



The  
**Isles of Scilly**  
LOCAL PLAN

**A 2020 Vision**

**Adopted** November 2005





## Foreword

The Isles of Scilly are special. Residents and visitors agree.

For over a century our Council has had a responsibility to plan for the future of the islands with the intent of benefiting its residents. Continuing to rise to this challenge, we have produced a new Local Plan which has been subject to extensive public consultation.

With limited land, a population of just over 2,000 and an internationally recognised environment of outstanding quality, we have a unique combination of responsibilities, challenges and pressures, which the Local Plan seeks to address.

Our aims are simple. With this Local Plan, together with other related strategies and documents, we want to meet the needs and aspirations of our communities to ensure a sustainable and viable future for the islands whilst maintaining the outstanding quality of the environment.

This Local Plan provides the framework for tackling important issues, including the provision of affordable housing, ensuring tourism and farming remain viable and that there is adequate social and physical infrastructure for residents and visitors alike. All these issues need to be addressed in the context of the sensitive management and preservation of the superb environment in which everything on the islands happen.

**Cllr Christine Savill**

**Chairman of the Council of the Isles of Scilly.**



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## Introduction

- 1 The role of the planning process is to bring about the most efficient and effective use of land in the public interest. This role is achieved through the framework of policies and proposals contained in this Local Plan (the Plan).
- 2 We will apply these policies when deciding whether or not to give planning permission<sup>1</sup>. The Plan also identifies locations for housing, employment and other development for community needs over the next ten years.
- 3 The Plan's policies have to be broadly in line with the Government's national and regional planning guidance. The Plan deals with the use of land although it takes account of other strategies and programmes in order to achieve wider goals for the islands<sup>2</sup>.
- 4 The proposals set out in the Planning and Compulsory Purchase Act 2004 alter the way that plans are prepared. The new system is intended to provide greater flexibility and speed in the planning system. In response to these proposed changes, the Local Plan has been prepared for easy conversion to the new system.

## Sustainability

- 5 The Government's sustainability agenda has four themes:
  - Social progress that recognises the needs of everyone.
  - Protection of the environment.
  - Prudent use of natural resources.
  - Higher and stable levels of economic growth and employment.
- 6 The Government's sustainability agenda gives us useful headings but it is important to look at their relevance to the Isles of Scilly more critically.
- 7 Community - the islands' population continues to be fairly constant at about 2,000 people but this is ageing, with a disproportionately large number of older people. Achieving suitable infrastructure for a viable and demographically balanced population is an ongoing challenge. This challenge includes transport between the islands and to the mainland, water resources, sewerage and other waste treatment, electricity and telecommunications as well as community and recreational facilities. Providing new homes, where needed, for islanders with a specific local need or for key workers is another major challenge that is also central to the Plan.

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<sup>1</sup>Section 54A Town and Country Planning Act 1990 and Section 36(6) of the Planning and Compulsory Purchase Act 2004

<sup>2</sup>Sustainable Economic Development Strategy 1998, "On the Edge"; Development Plan 2000, Isles of Scilly Integrated Area Plan 2001; AONB Landscape Assessment 2002; "Moving On" Transport Strategy 2003; AONB Management Plan 2005; Housing Needs Survey 2005; Hugh Town Urban Survey Report 2003; Heritage & Cultural Strategy 2003



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- 8 Environment - the islands' natural and built environment is special and designated with a unique coverage of national and international environmental policies. We have an obligation of custodianship in partnership with the wider world community. Protecting and enhancing a diverse and high quality environment is essential for sustaining the economic prosperity of the islands.
- 9 Natural resources - water resources on the islands are limited and require careful management to prevent over extraction, pollution and saline intrusion. Any mineral extraction would conflict with the islands' environmental qualities.
- 10 Economy - the economy relies on the islands' unique character and environment. The future of tourism, the islands' primary sector, is dependent on responding to niche markets with a view to raising the value and quality of the tourism product. The number of visitors in the peak season is currently considered to be close to its optimum level. Agriculture (which maintains much of the landscape) and fishing need support and the prime objective is to create better quality employment and raise incomes by diversifying farming as well as maximising added value to the islands' produce.
- 11 Planning has an important role in achieving these aims. The Community Strategy<sup>3</sup> also addresses these issues and sets the vision for achieving sustainable development for the islands and key objectives that underpin our Plan. The Community Strategy has been prepared in the context of the Local Government Act 2000, which requires local authorities to prepare strategies that will focus, shape and co-ordinate existing and future activities in the area, so that they effectively meet community needs and aspirations. This should be based on a partnership approach.

## Vision

**Ensure the viability of resident communities on the islands by providing sufficient housing, local employment, means of transport and general social infrastructure in order to meet their needs and aspirations whilst preserving and enhancing the islands' outstanding environment and natural beauty.**

- 12 During the drafting of the Plan the policies and proposals have been subject to a strategic appraisal<sup>4</sup> that has helped formulate and test them against environmental, social and economic objectives.

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<sup>3</sup>Local Government Act 2000 requires local authorities to prepare strategies that will focus shape and co-ordinate existing and future activity in one area so that they effectively meet community needs and aspirations.

<sup>4</sup>The findings of the Strategic Appraisal are available as a background paper to the Plan.

## Layout of the Plan

- 13 The Plan is in three sections. The overarching core policies in Section One will be applied to all proposals while Section Two identifies site specific policies and proposals. These too must be in line with the core policies.

Section One: Objectives-based Core Policies for the islands.

Section Two: Detailed Policies and Proposals.

Section Three: Proposals Map and Inset Maps.

- 14 **The Plan, its policies and proposals should be read as a whole. Key elements of policies are not duplicated but still apply to issues that may be relevant.**

## Implementing the Plan

- 15 This Plan's policies and proposals aim to deliver the land use component of the Council's wider vision for the Isles of Scilly. Whilst making detailed provision for the next 10 years, the Plan aims to provide a framework beyond that period; hence the title "A 2020 Vision". It supports and underpins many of the objectives of the Council's other core documents such as the Economic Development and Transport Strategies and the AONB Management Plan. Importantly, it draws on the community's involvement in these documents.

- 16 The success of the Plan is not only dependent on its compatibility with other strategies. It is important that the community as well as groups and organisations are involved throughout the planning process, in accordance with the Statement of Community Involvement.

- 17 Many of the policies aim to restrict the use and occupancy of developments for the benefit of the islands' community. When applying these policies the Council will require developers to enter into legal agreements or ensure proposals are subject to planning conditions to secure such benefits in perpetuity<sup>5</sup>.

- 18 Other important policies for the protection of the environment and determining who is entitled to occupy new homes require a level of detail that is not appropriate in planning policy. The consideration of these policies will be informed by supplementary guidance. This guidance will also be subject to public consultation and will cover:

- The character and quality of the environment.
- The means of defining and assessing local housing need.



