

THE ISLES OF SCILLY LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT (AMR1)

(APRIL 2006 – MARCH 2007)

DECEMBER 2007



Contents

Summary

- 1. Introduction**
- 2. Implementing the Local Development Scheme**
- 3. Output Indicators and Policy Performance**
 - 3a. Core Output Indicators**
 - 3b. Local Output Indicators**
- 4. Summary of Indicators**
- 5. Timetable for the 2007/08 AMR**

SUMMARY

The Planning and Compulsory Act 2004 requires every Local Planning Authority to prepare an Annual Monitoring Report. The 2006 Annual Monitoring Report is the second to be prepared for the Isles of Scilly and covers the period from 1st April 2006 to 31st March 2007.

In summary this report;

- Includes a series of indicators that highlight the key social, environmental and economic characteristics of the islands. These indicators have helped identify the key issues, challenges and opportunities that the planning system needs to address on Scilly.
- Assesses the progress towards the implementation of the proposed timetable for Local Development Documents identified in the Local Development Scheme. This assessment indicates that the key dates identified in the Local Development Scheme prior to April 2007 have been met.
- Contains Core Output Indicators to assess performance against national planning policy objectives. However, the size and unique characteristics of the islands means that some of the information in relation to these indicators is either unavailable or inappropriate.
- Contains Local Output Indicators that monitor the extent to which the policies and proposals in the Local Plan are achieving their purpose.
- Sets out the timetable for preparing the AMR for 2007/08.

1. INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004, which came into force in September 2004, introduced fundamental changes to the planning system. In accordance with the provisions of this Act, the Isles of Scilly Local Plan, which was adopted in December 2005, will gradually be replaced with a series of Local Development Documents (LDD's). Collectively, each Local Development Document will make up the Local Development Framework (LDF) for the Isles of Scilly. The Local Development Scheme (LDS) sets out the timetable for the preparation of LDD's.
- 1.2 Section 35 of the Act requires that every Local Planning Authority submit an annual monitoring report to the Secretary of State by the 31st December. Monitoring is central to sound spatial planning and the achievement of sustainable development. Monitoring is required to identify the impact of planning policies and proposals and assess whether or not they need adjusting or replacing to ensure they meet their purpose.
- 1.3 The Annual Monitoring Report (AMR) assesses the implementation of the LDS and the extent to which policies in the Local Plan and subsequent LDD's are achieving their purpose. This AMR covers the period from 1st April 2006 to 31st March 2007.

The Key Characteristics of the Isles of Scilly

- 1.4 The Isles of Scilly, situated 28 miles south west of Lands End, are a group of approximately 200 low-lying granite islands and rocks. The 2001 Census identifies the resident population on Scilly as 2,153, with 1,607 people living on St Mary's. Most of these live within the administrative centre of Hugh Town. In addition, there are small though significant communities on 4 of the off-islands: 83 residents on St Agnes, 78 on Bryher, 167 on Tresco and 113 on St Martin's. The population remains stable but is aging rapidly as the young leave for the mainland in pursuit of further education, jobs and homes and the elderly retire to the islands'. The majority of the Isles of Scilly is owned by the Duchy of Cornwall with some freehold land on St. Mary's, concentrated primarily in the administrative capital of Hugh Town. The whole of the island of Tresco is let on a long- term basis to the Tresco Estate.

- 1.5 The exceptional quality of the islands environment reflects its designation as an Area of Outstanding Natural Beauty (AONB), Conservation Area and Heritage Coast. The Conservation Area and the AONB boundaries are coincidental and cover the entire archipelago. In addition there are 27 Sites of Special Scientific Interest, 236 Scheduled Ancient Monuments, 128 listed buildings (4 Grade 1 and 8 Grade 2*), a Special Area of Conservation (EU Habitats Directive), a Special Protection Area (EU Birds Directive) and a Ramsar site (i.e. a wetland of international importance). The unique quality of the environment is an asset both for the islands and for Cornwall, pulling thousands of visitors down through the south west peninsula every year.
- 1.6 The indicators set out in Table 1 provide a portrait of some of the social, economic and environment characteristics of the islands with comparable information where available for the South West and the United Kingdom. These indicators provide the context that has helped to establish the key issues, challenges and opportunities that the planning system on Scilly needs to address.

