

Proposed 2x Holiday Let Units

St Martin's Vineyard

Design and Access Statement

Proposed Holiday Let Units - Planning Statement

PLANNING STATEMENT

- The proposal is for the construction of 2x Holiday Let units within the landholding of St Martin's Vineyard, Higher Town, St Martin's, Isles of Scilly. Each unit would provide holiday accommodation for 2x people.
- The application is designed to diversify the vineyard business to provide a sustainable, reliable income to support the ongoing operation of the Vineyard which is important to St Martin's in terms of both the production of local food and drink, and as a tourist destination offering tours and tastings. As such, the application is submitted with reference to the current Local Plan Policy 4(e) and the emerging Local Plan Policy WC5 (1) and (2).
- The units would measure 6.7m x 2.8m with a height of 3.4m and would be clad externally with Siberian Larch to match existing agricultural buildings within the vineyard and elsewhere on St Martin's. Each unit would have an internal floorspace of 19m². The roof would be curved, dark-coloured corrugated metal sheeting. The units would be constructed on a steel chassis with wheels. Ground works would be restricted to the installation of concrete pads to support the 4x wheels. The huts would be constructed in situ to facilitate freight and simplify access to the site - vegetation removal to facilitate access would be restricted to individual pittosporum shrub(s) at the very northern edge of the western boundary to create a gap 3m wide which would serve as access to the field for construction and guests.
- The internal accommodation would comprise a kitchen area, a bathroom and shower, a double bed and seating area. Underfloor heating and an instant electric water heater would provide facilities. Water would be sourced from the existing borehole and pump/filtration system within the vineyard and power would be through the existing vineyard connection. A compost toilet system would be installed to avoid the requirement for further infrastructure installation and provide high-quality facilities whilst minimising requirements for water use. A soakaway for grey water (shower and sink only) would be installed within the redline over 50m away from the closest borehole. There is an aspiration to install solar power generation and battery storage with ongoing investigations through the BEES scheme which would allow a large degree of the power to these units to be renewable in time.
- The proposed siting of the units would provide excellent screening from footpaths, roads and existing dwellings/businesses. The only location of potential visibility outside of the vineyard landholding would be through a minor gap in the southern hedge, between the high pittosporum and the lower elm planting, which would allow glimpses of 1x unit from the track to the south. Planting of this gap is proposed as part of the application to ensure screening from land outside of the vineyard itself is complete within 5 years. The block plan shows the proposed siting of the huts within the field, we would request that any permission granted includes allowance for minor variation in siting within the redline to respond to conditions on site during construction; subject to the condition that screening and relative siting is materially equivalent with regards to visibility and boundary hedges.
- The proposed location would ensure that built development within the vineyard remains focussed on the southern edge where the new holiday let units would form a cohesive component of the existing vineyard infrastructure. This includes the winery, the shop and tractor shed, the electric shed, and the proposed staff dwelling which is subject to a separate application.
- The proposed location for the units is currently a disused flower field totalling 0.12ha in size, which is not under active agricultural management; we are proposing to plant the un-used space within the field as a cider apple orchard to provide an appealing setting for guests, screening between the units, and an ongoing agricultural use of the remainder of the field. Each unit would have an outdoor sitting area, as well as amenity planting and soft fruit/vegetable beds for guest use during their stay. The setting would ensure that the units are sufficiently separate from the day-to-day operation of the vineyard that they would be peaceful and undisturbed, whilst still ensuring that they feel a part of the vineyard landholding to create the feeling of a 'vineyard stay'.
- Access to the holiday let units would be via the existing vineyard gate which would provide easy, level access to the units without requiring access through the existing vines or the existing vineyard buildings.

Proposed Holiday Let Units - Materials and Finishing

MATERIALS (EXTERNAL)



Wheels

32 inch cast iron wheels which would be used to support the chassis.



Cladding

Horizontally aligned Siberian Larch (SILA) cladding would be used to match other buildings within the vineyard such as the shop and tractor shed, as well as buildings associated with other businesses directly adjacent to the track to the south and west.



Windows (illustrative)

Hardwood glazed windows which would be painted to complement the colour and character of the SILA cladding.



Roof

Dark-coloured corrugated sheet metal roof.



Door (illustrative)

Hardwood glazed double-door which would be painted to complement the colour and character of the SILA cladding.



Setting (illustrative)

This image shows a Canopy and Stars holiday cabin on the mainland; whilst the style of construction differs, the orchard setting is illustrative of the context in which the new units will be situated.

Proposed Holiday Let Units - Materials and Finishing

FINISHING (INTERNAL)



Kitchen (illustrative)
Hardwood worktop and butler sink unit with tongue-and-groove wood-clad walls and window to allow natural light as well as ventilation during cooking and food preparation



Kitchen (illustrative)
Engineered wood floor and tongue-and-groove panelling internally with painted wooden fittings.



Bed (illustrative)
A double-bed would have views out of the main window of the huts with sufficient space for guests to move around freely.



Bathroom (illustrative)
A waterless composting toilet system with sink.