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<sup>5</sup>Sections 106 and 299A of the Town and Country Planning Act 1990 allow local authorities to enter agreements with developers that, inter alia, restrict the development and use of land or require land to be used in a specified way.

- 19 The Government promotes a “Plan, Monitor and Manage” approach for housing provision. Information is important. Making policy and decisions based on the latest and most relevant information is also appropriate for other policy areas. We will therefore monitor the Plan’s policies and proposals and keep them under review.



## Section One - Core Policies

- 20 These policies provide the backbone for the Plan. They will be applied to all proposals, large or small, planned or ad hoc.

### POLICY 1 - ENVIRONMENTAL PROTECTION

To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they:

- (a) Conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the Heritage Coast;
- (b) Preserve nationally important archaeological remains and their settings;
- (c) Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings;
- (d) Safeguard the integrity and nature conservation objectives of Special Protection Areas (SPAs), Ramsar Sites and Special Areas of Conservation (SACs);



- (e) **Protect a statutorily-protected plant or animal species and the wildlife, geological and geomorphological interest and features of designated Sites of Special Scientific Interest; and locally important biodiversity habitats, species and landscape features; and**
  - (f) **Secure the future character, appearance and setting of any Parks and Gardens of Special Historic Interest included in the English Heritage Register.**
- 21 The environment of the Isles of Scilly underpins all life on the islands. The presumption is to protect it and keep development to the minimum required for sustaining viable communities.
- 22 Our environment embraces the built and historic environment, archaeology, landscape, air and sea and everything that lives in it i.e. its biodiversity, including the human community. The character and quality of the environment is defined in a suite of documents that collectively form supplementary guidance for Hugh Town<sup>6</sup> and the islands<sup>7</sup>.
- 23 Planning decisions must ensure that proposals are in character with the islands. The environment is central to the quality of life experienced by both the islands' communities and visitors alike and forms the basis for our economy. The exceptional quality of the environment means that new development should be generally restricted to that which makes a positive contribution to the sustainable future of the islands.

## POLICY 2 - SUSTAINABLE DEVELOPMENT

**Development will be permitted in situations where a proposal would, where practicable and appropriate, contribute to the sustainability of the islands<sup>7</sup> environment, economy or local communities through:**

- (a) **Conserving or enhancing the landscape, coastline, seascape and existing buildings of the islands through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping;**
- (b) **Ensuring or facilitating the re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the islands and local communities taking into account any environmental designations set out in Policy 1; and**



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<sup>6</sup>The Cornwall & Scilly Urban Survey, CAU 2003  
<sup>7</sup>The Isles of Scilly Landscape Assessment of the AONB, Countryside Agency, 2002; Historic Landscape Assessment & Management Strategy; Land Use Consultants 1996; Traditional Farm Buildings on the Isles of Scilly CIOS 1998; English Nature Natural Area Profile 1998.

**(c) Utilising natural resources efficiently in the design, construction and future use of land and buildings, including where appropriate, energy conservation and the use of renewable sources of energy generation, minimising the consumption and discharge of water and waste and by securing the recovery and re-use of suitable building materials.**

24 Planning decisions must ensure that new development is in character with the islands. New development should therefore positively reinforce the special and distinct qualities of the islands' environment, in accordance with the Isles of Scilly Design Guide. In order to achieve this objective and reflect the contents of the Design Guide, the design of a proposal should be based on a thorough and caring understanding of its place and context. This approach allows for some innovation and it is not just about preserving things as they are. A design statement accompanying a planning application should illustrate how a proposal relates to the site and its wider context. In certain cases an environmental impact assessment may be required to inform the decision-making process.

25 As well as granting planning permissions, we will continue to encourage environmentally friendly farming practice and land management, such as Countryside Stewardship Schemes. This will be driven by the AONB Management Plan and our Heritage & Cultural Strategy and the Isles of Scilly Habitat Management Plan, prepared by the Wildlife Trust.

26 In order to promote sustainable development on the islands, new proposals should utilise natural resources more efficiently in their design, construction and future use. As such, new development should incorporate, wherever appropriate, the following principles of sustainability by:

- Promoting energy efficiency through siting and design and the use of renewable energy, heating or power systems such as heat pumps, photovoltaic or solar panels;
- Minimising the consumption and discharge of water and sewage by promoting the conservation, harvesting and recycling of water and the use of sustainable drainage systems;
- Maximising the efficient use of buildings and land, particularly where it has been previously developed;
- Minimising the generation of waste through the re-use and recycling of materials during demolition and construction and to ensure that no building waste is disposed of or deposited on the land;
- Providing appropriate facilities to encourage the re-use and recycling of materials, including composting; and
- Using locally-sourced, renewable or recycled materials from sustainable sources and low embodied energy products, wherever possible.



## POLICY 3 - HOUSING

- (1) To endeavour to ensure that housing is available to meet the needs of the community in perpetuity and to promote sustainable communities on the inhabited islands, no general open market housing will be permitted.**
  - (2) To ensure that suitable housing is available to meet the long term needs of the community, residential development will only be permitted where it is required to meet:**
    - (a) an identified and recognised local need or to accommodate a key worker whose needs cannot be met by the existing housing stock; or**
    - (b) the provision of staff accommodation for businesses on or near the premises where possible and where it can be demonstrated that there is no other accommodation available and it is not possible to recruit staff already housed on the islands.**
  - (3) All new residential development will be subject to secure arrangements to ensure that it remains permanently available to meet the specific identified need that justified its original permission.**
  - (4) In the case of any new dwelling, it must be sited adjacent to or integrated within an existing settlement or established group of dwellings.**
  - (5) Development proposals that result in an inappropriate mix of dwelling sizes or net loss to the residential housing stock will not be permitted.**
  - (6) Development proposals to change the use of a residential dwelling to a small guesthouse (up to 6 bed spaces) will be permitted only where a permanently occupied residential unit is retained. The subsequent change of use from a small guesthouse to the original dwelling will be permitted.**
- 27 In seeking to provide for the housing needs of the islands, the presumption will be to keep new housing development to that required to meet specific local need generated from within the islands which cannot be met by the existing housing stock. In order to justify any new housing, including the size (or range of sizes) of the dwelling being proposed, it must effectively meet the long term needs of the community. Consequently, all new homes will only be available to accommodate those in local need or key workers as defined by the Council in the documents supplementing the Plan. Additionally, new accommodation for staff in association with a business may be permitted if justified and where it is, if possible, integral with or sited close to the relevant business or commercial premises.