Table 1: Key Indicators for the Isles of Scilly (2007)

	The Isles of Scilly	South West	UK
Population (2001 census)			
Population Size	2153	4,928,434	58,789,194 (59.6 M)
Population Density (people per hectare)	1.3	2.1	2.4
% of population under 16 years	16.6%	19.0%	20.2%
% of population over 75 years	8.3%	9.2%	7.5%
% Ethnic Composition (2001 census)			
White	99.5%	~	90.9
Mixed	0.3%	~	1.3%
Black	0	~	2.1%
Asian	0	~	4.6%
Chinese	0.2%	~	0.9%

Employment and the Economy			
Gross value £ added per head (2005)	£16,672	~	£19,049
% job seeker allowance	0.6%	1.6%	2.4%
% retired	13.4%	15.5%	13.6%
% employed	78.2%	62.4%	60.2%
Labour force as % of total population (2005)	73.9%	~	47.3%
Labour force per capita income (2005)	£22, 561	~	£38,165
Women as % of total employees (2005)	52.9%	~	48.9%
Self employed as % total labour force	35.5%	~	12.7%
Part time as % total employees	47.5%	~	25.7%
Housing			
Number of households	881	2,085,984	24,479,439
Average household size	2.29	2.31	2.36
% Living in Detached	32.6%	~	22.8%
% living in Semi-Detached	18.8%	~	31.6%
% Living in Terraced	17.8%	~	26%
% Living in Flats	30.6%	~	19.2%
Owner Occupied	40.3%	~	68.9%
Rent from Council	14.5%	~	13.2%
Rent from Housing Association	3.9%	~	6%
Private Rented	41.3%	~	11.9%
% Households Without central Heating	40.4%	~	8.5%
Transport/Accessibility			
% of households with no car	46.3%	20.2%	27.4%
Environment			
Distance from mainland	40km	~	~
Total Area of the islands	16 sq km	~	~

Length of coast (Heritage Coast designated 1974)	57km	~	~
% area within AONB designated 1975	100%	~	~
Number and Area covered by SSSIs	27 5.63Km (35%)	~	~
Special Area of Conservation	1.84 sq km	~	~
Special Protection Area	4.09 sq km	~	~
Ramsar	4.09 sq km	~	~
Voluntary Marine Park	Out to 50 metre contour	~	~
Number of listed buildings	128 (4 Grade 1 and 8 Grade II*)	~	~
% area within Conservation Area	100%	~	~
Number of Scheduled Ancient Monuments	236	~	~
Education			
% of 16 yr olds achieving 5 plus GCSE at A-C or above	82.6%	56.1%	56.3% (England)
Community Safety			
Crime rate per 1000 population	4.8	~	11.4

Challenges and Opportunities

- 1.7 The economy is increasingly dependent on tourism, particularly as the isolated location of the islands' disadvantages traditional industries such as flower farming and fishing. The islands' attract over 100,000 visitors per year. Despite high levels of employment, under-employment remains a problem, with incomes on Scilly significantly lower than the national and regional average, reflecting an exaggerated economy dominated by tourism and with limited career opportunities. Low incomes are compounded by the relatively high cost of living on the islands with property, transport and food prices significantly higher than on the mainland as a result of its geographical isolation.

- 1.8 Protecting the islands' unique and precious environment whilst ensuring a strong, sustainable and dynamic community is a continual challenge for the local planning authority. A plethora of constraints conflict with the various challenges the planning system aims to address; the acute housing difficulties faced by the community; the need to diversify and modernise the economy which is dominated by tourism and characterised by low incomes and under-employment ; the need to improve transport links by air and sea to the mainland and between each of the islands to ensure they are both reliable and affordable; and the requirement to provide the necessary physical and social infrastructure to support the residents and visitors of Scilly. The objective of securing a long-term and sustainable community on the islands' is made more difficult by the unique characteristics and constraints including: An acutely finite supply of land and an outstanding environment that forms the basis of the islands economy and which severely limits the opportunities for new development; A shortage of affordable properties to rent or buy reflecting the influence of tourism, the significant proportion of second homes and high construction costs; The limited and vulnerable capacity of the islands essential infrastructure including its supply of water and electricity and the problems of dealing with sewerage and waste; and The high costs of building which are at least 50% higher than on the mainland.
- 1.9 In the face of these unique challenges, the policies and proposals set out in the Local Plan and the emerging Local Development Framework seek to provide a strategic and sustainable solution to meeting the development needs of the islands.