Notes
As the huts would be built and furnished to a custom specification rather than an off-the-shelf solution, these images are sourced from various locations to provide an illustration of the proposed internals and finish. Discrepancies and inconsistencies between the images reflect the illustrative-only nature of the images.

Proposed Holiday Let Units - Specification

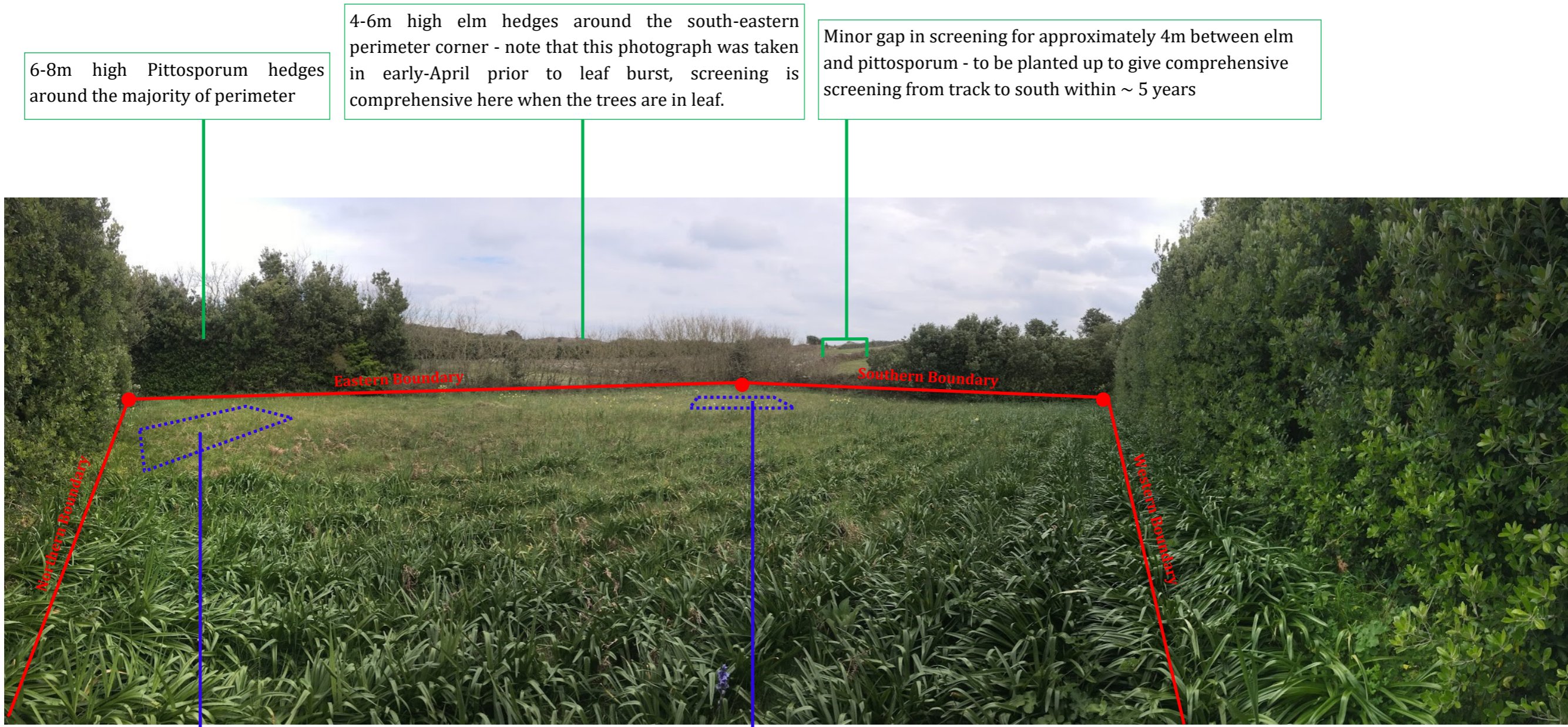
SPECIFICATION

- Outer walls to be clad with Siberian Larch cladding to match existing buildings on the vineyard as well as others within the immediate environs such as Adam's Fish and Chip shop situated adjacent along the access track;
- Construction to be on a black steel chassis with solid iron wheels;
- Roof to be a dark-coloured corrugated metal sheet;
- Insulation to the walls, ceiling and floor to comprise Earthwool (derived from recycled glass bottles to provide a narrative link with the vineyard operation) throughout the structure;
- Double-glazed hardwood windows strategically placed to maximise natural light and provide a bright, airy, spacious feel to the interior of the hut. These would minimise the requirement for energy consumption through lighting. The proposed arrangement of windows would maximise views for guests at the front of the huts; the proposed hut locations to maximise visual screening would result in views from inside the huts being concealed by pittosporum or elm hedges on other aspects and therefore windows to the sides and rear are smaller and primarily for natural light rather than guest views;
- Double French doors to access the unit - units would be double-glazed and sealed to a high standard;
- Solid wood steps to reach the door;
- A double-bed which would have views out through the landscape windows to provide a light, airy feel;
- A kitchen area including a sink with running hot and cold water; an induction hob; and a work surface/food preparation area;
- A silent-running fridge/freezer unit situated beneath the worktop along with waste and recycling bins;
- A Separett waterless toilet (Villa 9020 model) with an automatic concealing screen and a short-term purpose-built waste storage situated beneath the hut - this would be emptied by the applicants (rather than the guests) on a regular basis. Solid waste would be removed to an appropriate discreet storage location on the vineyard where it would be allowed to compost for >1 year before use. Liquid waste collected in storage beneath the hut would be disposed of into the existing septic tank system for the vineyard.
- A sink and shower unit connected to a grey-water soakaway within the field, situated >50m from the closest borehole. A simple gravity fed mechanical filtration system situated beneath the hut would capture any food waste or other particulate matter to ensure that only grey water (no fowl water) reached the soakaway. It is understood that this is a widely used and accepted method to deal with grey water from off-grid accommodation; if this were found to be unsuitable in this location, through consultation with the Environment Agency, the grey water would instead be piped to a connection point with the existing vineyard drainage and septic tank system adjacent to the winery.
- Water heated by an instant electric water heater;
- Engineered wood floor with under-floor heating;
- A sofa seating area;
- A table and chairs for dining;
- Walls and ceiling to be finished with tongue-and-groove internal timber cladding;
- Appropriate storage units such as a wardrobe and chest of drawers built in or as free-standing units;
- Lighting to be provided throughout as required and appropriate.

No laundry facilities are proposed due to space constraints; however guests would be invited to make use of facilities provided associated with the main vineyard buildings.

Proposed Holiday Let Units - Proposed Site Location

PROPOSED SITE LOCATION



6-8m high Pittosporum hedges around the majority of perimeter

4-6m high elm hedges around the south-eastern perimeter corner - note that this photograph was taken in early-April prior to leaf burst, screening is comprehensive here when the trees are in leaf.

Minor gap in screening for approximately 4m between elm and pittosporum - to be planted up to give comprehensive screening from track to south within ~ 5 years

Proposed Siting of Shepherds Hut in the north-eastern corner of the field

Proposed Siting of Shepherds Hut in the south-eastern corner of the field

Panorama view encompassing the whole field taken from the north-west corner of the field at the location of the proposed new access from the vineyard