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- 28 The housing needs of Scilly have to be met within the islands and the opportunities for development are restricted by a finite supply of land (only 1600 hectares) and the overarching need to safeguard the environment. For inhabitants who need a home, and are reliant on local incomes, access to the limited housing stock can be prohibitively expensive. Our social housing stock has been decimated by the right to buy, and the cost of new build, along with availability of funding, constrains the supply from housing associations. The Duchy of Cornwall, which is the largest provider of rented housing, rents most of its stock locally by tender, with the remainder being advertised nationally.
- 29 This very restricted housing market limits the available workforce on the islands and is one reason why the community finds it difficult to retain younger families, with the consequent impact on the viability of the school and other services. The suitability of the mix and type of houses in the stock for the community is important.
- 30 Restrictions on occupancy will be applied to new homes and we will seek to maximise the use of the existing dwelling stock to meet the housing needs of the community.
- 31 Many households supplement incomes by providing bed and breakfast. This can become a commercial venture where the primary function of a house is no longer as a home. The Council considers that the letting of more than two rooms (more than one room in a property with three or less bedrooms) is a change of use (from Class C3 to C1) and requires planning permission.
- 32 This Policy allows flexibility for households in smaller properties to obtain planning permission to let up to six bed spaces to provide this type of accommodation and subsequently revert back to residential use. The emphasis remains on the permanent occupancy of the residence.
- 33 The islands' affordable housing problem is exacerbated by the limited existing stock (over 23% are second homes) and generally low incomes. The 2005 Housing Needs Survey identified significant demand for affordable housing. This is reflected in the Plan's Policies and Proposals.

### **SECOND HOME LEGISLATION**

**The Council will continue to seek the introduction by the Secretary of State of a Statutory Instrument, under Section 319 of the Town and Country Planning Act 1990, to the effect that the use of a residential property other than as a principal residence would be a change of use requiring planning permission on the Isles of Scilly.**

## POLICY 4 - ECONOMIC DEVELOPMENT

To promote employment and economic activity by providing opportunities for businesses to support viable communities. Proposals based on the existing economic base of tourism, agriculture and fishing, as well as the distinctiveness of the islands, will be supported in the following cases:

- (a) where such development contributes to the further diversification and essential modernisation of the islands' economy; or
- (b) where it demonstrably improves the quality of existing tourist accommodation, including that of managed camping sites, or potentially extends the length of the tourist season; or
- (c) where there is a change of use for a larger hotel or guesthouse (in excess of six bed spaces) to another form of tourist accommodation, provided it retains a residential unit for permanent occupation and does not result in an imbalance of the type of accommodation available to visitors to the extent that it would harm the tourism status and character of the islands; or
- (d) where development provides either a hostel or bunkhouse linked to environmentally or educationally based activities on each inhabited island; or
- (e) where self-contained tourist accommodation is provided as part of an existing farm holding, up to a maximum of two such units of accommodation per holding and is necessarily related to the latter's continued viability and overall land management.

34 The opportunity to make a living on the Islands and the existence of a range of services are vital components of viable and demographically balanced communities. The intention of this Plan is therefore to support business development that will benefit the overall community and facilitate employment opportunities for those who wish to live within it. This includes supporting businesses based in the traditional sectors, those that make the most of the potential offered by the islands' distinctiveness, and diversification into, for example, small scale ICT activity, that overcomes some of the issues relating to peripherality, whilst being compatible with our environment.





- 35 Tourism dominates the islands' economy, earning over 85% of our income. Flower farming, historically dominant, is finding the global market increasingly competitive and this sector requires particular support for diversification activity. The islands' economic development strategy<sup>8</sup> highlights the vital link between the exceptional environment, tourism and flower farming. It also emphasises the need for a high quality and distinctive response to changing markets in tourism and agriculture. Both sectors are important to the ongoing and sympathetic management of the islands. The Tourism Strategy outlines specific measures for the future of the industry.
- 36 Overall, the islands' visitor numbers are considered to be at about an appropriate level in the peak months. The emphasis within the industry is therefore on improving the availability of high quality accommodation and raising the value of the tourism product. However, in the event that a planning application for a new hotel on St Mary's is submitted, the Council will look at the case for and against such a proposal, taking full account of the economic, environmental, social and infrastructure implications. The benefits to the community and the provision of ancillary staff accommodation resulting from the development will also be assessed.
- 37 The Cornwall and Scilly Urban Survey 2003 report on Hugh Town identifies an area on Porthcressa Bank extending from Silver Street to the foot of Buzza Hill as offering a significant opportunity for a new regeneration development. The area contains a mix of housing, employment and leisure uses. The potential exists for mixed development reflecting this character to meet future needs whilst achieving environmental improvements. The Council has significant property interests in the area and it is hoped that this can form the catalyst for a feasibility study, in the first instance, leading to the eventual planned development of the area. There will be full community consultation as part of this process. Preliminary work has yet to be carried out so it is not possible to include this opportunity within the plan as a policy or proposal, but it is considered appropriate to highlight the intention.

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<sup>8</sup>On The Edge, EKOS, 2000

## POLICY 5 - TRANSPORT

In order to achieve and maintain an effective, affordable and accessible year round transport system on and between the islands and the mainland, the requisite land-based facilities will be supported and other forms of development permitted where:

- (a) located so as to minimise demand for additional transport facilities and they do not harm or prevent the further maintenance and improvement of the transport system;
- (b) designed, located or laid out in order to increase alternative modes of transport to the private car;
- (c) the functioning of the local road network or the safety of highway users is not harmed as a result of the amount and type of traffic generated; and,
- (d) they provide or facilitate the enhancement of transport infrastructure so as to increase the choice of alternative modes of travel to the private car.

38 This policy deals with the implications of development for the transport network. Our Transport Strategy<sup>9</sup> makes recommendations for the future of movement on and between the islands and to the mainland.

39 Transport is central to the continued viability of the islands. Islanders and visitors rely on the air and sea services for travel to and from the mainland for business, holidays, access to specialist services and supplies.

40 The islands' Transport Strategy identified several key issues. Travel is expensive with only freight transport between the islands benefiting from subsidy. Quays on the off islands need upgrading or renewing. Car use on St Mary's can cause congestion and conflict with other road users, including cyclists and pedestrians. Critically, the infrastructure for the mainland sea link needs modernising to maintain a viable year round service.



<sup>9</sup>Moving On - Isles of Scilly Transport Strategy 2003



## **POLICY 6 - INFRASTRUCTURE FOR SUSTAINABLE COMMUNITIES**

To maintain viable residential communities on the islands by means of the maintenance and future provision of essential physical infrastructure and other resources (water supply, drainage and sewerage, waste collection and disposal, electricity and telecommunications) and ease of access to and availability of a range of commercial and community-based services and facilities.