2. IMPLEMENTING THE LOCAL DEVELOPMENT SCHEME

- 2.1 The first Isles of Scilly Local Development Scheme (LDS) was approved in August 2005, having been submitted formally to the Government Office for the South West during March 2005. The LDS has subsequently been updated in July 2006 and March 2007. This report monitors the progress of the second version of the LDS (July 2006) as it covers the period up to March 2007.
- 2.2 The programme for preparing planning documents within the LDS approved in August 2005 identified the key remaining stages of the Isles of Scilly replacement Local Plan that was placed on deposit in March 2004. Following a Local Plan Inquiry in January 2005, the receipt of the Inspectors Report in May 2005 and the publication of the Proposed Modifications and Statement of Decisions in August 2005, the Local Plan was adopted in November 2005; a month ahead of the date indicated in the LDS. As indicated in the LDS (July 2006), the Local Plan will be saved for at

least three years before being gradually replaced with a series of Local Development Documents, commencing with the preparation of the Core Strategy following the approval of the Regional Spatial Strategy for the South West in 2008. As such, it is proposed to save all the policies and proposals in the Local Plan for at least the next 12 months (Policies 1 to 11 inclusive and Proposals A to E inclusive).

- 2.3 The first key document to be prepared as part of the Local Development Framework has been the Statement of Community Involvement (SCI). In accordance with the key dates set out in the LDS, the draft SCI was published for consultation in June 2005. The SCI was adopted in January 2005 following an independent examination and binding Inspectors Report, a month ahead of the date indicated in the LDS.
- 2.4 The revised LDS updated in July 2006 indicates that the Development Brief for Normandy, St Mary's was the only document scheduled for preparation during the period 2006/07. This purpose of this Supplementary Planning Document is to provide a detailed spatial planning framework to guide the redevelopment of a site comprising former agricultural buildings for six affordable housing in a comprehensive and coordinated manner. As highlighted in Table 2, the draft Development Brief was published for public consultation in July 2006 and finally adopted in September 2006, one month ahead of the target date.

Table 2: Progress of Documents in the Local Development Scheme Programme from April 2006 to March 2007.

Supplementary Planning Document and Key Stages	Target Date	Date Achieved
Development Brief for Normandy, St Mary's		
Community and Key Stakeholder Consultation	July- August 2006	July- August 2006
Adoption	October 2006	September 2006

3. OUTPUT INDICATORS AND POLICY PERFORMANCE

- 3.1 The purpose of the output Indicators is to assess the performance of the planning policies and proposals in the context of both national and local objectives and priorities.
- 3.2 **Core Output Indicators** are set by Central Government and will be monitored by Local Planning Authorities across the Country. The results of these indicators should provide a consistent and comparable data source to assess the impact of planning policies and proposals at the regional and national level.
- 3.3 **Local Output Indicators** are identified by the Council, to monitor the impact and effectiveness of particular planning policies and proposals set out in the Local Plan at a more local level. The selection of local indicators focuses on issues and impacts that are considered to be important locally, without duplicating the core output indicators. However, given that most new development is generally small scale, coupled with the relatively low number of planning applications received and ultimately implemented each year (on average around 150 applications are received per annum with about 70% approved), it has been difficult to select meaningful local indicators in addition to the national indicators.

CORE OUTPUT INDICATORS

- 3.4 The Government has identified a series of Core Output Indicators and can generally be linked to specific plan policies. The national indicators set out in this report are considered to be the most relevant to the islands’.

Business Development

	Core Output Indicator	Measure for 2006/07	Related Policies
1a	Amount of floor space developed for employment by type. ¹	B2 - 320m ² B8 - 420m ²	Policy 4 and allocated sites in the Local Plan (November 2005) (Proposals B and E)

1b	Amount of floor space developed for employment by type, in employment or regeneration areas. ¹⁺²	None	Policy 4 and allocated sites in the Local Plan (Proposals B and E)
1c	Amount of floor space by employment type, which is on previously developed land. ¹	B2 - 320m ² B8 - 375m ²	Policy 4 and allocated sites in the Local Plan (Proposals B and E)
1d	Employment land available by type. ¹	Total Employment Areas: ² 14375m ²	
1e	Losses of employment land in (i) employment ² / regeneration areas and (ii) local authority area	None.	
1f	Amount of employment land lost to residential development.	None.	

