met by the local housing market; and*
- (2) They need to live permanently on the islands due to their employment circumstances and work commitments; or*
- (3) They have been continuously resident on the islands for at least five years and require new accommodation as a result of the requirement to:
  - a) vacate tied accommodation; or*
  - b) relocate to more suitable accommodation due to a medical and/or mobility condition; or*
  - c) relocate to smaller/larger accommodation due to under/over-occupation; or**
- (4) They are a former resident who has previously lived permanently on the Isles of Scilly for a continuous period of at least five years, and who:
  - a) has been away for educational or training purposes, or to obtain work experience or professional or technical accreditation; or*
  - b) is currently employed by the armed forces or merchant navy and whose main residence will be on the islands; or*
  - c) is retired from the armed forces or merchant navy; or*
  - d) needs to provide substantial care to a relative who has lived continuously on the islands for at least five years ('substantial care' means that the requirement for such care has been identified by a medical doctor or relevant statutory support agency).**



## **How much will it cost to build a self or custom build home?**

This will be very much dependant on the individual house builders and the specification they choose to build to.

As part of the project, we will hope to ascertain some clearer information around potential costs to individuals as this will greatly inform their ability to deliver the project.

This information will become clearer once we have further information on the Design Code and once the information already available, has been approved by relevant parties.

We are hoping that through a community-led approach, there will be opportunities for cost saving, including sharing skills and collaborative builds and will work with all Self and Custom builders to support these opportunities.

## **What about the old school site at Carn Thomas?**

We continue to explore potential partners to support the delivery of affordable housing on this site; as well as funding to help the Council to de-risk the site for these partners. This includes, completing various site investigations to understand what further work is required prior to construction.

For a more detailed update on progress so far; please see September's update provided to Full Council (Agenda item 15):

<http://committees.scilly.gov.uk/documents/g1161/Public%20reports%20pack%2010th-Sep-2020%2009.30%20FULL%20COUNCIL.pdf?T=10>

## **Isn't the proposed site at Old Town quite boggy?**

As part of our pre-planning application work, Flood Risk Assessments, Drainage Strategies and Utilities Assessments have been completed amongst other site investigations to ascertain the key issues relating to this site and the mitigations which we can put in place to address these. These have included digging trial pits to understand the level of groundwater on site.

To reduce the risk of groundwater flooding to any properties built on this site, all plot finished floor levels will be kept above existing ground levels as well as above a 5.0m contour level. You may have noticed on the layout published for comment online, there is a blue line across the north-west corner of the site - this is the 5.0m contour level and this area will not be developed on for these reasons.

As well as this, Sustainable Drainage Systems (SuDS) will be introduced for the proposed development to reduce surface water flows to the required rainfall events. The SuDS will also improve water quality for the car parking areas and wetlands will provide amenity and biodiversity value to the scheme.

All access roads with suitable gradients, courtyards and pedestrian footways within the site will be constructed as permeable pavement arrangements. Surface water runoff from the Old Town Road site access will also be channelled towards these permeable paved areas. The drainage strategy proposes runoff from these will be tanked and discharged via suitable sized carrier pipes and the shallow underground to the wetland area at the same pre-development runoff rates.

*For more information, or if there are any further questions you would like answered; please get in touch with the Housing Delivery Team at [Livescilly@scilly.gov.uk](mailto:Livescilly@scilly.gov.uk)*



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