- (1) Development proposals must, where appropriate:**
  - (a) either improve existing infrastructure or impose no unsustainable burden upon it;**
  - (b) ensure that water supplies, in terms of quality and quantity, can be adequately provided and that local water sources remain unharmed and unpolluted by proposed sewerage arrangements; and**
  - (c) in areas not served by a sewerage system, connect proposed development to an approved treatment plant and agree to share such arrangements, where possible, with other properties.**
- (2) Development proposals, in keeping with the particular scale and character of the islands, will be supported, where they:**
  - (a) are for renewable energy projects; or**
  - (b) facilitate improvements to the electricity supply network or the under grounding of all cables; or**
  - (c) would provide telecommunications infrastructure of immediate community benefit; or**
  - (d) are for recycling or the composting of waste closer to its source; or**
  - (e) are for new or enhanced community, health, education, childcare, sport, recreational, arts and culture facilities.**
- (3) All forms of future development should ensure reasonable access, by both permanent inhabitants and seasonal visitors, to homes, workplaces, leisure facilities and other services.**



- 41 In seeking to ensure the provision of the level of infrastructure and services needed for the continued viability of the islands' communities there is a presumption that existing sites/facilities will be safeguarded and sufficient land will be made available to accommodate the necessary works, plant or buildings.
- 42 Improvements are necessary to the already limited capacity of the water supply and sewerage infrastructure on the islands. Waste disposal is another issue that has to be accommodated within the islands. Waste minimisation is the key message.
- 43 The continued supply of power and telecommunications, with the introduction of broadband, is vital for viable communities and the economy on the islands. The mainland electricity link is coming to the end of its predicted fixed lifespan. Provision must be made for its retention or renewal or alternatives need to be found.
- 44 Because of our island location we accept some restrictions in the availability of services and facilities. A minimum level of provision, however, is needed to help support viable and demographically balanced communities.
- 45 The Plan's policies address access issues experienced by the islands' communities. It is also important to recognise and include the needs of different groups within the community.



## Section Two - Detailed Policies and Proposals

- 46 Detailed policies and proposals support and underpin the delivery of the vision for the community plan and the core policies and must conform to these. All applications will be considered in the context of the overarching core policies as well as the detailed policies.
- 47 The detailed policies give guidance to a number of the islands' existing assets.

### Detailed Policies

#### POLICY 7 - FISH AND LIVESTOCK PROCESSING

**Favourable consideration will be given to proposals for an abattoir and for shore based storage, packing and processing facilities for the fishing industry.**

**Facilities must be located to minimise the transportation of produce.**

- 48 These additional facilities are required for the islands' fishermen and livestock farmers to provide added value to their produce without resorting to facilities on the mainland. The provision of an abattoir will enhance the viability of the widespread re-introduction of livestock farming on the islands as a valuable land management tool.

#### POLICY 8 - SAFEGUARD POWER STATION, ST MARYS

**The power station on St. Mary's will be safeguarded as a stand by facility.**

- 49 The relatively recent supply of electricity from the national grid to the islands remains vulnerable and the power station plays an important role in the event of a failure in supply.
- 50 Until reliable mainland links or alternative supplies of power are assured for the long term, it is essential to retain this backup facility.

#### POLICY 9 - WASTE DISPOSAL

**Proposals for the development of landfill sites for the disposal of waste will not be permitted other than where justified on a small scale for the on-site disposal of material arising from the specific development or the use of land and buildings and ancillary to such use or development.**



- 51 The disposal of waste is a significant issue for the islands. The community needs to continue to be able to dispose of waste, including scrap cars, while also reducing the amount produced. Landfill would compromise the integrity of the landscape and risk water pollution. The only possible exception to this policy will be for the legal disposal on site of small quantities of material arising from a development where this is the most practical and environmentally sound solution.

## POLICY 10 - AIR TRAVEL INFRASTRUCTURE, ST MARYS & TRESKO

**Future development proposals should not impede or inhibit the continued operation, expansion or improvement of either St Mary's Airport or Tresko Heliport. Any enhancement of passenger or freight-handling capacity may be made subject to planning conditions, undertakings or agreements that vary or limit hours or times of operation and resultant ambient noise levels within the surroundings of the two terminal facilities.**

- 52 Air links are a vital component of the year round lifeline links between the islands and the mainland. We need to safeguard their operation and provide scope for their future improvement.

## POLICY 11 - UNINHABITED ISLANDS

**Development on the uninhabited islands will not be permitted.**

- 53 Development would irrevocably compromise the environmental qualities of these islands. Given the focus of the Plan on ensuring the viability of communities on the inhabited islands, there are no circumstances in which development could be justified on any of the uninhabited islands.

## Proposals

- 54 The following proposals are for new development, or potential development, on the islands.

## PROPOSAL A - HOUSING SITES, ST MARYS

**The following land on St. Mary's is allocated for local need and key worker housing:**

- 1. 0.34 hectares adjoining Coastguard Bungalows, Telegraph capable of accommodating a minimum of 15 houses and a social facility, such as a shop or pub.**



2. **0.36 hectares on the eastern side of McFarland's Down north of the junction with Pungies Lane capable of accommodating a minimum of 8 houses.**
3. **0.06 hectares of derelict farm buildings adjoining and to the south east of Normandy Farmhouse capable of accommodating a terrace of 6 units of social housing for rent.**

**A Development Brief for each site must be approved before planning permission is granted and should include details of access, design, layout, residential density, the range of dwelling sizes and types, design, landscaping and sustainability measures. The infrastructure necessary to support the development, including the provision of any social facilities, must be the subject of prior agreement with the Council before any form of development is started.**

- 58 The proposals provide for about 30 new homes to make a substantial contribution towards meeting the needs of St. Mary's over the next ten years.
- 59 The allocations provide a longer term approach to meeting housing need. They are well located to accommodate development and have good transport accessibility. The site at Normandy Farm aims to make best use of land occupied by redundant buildings and build on an existing nucleus of housing.
- 60 It is considered that sites can be accommodated where in character and within the established settlements on the off-islands to provide 3 homes on St. Agnes, 5 on Bryher, 7 on Tresco and 5 on St. Martin's over the same period.

## **PROPOSAL B - EMPLOYMENT LAND, ST MARY'S**

**Land, accessed through and adjoining Porthmellon business area, is allocated for employment uses (Classes B1, B2 and B8).**

**A development brief for the whole site must be approved before any proposals are granted planning permission.**

**Infrastructure must be in place for the entire site before work commences on any individual plot.**

- 61 This allocation is an important component in providing a framework where established businesses can thrive and new initiatives are actively encouraged. Identifying specific land at this established business area will optimise infrastructure and improvements.



- 62 Improvements to the standard of the environment of the business area in the wider context of the AONB, Heritage Coast and Conservation Area would be welcome. A comprehensive landscaping scheme will be required in order to effectively screen the business area.

## PROPOSAL C - SPORTS & RECREATION FACILITIES, ST MARY'S

**Land in the vicinity of the Five Islands' School Carn Gwaval Base at Old Town is allocated for sport and recreation including the development of a sports hall, multiple use games area, playing field, skate park and children's play area.**

**Detailed proposals should include an environmental management and access plan which identifies and safeguards important features, either extant or uncovered during development and provide for suitable remedial landscaping for the visual and/or acoustic screening of the site.**

- 63 It is important that educational, recreational and cultural infrastructure is in place for a wide age range in the community, given the limited level of facilities and the vagaries of the weather. The proposal for a sport and recreation facility at Carn Gwaval is the most suitable site in terms of access to the majority of St. Mary's population and proximity to the schools. Careful environmental management can ensure the protection of the neighbouring SSSI.
- 64 This crucial proposal will provide the islands with a comprehensive range of facilities they is currently lack.