1 Use Classes from the 2005 Use Classes Order: B1 (business); B2 (general industrial); B8 (storage or distribution)

2 Employment areas include the industrial areas identified in the Local Plan at Porthmellon, St Mary's and Abbey Farm, Tresco. There is no regeneration area specifically identified in the Local Plan, although the Council are working in partnership with the Regional Development Agency to prepare a Master Plan for the regeneration of the Porthcressa area in Hugh Town, St Mary's.

3.5 The Local Plan specifically identifies land for employment purposes at Porthmellon (See Proposal B of the Local Plan), which is the main industrial estate on the islands, and Abbey Farm as part of a large mixed use redevelopment scheme (see Proposal E of the Local Plan). Most of the business development for the period was completed as part of the redevelopment of Abbey Farm. During 2006/07, there was no recorded net loss of business premises resulting from their redevelopment or change of use.

Housing

	Core Output Indicator	Measure	Related Policies
2a	Housing trajectory showing:		
(i)	Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, ¹ whichever is the longer;	(April 2001 to March 2006) 75	Policies from the previous Local Plan and Policy 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
(ii)	Net additional dwellings for the year 2006/07;	5 ³	Policy HD1 of the draft RSS for the SW
(iii)	Projected net additional dwellings up to the end of the relevant development plan document period or a ten year period from its adoption, whichever is the longer; ²	82	Policy 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
(iv)	The annual net additional dwelling requirement;	6	
(v)	The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	6	
2b	Percentage of new and converted dwellings on previously developed land.	40%	Policies 2 and 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
2c	Percentage of new dwellings completed at:		
(i)	less than 30 dwellings per hectare;	5%	Policy 2 of the Local Plan
(ii)	between 30 and 50 dwellings per hectare; and	95%	Policy 2 of the Local Plan
(iii)	above 50 dwellings per hectare.	None	Policy 2 of the Local Plan
2d	Affordable housing completions.	61	Policy 3 of the Local Plan

1 The replacement Local Plan – A 2020 Vision - was adopted in November 2005 and saved until 2010 although it covers the period to 2020.

2 The figure is an estimate based on the anticipated provision as set out in the Local Plan to the year 2020 and not based on the strategic level of provision set out in the draft RSS, which accounts for the slight discrepancy in the figures set out in Table 4 showing the housing trajectory.

3 The figure does not include staff or visitor accommodation subject to occupancy restrictions.

3.6 No strategic housing requirements have been identified for the Isles of Scilly in the Regional Planning Guidance for the South West (RPG10). Instead RPG10, through Policy H04, requires that any new housing on the islands should only be permitted where it meets the needs of the community. However, the Draft Regional Spatial Strategy (RSS) for the South West, produced by the South West Regional Assembly, sets out the average annual net increase in housing that should be delivered by the LDF for the period up to 2026. The provision for the Isles of Scilly is set out below and is based on an estimate of provision against local needs only.

Table 3: Housing Totals and Phasing for the Isles of Scilly

	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Annual Average Net Dwelling Requirement	2016-2026 Annual Average Net Dwelling Requirement
ISLES OF SCILLY	5	5	5

3.7 In total, it is estimated that the policies and proposals contained in the Local Plan provides for around 100 new dwellings on the islands between the years 2004 to 2020. This indicative level of provision would mean that based on recent completions, about 6 new dwellings per year should be built although this amount would be higher than the strategic requirement set out in the draft RSS, albeit only by one dwelling. It is evident that the rate of recent completions has been significantly higher than this rate. An average of 13 dwellings per annum was built between April 2001 and March 2007 with a peak of 21 completions in the year 2004/05. As such, the housing trajectory set out below and which is based on the strategic provision set out in the draft RSS indicates that a decrease in the number of dwellings will be required between 2008 and 2012 to ensure compliance with the strategic requirement set out in the draft RSS.