Proposed Holiday Let Units - Visibility and Landscape Impact

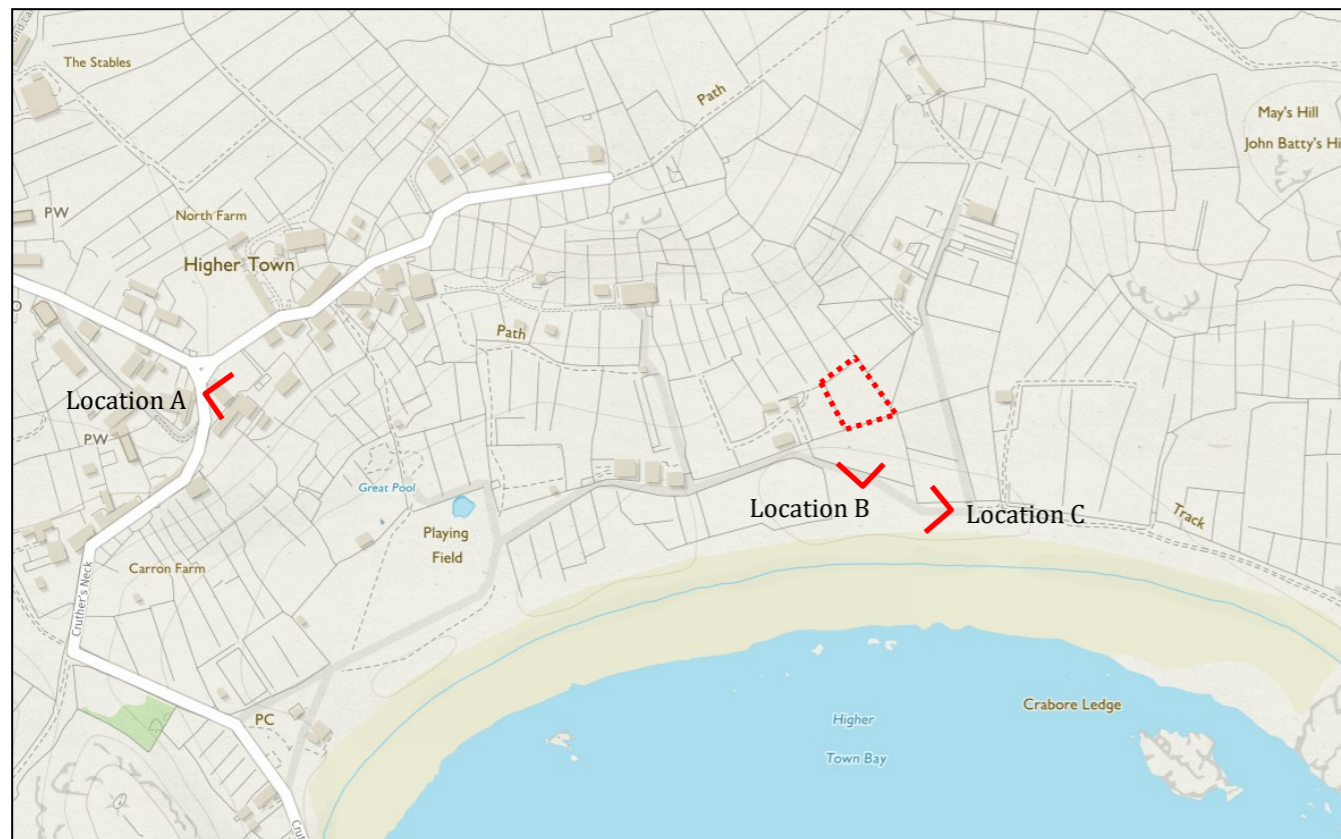
VISIBILITY AND LANDSCAPE IMPACT



Photograph taken from the south-eastern edge of Higher Town (**Location A**) showing no visibility of the proposed location from the town due to screening by pittosporum hedges. Indicative location shown in orange.



Photograph taken from track to the south of the Vineyard walking west (**Location B**) showing no visibility of the proposed location due to land form and the existing pittosporum hedges.