## PROPOSAL D -QUAYS

**Proposals for quay facilities will be supported for:**

- 1. The upgrade of the existing quay on St Mary's subject to operational compatibility with Penzance;**
- 2. Upgrades to quays at Porth Conger on St Agnes; New Grimsby, Carn Near and Old Grimsby on Tresco; Higher Town on St Martin's; and**
- 3. A new or upgraded quay on Bryher.**

- 65 In addition to upgrading St Mary's Quay (as part of the Route Partnership Project with West Cornwall), it is intended to facilitate a combined freight/passenger service between St. Mary's and Penzance on an all year - round basis. Environmental and cost implications need to be fully assessed and funding secured for this project. A full Environmental Impact Assessment will be required in order to evaluate objectively any proposal.



- 66 This is a major proposal for St Mary's that needs to be in balance with the environment. The ongoing involvement of the community in the process is crucial to finding the right solution.
- 67 On the other islands the gap between the condition of their quays and the operational requirements is growing. This needs to be resolved for the long term viability of the communities on these islands.

## PROPOSAL E - MIXED USE DEVELOPMENT, TRESCO

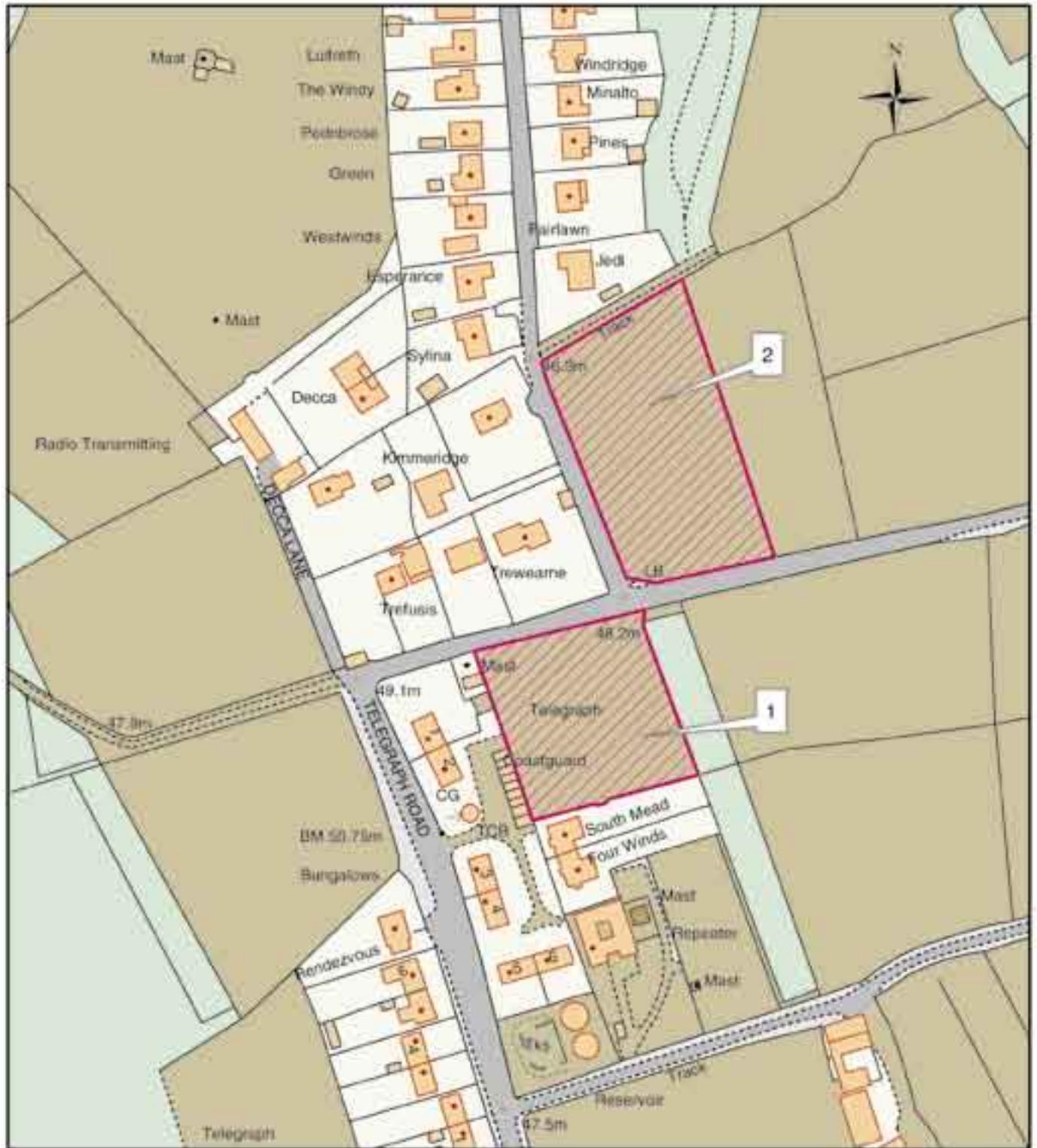
The existing service area at Abbey Farm Tresco, indicated on Inset Map E, is allocated for mixed use development comprising about 12 units of holiday accommodation, 8 units of local needs housing to meet the needs of employees or retired employees from the Tresco Estate (subject to Policy 3 restrictions), community/leisure facilities and a rationalised estate service area.

**A development brief must be approved before planning permission is granted to redevelop the site. Planning conditions, agreements or undertakings will be imposed in order to secure the prior provision of the necessary infrastructure and facilities to support the overall development scheme in accordance with the agreed brief.**

- 68 Comprehensive development of the extensive area around the estate office and purpose-built holiday accommodation at Abbey Farm Tresco, in this visually sensitive vicinity of Great Pool, would facilitate the final phase of the Estate development programme. Its redevelopment will also provide an opportunity for environmental improvement to the immediate area and improve its layout, appearance and provision of amenities in accordance with the Core Policies of the Local Plan.