3.8 All of the new dwellings completed between the periods April 2001 to March 2007 were in response to some form of need (i.e. specific local needs, key workers and staff). However, only those dwellings in relation to specific local needs or for key workers and which are subject to Planning Obligations have been classified as 'affordable'. The high proportion of affordable dwellings (75%) reflects the restrictive approach of Policy 3 of the Local Plan, which does not permit any new general open market housing.

Table 4 Isles of Scilly Trajectory 2006/07 - Housing figures as at 31 March 2007

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past completions - Allocated Sites	0	0	0	0	0	0									
Past completions - Windfall Sites	15	10	16	21	13	5									
Projections - Allocated Sites							6	0	4	3	3	3	3	3	3
Projections - Windfall Sites							2	4	1	1	1	2	2	2	2
Total Past Completions	15	10	16	21	13	5									
Total Projected Completions							8	4	5	4	4	5	5	5	5
Cumulative Completions	15	25	41	62	75	80	88	92	97	101	105	110	115	120	125
PLAN - Strategic Allocation (annualised)						5	5	5	5	5	5	5	5	5	5
MONITOR - No. dwellings above or below cumulative allocation						0	3	2	2	1	0	0	0	0	0

MANAGE – Annual requirement taking account of past/projected completions						5	5	2	3	3	4	5	5	5	5
---	--	--	--	--	--	---	---	---	---	---	---	---	---	---	---

3.9 The proportion of new dwellings on previously developed land (40%) is below the regional target of 50% set out in RPG10. As all of the housing sites identified in the Local Plan are on greenfield land, (with the exception of Abbey Farm, Tresco), it is anticipated that these targets are unlikely to be achieved in future years. However, all five completions for 2006/07 were on previously developed windfall sites within the administrative capital of Hugh Town, St Mary’s. In addition, the majority of dwellings built (95%) have made efficient use of land and reflect the relatively high density of existing development especially in Hugh Town. Those dwellings that have been built at relatively low densities have mainly involved the conversion of rural buildings and where the residential curtilage is not always strictly defined.

3.10 A more detailed breakdown of new dwellings completed for the period 2006/07 is set out in the Local Indicators.

Transport

	Core Output Indicator	Measure for 2006/07	Related Policies
3a	Percentage of completed non-residential development complying with car parking standards set out in the local development framework.	No standards set out in the Local Plan	Policy 5 of the Local Plan
3b	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	No public transport exists on the islands	

3.11 The Council does not collect the data to report on these Core Output Indicators for the reasons explained.

Local Services

	Core Output Indicator	Measure for 2006/07	Related Policies
4a	Amount of completed retail, office and leisure development.	Retail: 0 Leisure: 0	Policy 6 of the Local Plan
4b	Percentage of completed retail, office and leisure development in town centres.	Retail: 0 Leisure: 0	Policies 4 and 6 of the Local Plan
4c	Percentage of eligible open spaces managed to green flag award standard.	None have been entered.	

3.12 No leisure, retail or office developments were completed during 2006/07.

Flood Protection and Water Quality

	Core Output Indicator	Measure for 2006/07	Related Policies
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	None	Policy 6 of the Local Plan

3.13 The Environment Agency is not consulted on planning applications as it does not have statutory responsibility in relation to flooding or water quality on the islands'. Indeed, the Council is the only remaining public water authority in the U.K. The Council has produced a Shoreline Management Plan which is used to inform planning decisions on those applications close or affecting the coast. The advice of the Councils' Chief Technical Officer is sought in relation to flooding and the supply and quality of water.

Biodiversity

	Core Output Indicator	Measure for 2006/07	Related Policies
--	------------------------------	----------------------------	-------------------------

8	Changes in areas and populations of biodiversity importance, including:		
(i)	change in priority habitats and species (by type);	None identified from available data.	Policy 1 of the Local Plan
(ii)	change in areas designated for their intrinsic environmental value including sites of international, national or sub-regional significance.	None identified from available data.	Policy 1 of the Local Plan

Renewable Energy

	Core Output Indicator	Measure for 2006/07	Related Policies
9	Renewable energy capacity installed by type.	Installation of solar panels on two residential properties	Policies 2 and 6 of the Local Plan

3.14 During the period 2006/07, planning permission was granted for the installation of solar panels on two dwellings. Although Policy 2 of the Local Plan requires the incorporation of micro renewable energy generation in new developments where appropriate, none of the new dwellings completed during this period were subject to this requirement as they were granted planning permission prior to the adoption of the Local Plan. Policy 6 of the Local Plan promotes renewable energy projects that are in keeping with the scale and character of the islands. To supplement these policies, the Council has prepared a Sustainable Energy Strategy.