OS plan showing the locations of the three viewpoints along with the site indicated by the red dotted line. The lie of the land, coupled with the pittosporum hedges which surround the proposed location, mean that no other viewpoints are considered necessary. The only additional visibility would be from within landholding of the vineyard itself, or potentially from adjacent agricultural fields with no public access.

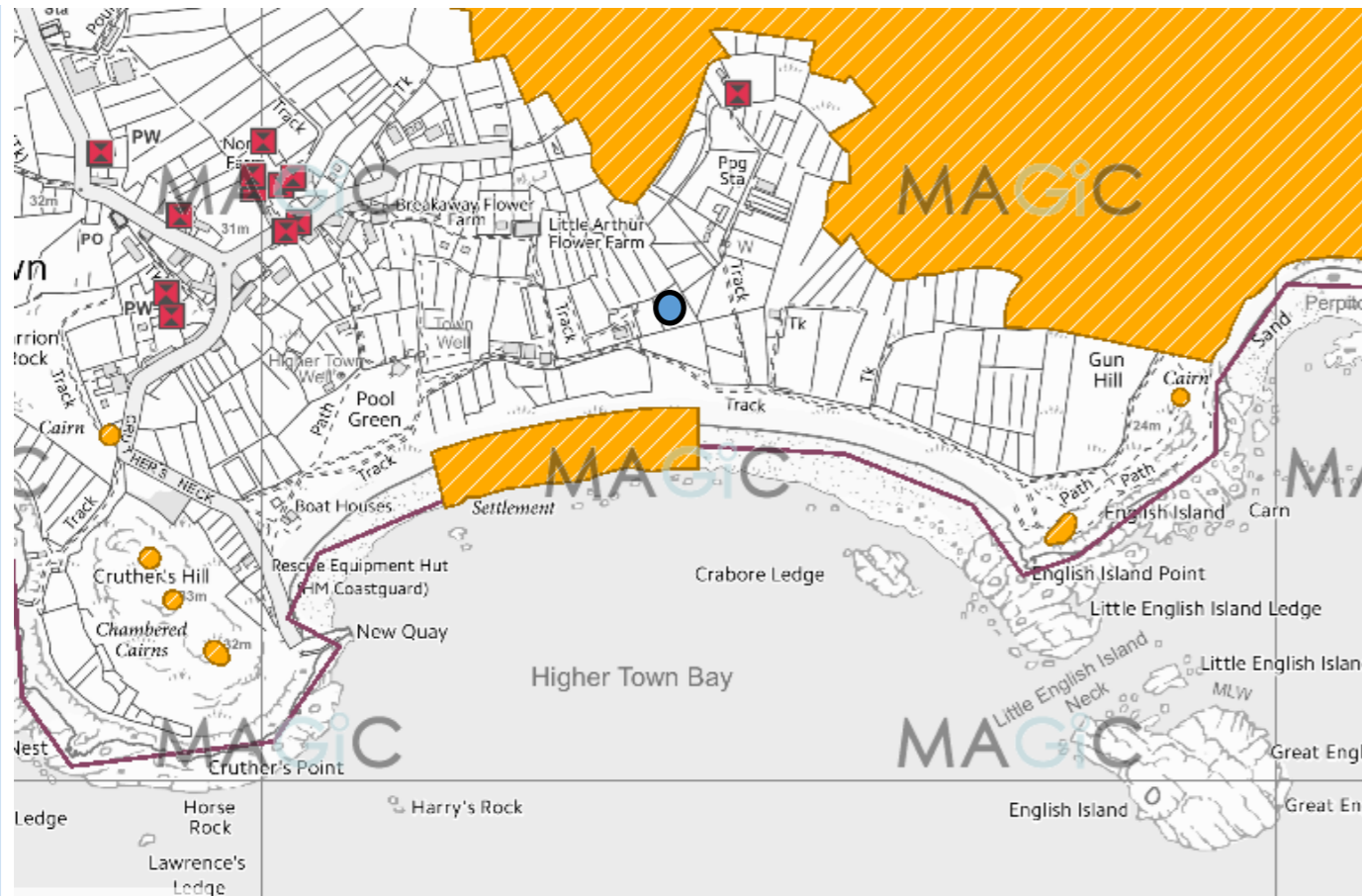
Pittosporum hedge screening from track
 Minor visibility between pittosporum and elm—this would be in-fill planted to provide comprehensive screening within 5 years



