

23 OCT 2017

SUPPORTING STATEMENT

I camped, with my four children, on St Martins, for ten years, and thoroughly enjoyed it, before moving here, 26 years ago, to live and work on St Martins.

My children, now grown, still visit, along with many lifetime friends, who find it increasingly difficult to book available accommodation on a fully booked island during the summer. As a case example this July I had family and friends, eleven in total, having to camp in my garden, as the campsite, cottages and chalets were all fully booked.

The huge increase in glamping in this country has grown meteorically because people who may have previously camped now want to visit locations with some comfort and without carrying tents, bedding, cooking stoves and literally the kitchen sink. These people however still want to have a close connection with their holiday landscape with minimal interference to the environment they wish to stay in. The yurt would address this changing aspect of desired holiday accommodation with green credentials and an improvement of accommodation on offer.

Most people who choose these sorts of holidays are aware and fiercely protective of the landscape they temporarily inhabit and often return, for year after year.

This project would enable people to enjoy the closeness to nature but with some demonstrable improvement in holiday accommodation.

The repair and maintenance of the existing concrete barn into a separate kitchen and shower room would be a considerable improvement in quality accommodation for the visitors to the island, allowing separate cooking and bathing facility.

Compliance with the recommendations of the Local Plan;

- **Policy 4 Local Plan; “ To promote employment and economic activity by providing opportunities for businesses to support viable communities”**

This project would most certainly promote local employment involved in the servicing and maintenance of the accommodation and surrounding ground. It would also provide added economic benefit for each and every business on this, and each island. It will also add benefit to the transport and infrastructure economy of the Isles of Scilly, as a whole.

- **Policy 4 Local Plan; “ where it demonstrably improves the quality of existing tourist accommodation.....or potentially extends the length of the tourist season”**

This would be a demonstrable improvement in quality in the existing tourism offer, affording comfort and yet a close connection to the land.

It would also allow me, in the shoulder seasons, to invite other island resident families from other islands here, to stay on St Martins and be part of my ongoing B&W photographic project to capture on sheet film and record the populous of the isles of Scilly. This will extend the season at both ends and add to the economy of St Martins. This will be an integral and important asset for my photographic project along with my ongoing agricultural works on this holding.

- **Policy 4 Local Plan; “ 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 “**
- **National policy framework (NPPF) 2013; “ Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.”**

This is a new business development which will economically benefit the overall economy, with visitors patronising all of the businesses on the island on a season long basis and create added employment opportunity here on the island.

- **Policy 4 Local Plan; “It also emphasises the need for a high quality and distinctive response to changing markets in tourism and agriculture.”**

This will be a high-quality tourism offer in response to the changing aspirations and requirements of today’s visitor. Quality camping type accommodation offers, with green credentials have risen faster than any other aspect of the tourism market, local campsites here within the islands realising this are now increasingly offering temporary, moveable accommodation which remains up for the season so visitors do not have to transport their home from the four corners of the UK, or abroad.

This project would also help support my agricultural development of my holding, enabling me improved maintenance, an increased development of stock, additional planting and a sympathetic improvement of the landscape. It would also allow me to purchase equipment and machinery to enable the land to be worked more efficiently, productively and more profitably.

- **Policy 4 Local Plan; “The emphasis within the industry is therefore improving the availability of high quality accommodation and raising the value of the tourism product.”**
- **Blue Sail report 2011; “Strengthen existing economy by permitting new tourism accommodation and facilities to broaden the market. “**
- **The Islands Partnership; “ It is vital that the islands keep moving forward, providing the infrastructure and conditions for economic growth in new and emerging sectors as well as for our tourism industry and our aspiration to deliver a world class visitor experience. “**

The availability of high quality accommodation, especially during the summer months is currently an issue. This project will raise the value of the product offered to visitors, some which are many years returning and require a higher offer now, as the world progresses. I already have a long list of interested and enthusiastic people who have shown great interest in this proposed project. I attach just a small selection of some of those expressing positive involvement and support for this project, from varying parts of the UK.

- **Policy 4 “including where appropriate energy conservation and the use of renewable sources of energy generation, minimising the consumption of water and waste and by securing the recovery and reuse of suitable building materials”**

It is intended to harvest water for this accommodation, as already happens presently, for my animals.

There will be a compost toilet system using sawdust which will be eventually used for hedge and tree improvement. There will therefore be no addition to the foul waste drainage system to the landscape of the island, nor an added demand on island water resources.

- **Policy 4 local Plan; “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.”**

The lighting for the existing concrete barn, and phone charging will be provided by a roof mounted solar panel, on the existing concrete barn, not visible from road, adjacent track or beach.

- **Policy 4 local plan; “Minimising the consumption and discharge of water. “**

Harvested grey water will be discharged into a small soakaway, percolation tests on this sand blown land have demonstrated a rapid percolation of water, remote from wells, watercourses or other habitation.

- **Policy 4 Local plan; “Maximising the efficient use of buildings and land, particularly where it had been previously developed.”**

The land proposed for this project was previously used for flower production many, many years ago, the existing concrete barn was erected as a machine and equipment store in the early 1940’s.

Today I have Turkeys and chickens on this land, which I rear for profit. The existing concrete barn I use as a store for feed and equipment. It is in need of vital repair and maintenance to prevent it deteriorating further and eventually failing. It is in need of reroofing, like for like, fascia boards replaced, guttering replaced and general waterproofing. Visually externally, it will remain completely unchanged, and not extended. This will be a green and efficient use of a largely derelict building which will add improvement to the visitor offer who will use the facilities installed in the building and will also play a part in adding to the general economy of the island.

This very low impact proposed project fits perfectly into every criteria, recommendation and aspiration of the Local Plan. It will be a welcome addition and improvement to the offer to the visitors who come to Scilly.

It will create an added improvement to the tourist offer, it will create employment, extend the season and help support an agricultural business. It will also add to the economy of the other local businesses on this island and on the other islands here in Scilly in general, as well as supporting the transport operators who convey visitors here annually.

The project addresses the changing nature of visitor aspirations whilst holidaying here in the UK and also addresses the increasing green requirements of people who wish to have a minimal effect on the environment they love to visit, whilst enjoying the unique landscape and community, without any detrimental effect on the place that they visit.

I therefore, ask you to approve this planning application for a canvas yurt at Lawrence’s Brow on St Martins.

Kindest regards

Toby Tobin-Dougan