LOCAL INDICATORS

3.15 The Local Plan does not identify specific indicators or targets to monitor the impact and effectiveness of its policies and proposals. However, some Local Indicators have been included to ensure that the core policies in the Local Plan can be effectively monitored and influence the development and direction of spatial plan policies and their implementation.

Policy 1 Environmental Protection

3.16 Policy 1 of the Local Plan reflects the various statutory duties that apply to the islands' which are designated an AONB, Heritage Coast and Conservation Area in addition to sites of international and national nature conservation interest and the relatively high proportion of listed buildings and Scheduled Ancient Monuments. It is recognised that additional indicators are required to monitor the effectiveness of Policy 1.

Local Output Indicator	2006/07
Number of planning applications approved contrary to the advice of English Heritage, Natural England and the Isles of Scilly Wildlife Trust.	None
Changes to the listed building register.	No buildings were de-listed or downgraded.
Number of listed Building Consent applications granted.	16
Number of listed Building Consent applications refused.	2

Policy 2 Sustainable Development

3.17 Policy 2 of the Local Plan complements Policy 1 by encouraging a high standard of design and the incorporation of sustainable measures so that natural resources are used more efficiently in the construction and use of a building. Policy 2 therefore encourages energy efficiency and renewable generation, the conservation and harvesting of water and the reuse of materials, land and buildings. To supplement Policy 2, a Design Guide has been produced to improve the quality and sustainability of development. It is recognised that an additional indicator is required to measure the quality of design.

Local Output Indicator	2006/07
% commercial development incorporating sustainable design measures (e.g. renewable energy, water conservation, waste	None, as commercial developments built during the period were approved prior to

minimisation)	the drafting of Policy 2.
% residential development incorporating sustainable design measures (e.g. renewable energy, water conservation, waste minimisation)	None, as residential developments built during the period were approved prior to the drafting of Policy 2.

Policy 3 Housing

- 3.18 To reflect RPG10 and the aim of promoting sustainable communities in the context of the significant housing difficulties (as indicated in the housing need assessment undertaken in 2005 and the Housing Register) and constraints on the islands, Policy 3 of the Local Plan does not permit any new general open market housing on Scilly. All new dwellings should therefore meet the specific needs of the community including key workers. In addition, some provision is permitted for staff accommodation and where it is required for the future viability of a business, no alternative provision is available and where it is not possible to recruit from those already housed on the islands.
- 3.19 The Local Plan allocates 3 housing sites on St Mary's (Telegraph (Proposal A1), McFarlands Down (Proposal A2) and Normandy Farm (Proposal A3), in addition to a site on Tresco as part of a mixed use redevelopment scheme at Abbey Farm (Proposal E). It is anticipated that collectively all of these sites would be capable of accommodating around 40 new dwellings. Planning permission was granted for the redevelopment of Abbey Farm in December 2005, following the adoption of the Development Brief for the site. This redevelopment scheme, which includes 8 new dwellings for staff and 12 holiday units, is currently under construction. None of the allocated sites on St Mary's were granted planning permission during 2006/07, although it was resolved to approve 6 affordable houses at Normandy subject to the signing of a Planning Obligation in accordance with Section 106 of the Planning Act and following adoption of the Development Brief for the site in September 2006.
- 3.20 In addition to the specific allocations, Policy 3 permits limited housing opportunities to meet the needs of the community through the conversion or change of use of buildings and on sites within existing settlements. Specifically in relation to the off islands, the Local Plan indicates that 5 homes could be provided on Bryher, 3 homes on St Agnes, 5 homes on St Martin's and 7 homes on Tresco, in addition to the allocation at Abbey Farm.