Photograph showing the highest visibility location (worst case scenario) from the track to the south (**Location C**). Existing planting would potentially allow glimpses of the SILA clad unit in the south-east of the field, though significantly softened and partially screened by existing vegetation. This wooden clad building would not look out of place as the track is bounded by further similar buildings to the west which are unscreened from the track. The stretch of track along which this glimpse may be possible is approximately 20m only. This visibility would be offset from the direction of travel such that even these softened glimpses would not be prominent. This minor glimpse would be mitigated through additional planting which would provide full screening within 5 years. The dashed line outlines the site, with the red illustrating potential direct views and the orange illustrating the screened views.

Proposed Holiday Let Units - Relevant Designations

RELEVANT DESIGNATIONS



Illustrating historic and heritage designations in the vicinity of the site taken from the MAGIC website. Orange hatching shows Scheduled Monuments whilst the red squares show Grade II Listed Buildings. The blue dot illustrates the proposed siting of the Holiday Lets option.

Area of Outstanding Natural Beauty (AONB)

The Isles of Scilly Area of Outstanding Natural Beauty is a designation which covers the whole of the Isles of Scilly. The Council's statutory duty is to produce and review a management plan for the AONB to demonstrate how the AONB can be protected and enhanced. Areas of Outstanding Natural Beauty (AONBs) were created by the National Parks and Access to the Countryside Act 1949 and, along with National Parks, they represent the finest examples of countryside in England and Wales. The Isles of Scilly were designated an AONB in 1975. Natural England states that:

'The primary purpose is to conserve and enhance natural beauty. In pursuing this primary purpose, the needs of agriculture, forestry, and other rural industries, and of the economic and social needs of local communities, should be taken into account. Particular regard should be paid to promoting sustainable forms of social and economic development, which in themselves conserve and enhance the environment. Recreation is not an objective, but the demand for recreation should be met in so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.'

Historic and Heritage Assets

The proposed site for the dwelling is not subject to any heritage or historic designations; however consideration of impacts upon these assets can include changes to the setting of the asset as well as direct impacts to the assets themselves.

- The Scheduled Monument "Prehistoric to Romano-British ritual, funerary and settlement remains on Par Beach, St Martin's" lies to the south;
- The Scheduled Monument "Prehistoric cairns, field system and settlements, medieval chapel and post-medieval daymark, lookout and signal station on north east St Martin's" lies to the north
- Three Scheduled Monuments "Prehistoric entrance grave, on Crutcher's Hill, St Martin's" lie to the south-west;
- The Scheduled Monument "Platform cairn on Crutcher's Neck, St Martin's" lies to the west;
- The Scheduled Monument "Prehistoric house platform settlement south west of English Island Carn, St Martin's" lies to the east;
- The Grade II Listed "Barn at Little Arthur's Farm" lies to the north-east;
- Various Grade II listed buildings are associated with Higher Town to the north-east including the Methodist Church, Corner Cottage, the Telephone Kiosk and Rock Cottage in closest proximity.

The siting and screening of the dwelling would not have any direct impact on the visual setting of any of the sites located.

Sites of Special Scientific Interest and other wildlife conservation designations

The proposed site for the dwelling is not itself subject to any wildlife or other conservation designations such as SSSI, SPA or SAC.

Such designations do exist in the local environs; these include St Martin's Sedimentary Shore SSSI to the west and Chapel Down SSSI to the north-east. Areas of the islands are also subject to higher level designations such as the Isles of Scilly RAMSAR and SPA sites.

The proposals would not result in any direct impacts to these sites.

Conservation Area

In 1975 the whole of the Isles of Scilly was designated as a Conservation Area making it the only local authority area covered entirely by a single designation. This recognises the integration of the buildings and landscape in Scilly and how man has shaped the land over a long period. The Council has a duty to preserve and enhance the character of the Conservation Area and to protect features of special architectural or historic interest. Responsibility for conservation lies with the Planning Department of the Council of the Isles of Scilly.

Proposed Holiday Let Units - Consideration of Proposals in the context of Emerging Local Plan Policy WC5

Local Plan Status

At the time of writing, the outgoing Adopted Local Plan (2005) is still active; however the emerging Local Plan (2015—2030) is at the final stage of public consultation, therefore whilst both plans are referred to where relevant, greater reliance is placed on the Emerging Local Plan in the considerations below.