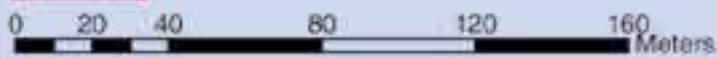


### Proposal A1 + 2 - Housing at Telegraph & McFarland's Down, St Mary's



Proposal Areas

Isles of Scilly Local Plan



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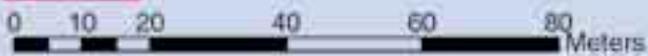


### Proposal A3- Housing at Normandy, St Mary's



Proposal Areas

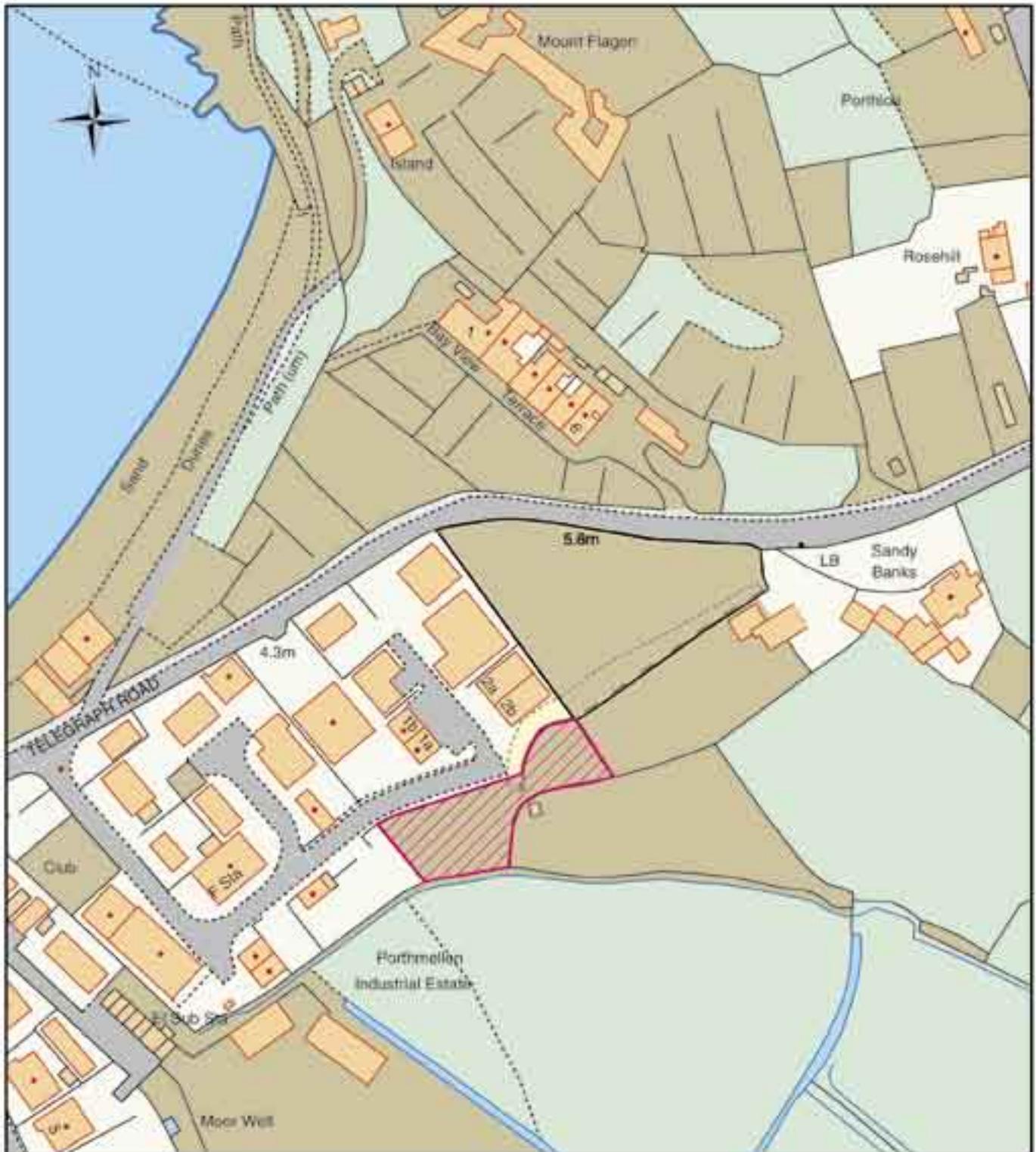
Isles of Scilly Local Plan



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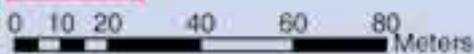