- 3.21 During the period 2006/07, 3 affordable housing units were built in Hugh Town on St Mary's in response to the local needs of the community. In addition, two flats for key workers were also completed in Hugh Town. During this period, individual dwellings to meet the specific needs of the local community were granted at Porthloo, Porthcressa and at Pilots Retreat, all on St Mary's. Furthermore, during this period 6 affordable flats for Devon and Cornwall Housing Association in Hugh Town were under construction, whilst commencement started on 8 staff houses on Tresco as part of the Abbey farm redevelopment scheme. Accommodation was also granted for staff in connection with Troytown Farm, St Agnes and Tolman café/restaurant, Old Town, St Mary's. All of these dwellings will incorporate some form of renewable energy generation in the form of ground source heat pumps, solar panels, multi fuel boilers and photo-voltaic cells.
- 3.20 During 2006/07, an application for 1 local needs dwelling within Hugh Town was refused.

Local Output Indicator	Measure for 2006/07
Number of dwellings built for specific local needs	3
Number of dwellings built for Key Workers	2
Number of units built for staff accommodation	0
Percentage of new and converted dwellings on previously developed land.	100%
Percentage of dwellings built on allocated sites	0%
Percentage of dwellings built on windfall sites	100%
Percentage of dwellings completed by bed size	1 bed - 0% 2 bed - 60% 3 bed - 40% 4 bed - 0%
Percentage of dwellings built on St Mary's	100%
Percentage of dwellings built on Bryher	0%
Percentage of dwellings built on St Agnes	0%
Percentage of dwellings built on St Martin's	0%

Percentage of dwellings built on Tresco	0%
---	----

Policy 4 Economic Development

- 3.20 Policy 4 of the Local Plan provides support for new development where it is based on the existing economy including agriculture, fishing and tourism. Specifically the policy supports proposals that would contribute to the further diversification of and essential modernisation of the islands economy The approach of Policy 4 of the Local Plan is intended to be in response to Policy SR42 of the Draft Regional Spatial Strategy for the South West 2006 – 2026, which emphasises the need to diversify the local economy (in recognition that it is heavily dependent on tourism) and protect the environment.
- 3.21 The Cornwall and Isles of Scilly Economic Forum published in December 2006 the draft Economic Strategy for Cornwall and the Isles of Scilly 2007-2021. This document reviews the existing strategy so that it is better aligned with the revised Regional Economic Strategy 2006 – 2015, and creates the foundations for the programme documents that will facilitate the delivery of EU funds from 2007 onwards (i.e. The Convergence Programme). The Strategy includes the economic development priorities for Cornwall and the Isles of Scilly. The section on the Isles of Scilly in the draft Economic Strategy 2007-2021, published in December 2006, recognises that the islands have an exaggerated economy with low incomes and limited employment opportunities resulting in underemployment. It is considered that the opportunities arising from the Convergence Programme will have an influence on future economic development on the islands’.
- 3.22 As indicated in the core output indicators for business development, most of the new employment provision for 2006/07 has been as part of the redevelopment of Abbey Farm, Tresco. In addition commencement started on 12 holiday units as part of the Abbey farm redevelopment scheme.
- 3.23 Apart from the provision of new poly-tunnels on St Agnes and St Martins, no other economic development was implemented during 2006/07. However, planning permission was granted for an abattoir (approximately 217 square metres) adjacent to the Council Yard on the Porthmellon Industrial Estate, St Mary’s. In addition, planning permission was granted for the erection of a new agricultural building (approximately 9.1 metres by 18.3 metres) at Sunnyside Farm, St Mary’s.

- 3.24 During 2006/07, planning permission was refused at the Mermaid Inn for a new second floor extension to the existing flat roof to create 5 en-suite bedrooms, and for a serviced campsite, with a total of 45 tents and the part-conversion of buildings to accommodate ancillary facilities, including staff accommodation, at Peninnis Farm, both on St Mary's. Planning permission was also refused for the provision of three family holiday suites in connection with St Martin's Hotel.