Policy WC5

The key policy of relevance to these proposals is considered to be WC5 which relates to Visitor Economy and Tourism Developments. Consideration of each element of this policy has driven the design and layout of the proposals submitted in this application. The policy states that:

- (1) Proposals for new or upgraded tourism development will be permitted where they:
 - a) make a positive contribution to the provision of high quality sustainable tourism on the islands that improves the current visitor experience offer and responds to the changing needs and expectations of visitors to help create a more competitive and sustainable visitor destination; and
 - b) are located in sustainable and accessible locations; and
 - c) are appropriate to the site and its surroundings in terms of activity, scale and design; and
 - d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan; and
 - e) do not result in the loss of homes that would otherwise be available for permanent occupation, unless there are wider public benefits demonstrated to offset the loss of permanently available homes.
- (2) Proposals for tourism developments will be particularly encouraged subject to a) – e) above, and where it is demonstrated that they would:
 - f) extend the tourism season and increase productivity and wages in tourism;
 - g) support the promotion and interpretation of the islands' heritage;
 - h) build on links with Cornwall; and
 - h) provide a viable and appropriate use for under-used buildings where they can be converted and are worthy of retention, and in accordance with Policy SS3.
- (3) In all cases, proposals must demonstrate their improved sustainability by incorporating environmental improvements to reduce waste, water and energy consumption, supported by clear sustainable design measures, in accordance with Policies SS1 and SS2. Applications will need to be supported by justification as to how the above is being addressed by the proposal.

Response to Local Policy Requirements

With regards to requirement 1(a) - the proposal is for the provision of fully self-contained self-catering holiday let units which will be constructed and finished to a high standard. Measures to ensure and enhance sustainability are built into the scheme including waterless toilet systems and soakaways for grey water. The style of accommodation offered by the shepherds huts is increasingly popular on the mainland and is currently under-served on the Isles of Scilly - the proposed holiday let units would therefore respond to changing needs and expectations of visitors.

With regards to requirement 1(b) - the location is fully accessible through the existing vineyard access across level ground - mown paths or other surface treatments as deemed necessary will be provided to ensure ease of access for guests. The sustainability of the location will be enhanced through the ancillary use of the field as a cider apple orchard to provide additional agricultural function.

With regards to requirement 1(c) - the shepherds hut unit is considered appropriate to an agricultural business and the choice of finishings are specifically designed to match those within the immediate environs. The scale of the units is modest, whilst still providing comfort and amenity for guests, and in keeping with the size and scale of existing buildings erected within the vineyard.

With regards to requirement 1(d) - the environmental footprint of the huts would be low, and no impacts on residential amenities elsewhere within the island(s) is identified;

With regards to requirement 2(f) - the proposals are designed to secure a reliable, sustainable income for the vineyard alongside wine sales, tours and tastings to secure viability of the business in the long-term providing a wage for the applicants as well as allowing the ongoing employment of seasonal workers on the island.

With regards to requirement 2(g) - the ability to stay on a working vineyard, in a historic flower field where bulbs will continue to flower beneath the new cider apple orchard, will assist with interpretation of the islands' heritage and ongoing agricultural provision.

With regards to requirement 3 - design measures such as the waterless toilet systems and soakaways for grey water will minimise environmental impact, and designs are ongoing to incorporate solar power and battery storage on the vineyard with an aspiration to provide the majority of the power requirements of the huts through renewable energy sources.

Proposed Holiday Let Units - Local Policy Considerations

LOCAL POLICY CONSIDERATIONS

Local Plan Status

At the time of writing, the outgoing Adopted Local Plan (2005) is still active; however the emerging Local Plan (2015—2030) is at the final stage of public consultation; therefore whilst both plans are referred to where relevant, greater reliance is placed on the Emerging Local Plan in the considerations below.

Policies relating to Size, Scale and Setting

Policy SS2 supports development proposals which respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational treatment, materials, streetscape and rooflines to effectively integrate any new buildings into their local setting. The policy also aims to protect both existing residents of adjacent properties and future occupants of proposed properties by requiring proposals to safeguard the amenity of existing occupiers and create a high quality environment for future occupiers that addresses issues of privacy, overlooking, overshadowing and/or any overbearing impacts. **Policy OE1** states supports this, stating that development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape. **Policy OE3** requires the design and location of new development to take into account the form, scale, size and massing of nearby buildings, together with materials of construction;

Response to Local Policy Requirements

The proposed Shepherd Hut units would form an adjunct to the existing group of buildings which constitutes the vineyard. They would not therefore represent a significant extension of the existing development line, nor represent a novel component within the landscape. Rather they would represent an addition to the existing assemblage and would form an intrinsic component of the agricultural business.

The use of the Shepherd Hut style of build is appropriate to an agricultural setting and is widely considered to be sympathetic to such settings. The Deputy Land Agent at the Duchy of Cornwall has inspected these proposals and, subject to refinement of style and design, is happy that the proposals are appropriate to the site. Other shepherds hut units have been permitted on St Martin's through application **P/16/091** and on St Mary's through application **P/16/130**.

It is therefore considered that the units would be appropriate to the location and setting.

The proposed location would not impact upon any adjacent residential or business properties in terms of amenity or issues of privacy.

Policies relating to the use of Natural Materials

Policy SS2 supports the use of natural, sustainable materials and styles that compliment those found in the local area; requires new builds to match the style, character, size etc. of their environment requires new builds to respect the character of the site; and promotes the use of locally sourced, recycled or low carbon materials in construction where they are available and represent a viable option.