### Proposal B - Employment Land at Porthmellon, St Mary's



Proposal Areas

Isles of Scilly Local Plan

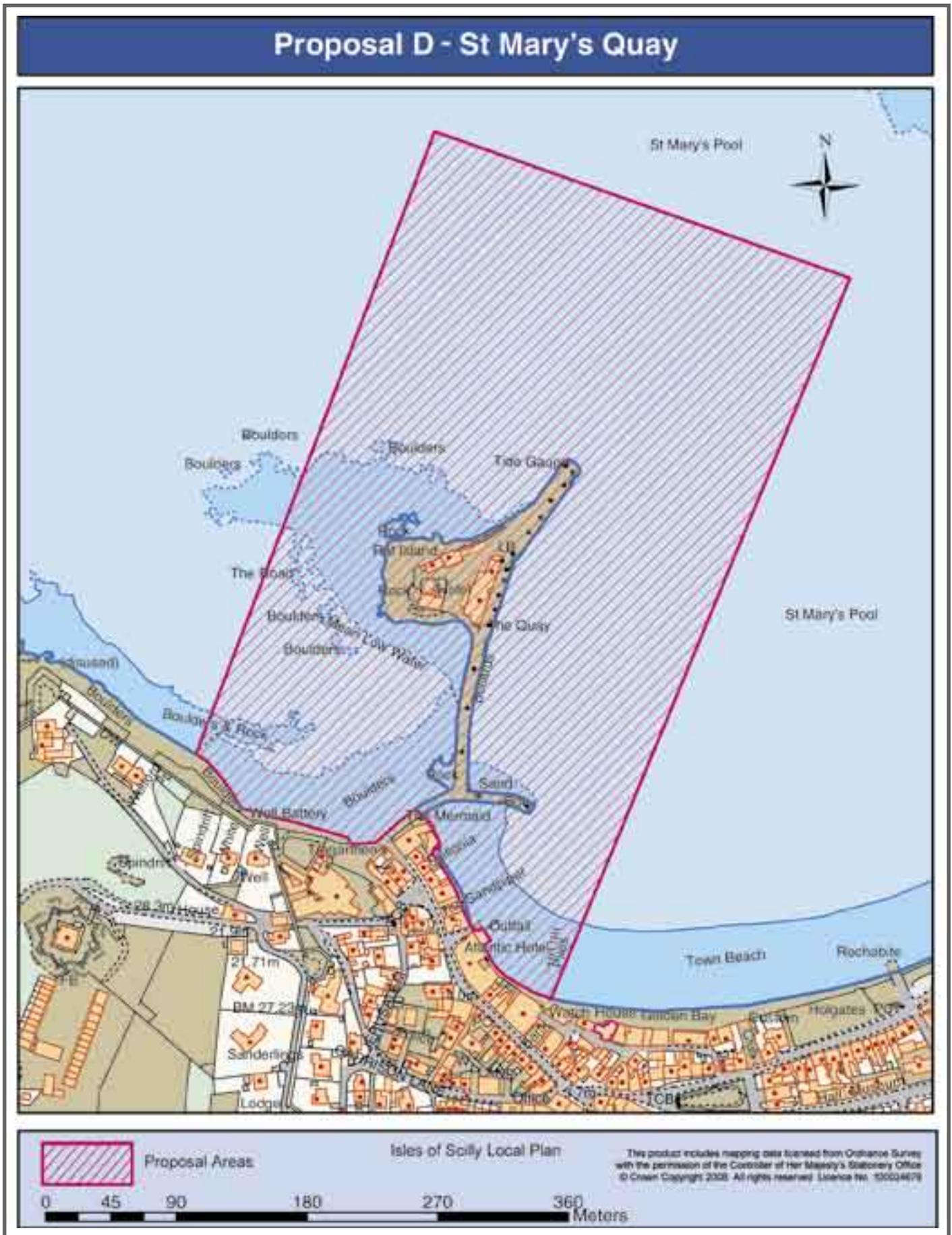


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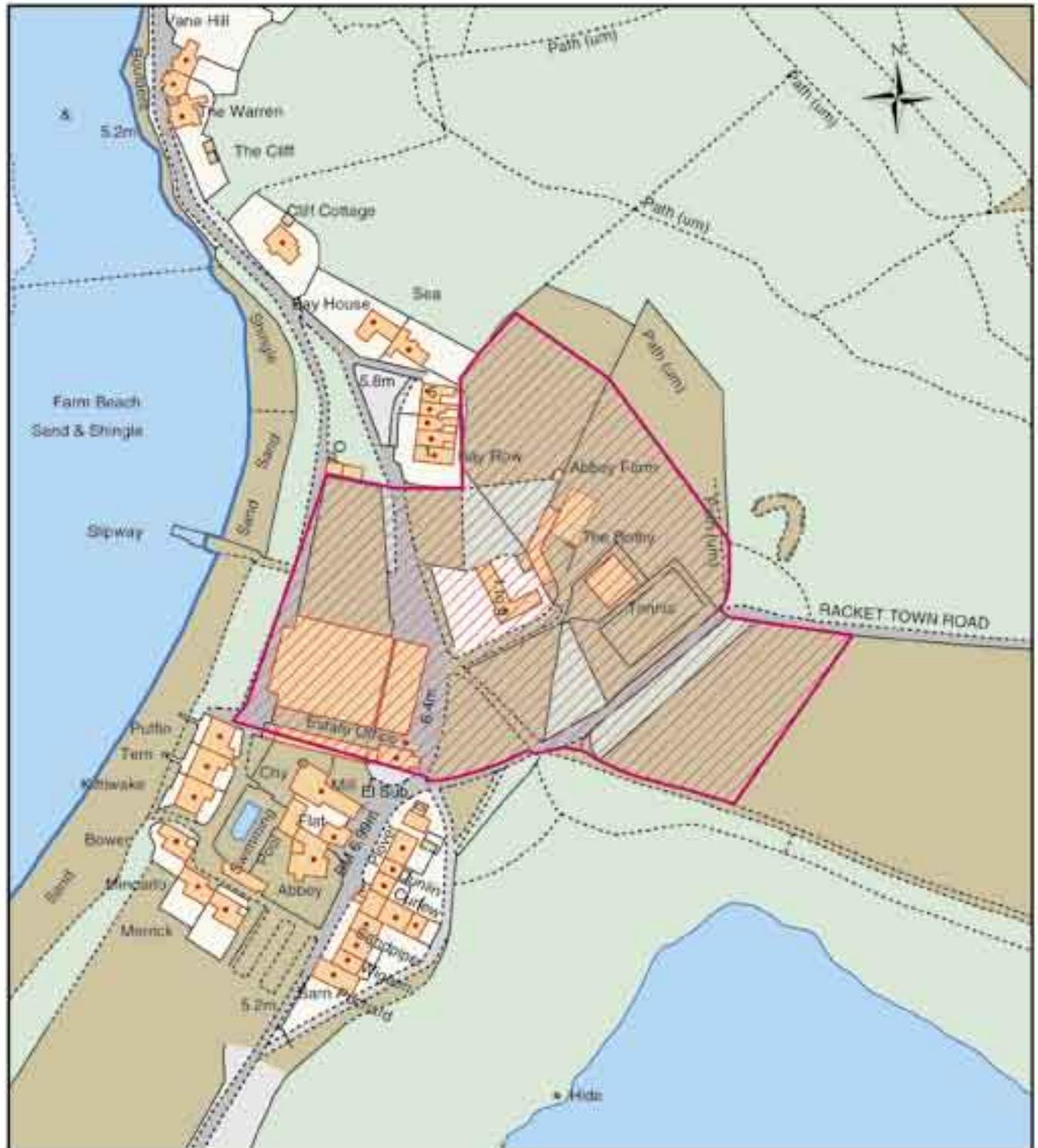