Local Output Indicator	Measure for 2006/07
Number of new self catering visitor units	0
Number of additional guest houses	1 (6 bed spaces)
Number of hotels/guest converted to self catering accommodation	0

Policy 5 Transport

- 3.25 Policy 5 of the Local Plan supports proposals that achieves and maintains an effective, affordable and accessible year round transport system on and between the islands and the mainland. During 2006/07, planning permission was granted for the refurbishment and improvement of various off-island quays on At Agnes (Porthconger), Bryher (Church and Annekas Quays), St Martins (Higher Town) and Tresco (Carn Near, New Grimsby and Long Point) in accordance with Proposal D of the Local Plan.
- 3.26 None of the new dwellings built in 2006/07 included provision for off-street parking reflecting the relatively small size of the units and their sustainable location within Hugh Town.

Local Output Indicator	Measure for 2006/07
Average number of parking spaces per dwelling	0

Policy 6 Infrastructure for Sustainable Communities

3.27 Policy 6 of the Local Plan supports proposals that contribute to the maintenance and future provision of essential infrastructure and services. Although no additional community facilities were provided in 2006/07, the planning permission was granted for the change of use for an all weather multi purpose hard court (measuring 36 metres by 17 metres with a green acrylic surface on a concrete base) adjacent to the Island Hall, St Agnes. There were no recorded losses to any community facility as a consequence of the implementation of any planning decisions.

Local Output Indicator	Measure for 2006/07
Additional community facilities	0
Loss of community facilities to other uses (e.g. shops, pubs, meeting halls)	0

Appeals

3.28 Appeal decisions for the period 2006/07 have been assessed as part of the monitoring of Local Plan policies and to provide an indication of the quality of planning decisions. As indicated in the table below, all planning appeals during this period were dismissed with the appropriate policies used to refuse the applications supported.

Site	Description of Development	Principle Policies and Issues in Refusing the Application	Appeal Decision
Bants Carn, St Mary's	Erection of staff accommodation	<p>Policy 1 (Environmental Protection) – impact on landscape (AONB) and Scheduled Ancient Monument</p> <p>Policy 2 (Sustainable Development) and Deign Guide – detailed design of dwelling</p> <p>Policy 3 (Housing) – remote location</p>	Dismissed

Little Porth, Hugh Town, St Mary's	Extension over existing garage to form en-suite bedroom	Policy 1 (Environmental Protection) – impact on Conservation Area Policy 2 (Sustainable Development) and Deign Guide – detailed design of extension	Dismissed
White Cottage, Porthloo, St Mary's	Extension at rear for new swimming pool	Policy 6 (Infrastructure for Sustainable communities) – impact on water supply	Dismissed

4. SUMMARY OF INDICATORS

4.1 The indicators would suggest that the policies and proposals set out in the Local Plan are achieving their intended purpose. Given the relative infancy of the Local Plan, it would be premature to conclude that its policies and proposals require adjusting or replacing to meet national, regional and local planning objectives and targets. Furthermore, the influence of the Local Plan will increase over the next few years with its effects becoming more apparent. Based on the indicators set out in this report, it is considered that the main issue will be the need to carefully monitor, manage and plan the number of new dwellings being completed by controlling the amount of planning applications granted permission.

5. TIMETABLE FOR THE 2007/08 ANNUAL MONITORING REPORT

5.1 Although this year's Annual Monitoring Report is the most comprehensive document produced to date, it is recognised that additional indicators could be developed to monitor the Local Plan and the emerging LDF. Indeed, national guidance indicates that it is acceptable for AMRs to develop gradually to take account of on-going discussions and the development of tools to assist in monitoring which are currently being formulated by statutory bodies and through research and best practice. Work to develop the AMR has already begun through the development of a comprehensive database to record all permissions and completions.

5.2 Whilst there is no opportunity for the Council to amend the Core Output Indicators, the Local Output Indicators will be amended as required subject to regular review. The number of indicators or information required for the range of indicators is incomplete for a number of reasons:

- Information for the required indicators is not available because it has not been previously collected;
- The required monitoring information is not yet available because the policies set out in the Local Plan were still emerging and did not carry sufficient weight to influence many of the planning decisions that were implemented during 2006/07.

5.3 The intention is that in future Annual Monitoring Reports, additional targets will be established to ensure that the policies and proposals can be readily measured. With the preparation of new LDDs identified in the LDS, new indicators will be prepared as new policies and proposals are introduced. In future Annual Monitoring Reports, it is proposed to drop the local indicators where information is unavailable and to introduce new local indicators where appropriate.