Response to Local Policy Requirements

The design would **maximise the use of natural materials** such as timber with glass elements to ensure that the units have a rustic, natural feel which would fit well into the existing landscape and be in-keeping with the vineyard which would remain the primary function of the land. With regards to Policy SS2 therefore, the environment is considered to be the vineyard primarily with residential dwelling on St Martin's more generally as the wider environment. Shepherd's huts derive from more temporary accommodation for farm workers within a working environment and therefore their use for holiday lets within a vineyard would be appropriate.

Policies relating to Employment Policy and Tourist Development

Policy WC1 addresses employment policy and acknowledges the importance of agriculture and the increasing need to secure farming which strongly contributes to the islands' distinctiveness as well as its sustainability and self-sufficiency. The policy supports the growth and diversification of agriculture and horticulture, particularly where it contributes to local food production

Policy 4 of the Local Plan (adopted 2005) Section e) supports the development of self-contained tourist accommodation as part of an existing farm holding up to a maximum of two units per holding where this is related the continued viability and overall land management of the agricultural business.

Response to Local Policy Requirements

The purpose of the proposed holiday lets is to secure the viability of the vineyard as an agricultural operation and an important tourist attraction of St Martin's. With the constraints of space and suitable land for viticulture limiting the scope to scale production significantly, and with the inherent variation in crop success and yields of a vineyard business based in the UK, diversification through offering an unique and appropriate holiday let would represent an ideal way to secure the future of the vineyard.

Proposed Holiday Let Units - Local Policy Considerations

LOCAL POLICY CONSIDERATIONS

Policies relating to Water Use and Conservation

Policy SS2 supports proposals which reduce pressure on water resources and increase reuse by incorporating effective water management measures, including Sustainable Urban Drainage Systems, green roofs and water conservation, efficiency and rain and grey water harvesting measures. **Policy SS6** identifies that promoting more efficient use of water will be essential to help balance the needs of the community and the environment.

Response to Local Policy Requirements

The use of a waterless toilet system would significantly reduce the water requirements of the shepherd hut units.

Policies relating to Land Use

Policy SS1 requires proposals to protect the best and most versatile agricultural land, whilst **Policy SS2** encourages the efficient use of the land whilst respecting the character of the site.

Response to Local Policy Requirements

The land is currently a disused bulb field and is not considered suitable for viticulture due to the slope and aspect. The proposals do however include planting of cider apple trees to create an appealing setting for the units as well as allow ongoing agricultural use, thereby maximising the functionality of the site.

Policies relating to Landscape and Visual Impact

Policy SS1 requires the conservation and enhancement of the natural, built and historic environment, whilst **Policy SS2** focuses on respecting and reinforcement of the area's character and identity. **Policy OE1** states that development should not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity and dark skies; This is supported further by **Policy OE3** which reiterates the status of all of the islands as a Conservation Area and states that proposals must conserve and enhance the special character or appearance of the Conservation Area and its setting.

Response to Local Policy Requirements

The assessment presented in this DAS demonstrates that the setting will have negligible visual impact and the small existing view would be both easily mitigated through infill planting within 5 years, rendering the units functionally invisible from publicly accessible locations within the island.

Policies relating to the Visitor Economy

Policy WC1 acknowledges the importance of the tourism sector improving the quality of its offer and responding to the expectations of visitors. This includes opening up to, or creating, new tourism markets and niches. **Policy WC5** deals directly with visitor economy and tourist development. Priorities include improving the quality and choice of existing tourism and responding to the changing needs and expectations of visitors; minimising impact on the visual and landscape environment; siting the units in such a way as to make them accessible and sustainable; ensuring that proposals are appropriate to the site and its surroundings in terms of activity, scale and design and avoiding unacceptable impact on the environment or residential amenities.

Response to Local Policy Requirements

St Martin's has a diverse tourist accommodation provision, from the Karma Hotel, through a range of self-catered options to the campsite on the island. There is an existing shepherd hut on the island which is situated to the west closer to Lower Town and the wilder northern edge of the island. In the application for the existing shepherd hut (P/16/091), the applicants who are island residents and already ran a chalet, identified that 'holiday accommodation is very limited on St Martin's and a ready market for the proposed accommodation is anticipated'. There has been little additional holiday accommodation on the island since this application and we would therefore consider that this assessment remains relevant to the current application.

The units proposed would be unique in their siting - adding a distinctive offering to the existing St Martin's accommodation options by allowing people to stay on a working vineyard - the use of remainder of the field for growing a cider apple orchard would help to enhance this feeling. The 'shepherd hut' style is popular on the mainland and the success of the existing shepherd hut demonstrates that this desire translates well to St Martin's.

In the context of a 'vineyard stay', we would consider that the style of accommodation proposed is appropriate to the site (the vineyard) and its surroundings in terms of activity, scale and design.

Proposed Holiday Let Units - Further Planning Considerations with regards Validation Checklist

FURTHER CONSIDERATIONS

Wildlife Survey and Report

The proposed site of the units is former flower field which has fallen into disuse.

The sward is a mix of typical mesotrophic meadow species with remnants of bulbs such as daffodils present in places. The majority of the sward would be largely retained, with direct impacts restricted to mown grass paths to reach the huts; likely loss of sward beneath the huts due to shading; and the long-term conversion of the field to an orchard, maintaining the grassland below.