### Proposal E - Abbey Farm, Tresco



**Isles of Scilly Local Plan**

**Proposal Areas**

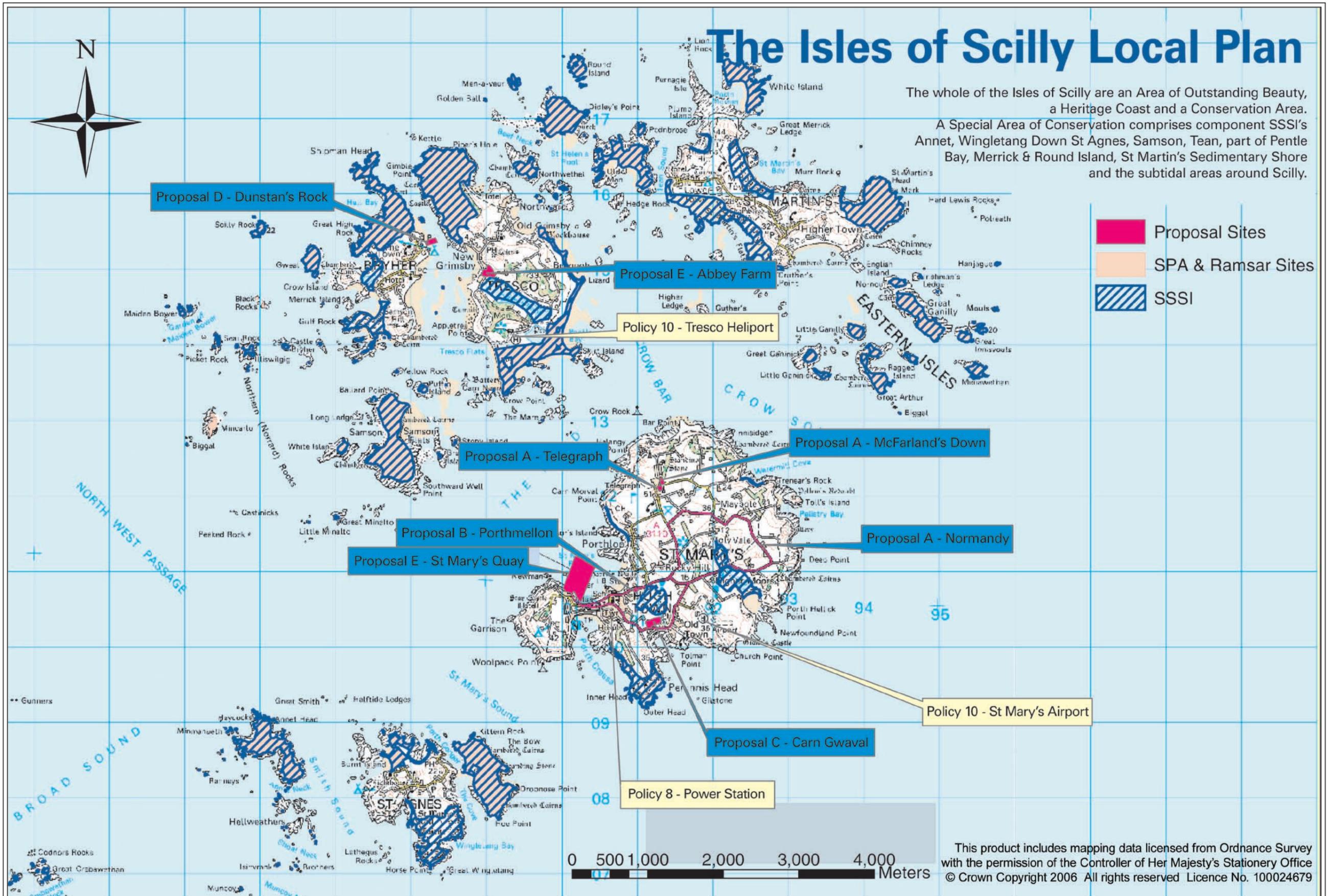
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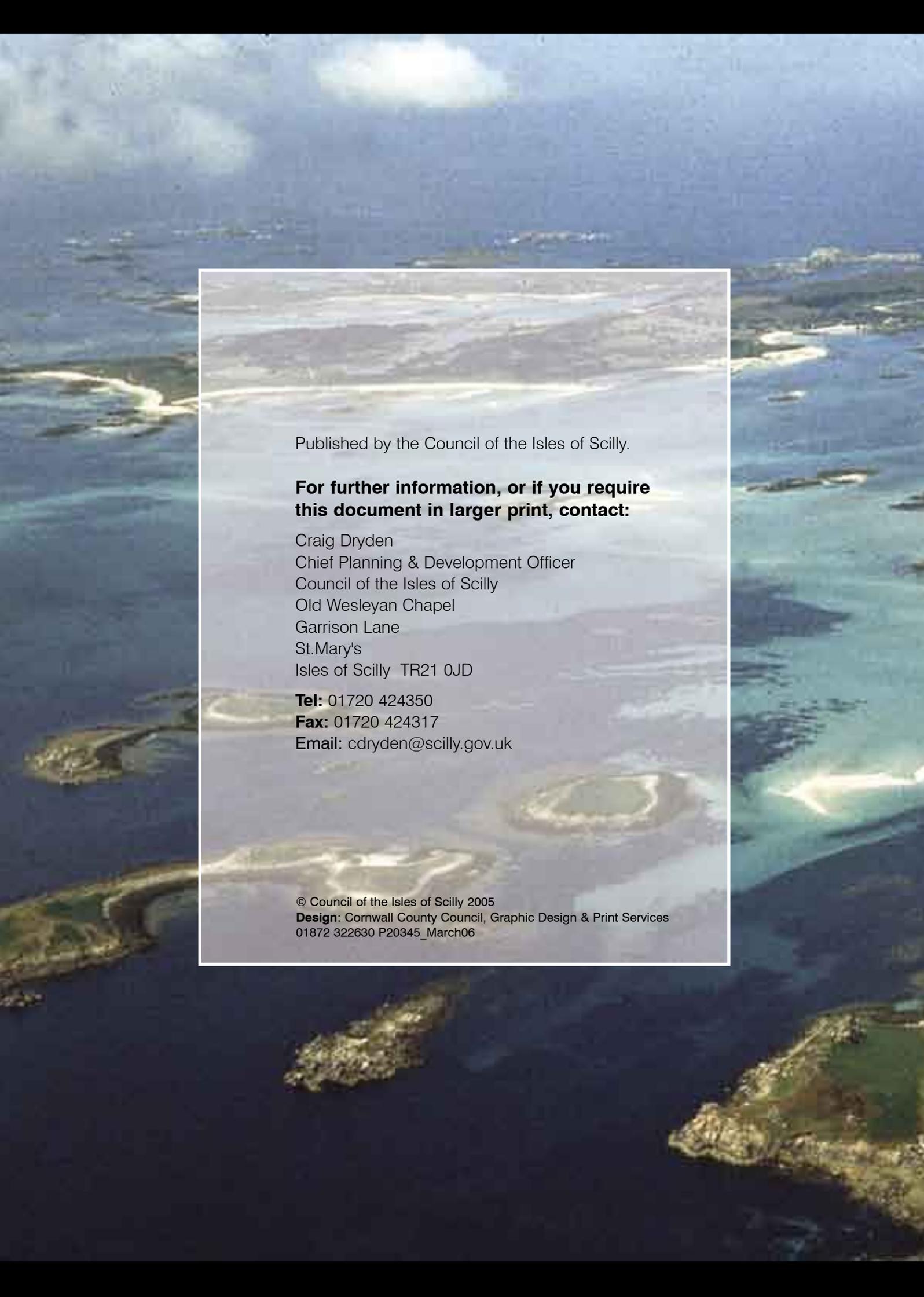


# The Isles of Scilly Local Plan

The whole of the Isles of Scilly are an Area of Outstanding Beauty, a Heritage Coast and a Conservation Area. A Special Area of Conservation comprises component SSSI's Annet, Wingletang Down St Agnes, Samson, Tean, part of Pentle Bay, Merrick & Round Island, St Martin's Sedimentary Shore and the subtidal areas around Scilly.







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**For further information, or if you require  
this document in larger print, contact:**

Craig Dryden  
Chief Planning & Development Officer  
Council of the Isles of Scilly  
Old Wesleyan Chapel  
Garrison Lane  
St. Mary's  
Isles of Scilly TR21 0JD

**Tel:** 01720 424350

**Fax:** 01720 424317

**Email:** [cdryden@scilly.gov.uk](mailto:cdryden@scilly.gov.uk)

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