The hedges are likely to support nesting birds during the breeding season; the timing of any works which may cause direct impacts, or indirect disturbance, to nesting birds would be scheduled outside of the breeding season (mid-March to end-August inclusive).

No further protected species are identified at this site.

Flood Risk

The proposed location of the units is more than 5m above sea level and a flood risk assessment is not therefore considered to be required as part of this application in accordance with the Local Flood Risk Management Plan.

Infrastructure Impact Assessment

The Vineyard has an existing electricity supply provided by Western Power. The new units would represent a relatively minor addition to the existing burden and it is understood that this could be easily accommodated by extending the existing infrastructure from the shed where the power connects to the vineyard approximately 40m east to the new units. We are working as part of the St Martin's consortium of businesses to install solar power on the vineyard which would increase the capacity of the system to supply the modest additional power requirements of the units.

The existing borehole on the vineyard is understood to have sufficient capacity to supply water to the units. The existing UV filtration system is understood to be sufficient - testing will be undertaken to ensure that the water supply meets required standards for residential use and the filtration upgraded if required.

Fire Safety

The Island Fire Service have previously assessed and confirmed that access to the vineyard site is sufficient to meet their requirements. The distance between the existing buildings within the vineyard, and the proposed holiday lets, would ensure that the siting of the units is appropriate in terms of proximity of access. The Island Fire Service have confirmed that the existing arrangements relating to the storage of water from rainwater collection associated with the winery building would meet their requirements for a water source. This same water source would be available for the holiday let units.

Site Waste Management

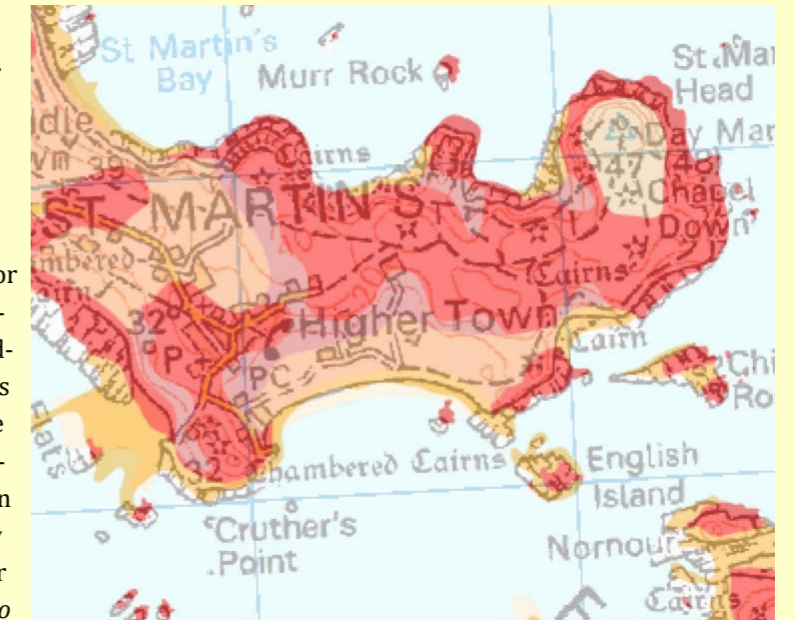
Waste arisings from the construction phase are anticipated to be close to zero, through the use of pre-fabricated units which would be constructed and completed on site. Any arisings from excavations for footings would be retained on site and incorporated into the levels.

Waste arisings from the holiday lets are likely to be on the lower end of typical holiday lets as the huts would sleep two. Waste would be collected alongside the vineyard collection. This would avoid the need for additional kerbside collection points associated with the lets.

Archaeological Assessment

It is not considered that further archaeological assessment would be required for this site on the basis of the following considerations:

- 1) The level of excavation proposed is restricted to concrete footings for the four wheels of each unit. This represents a minimal impact.
- 2) The staff dwelling at the adjacent business (Planning Application P-18-080) was constructed without requirement for archaeological conditions due to the evidence presented by the applicant regarding the ground conditions. Their site was on blown sand which is understood (see map inset) to be the same superficial geology as the site of the proposed units on the vineyard. The Cornwall Archaeology Unit (CAU) subsequently withdrew their request stating that there are "unlikely to be any archaeological remains here due to the depth of blown sand and the limited depth of the foundation level". We would suggest that this advice is likely to be equally applicable to the vineyard site.



Lighting Assessment

The proposals would involve only a single low-level external light to ensure the safety of guests returning to the units after dark. This would be designed to ensure light is targeted to the ground and shielded above, and at the lowest practicable level.

Tree Survey

The proposed hut locations would not be within range of any trees, aside from those woody shrubs which comprise the pittosporum hedges.

We would target the new access in between existing pittosporum specimens which form the hedge and have no intention to remove any of these if at all possible—if essential then only single specimen(s) would be removed and the adjacent specimens allowed to grow over the access to create a natural arch and ensure continuity of the hedge.

The proposed location of the units is a minimum 1.8m away from the hedge, with any required excavations for pads on which to site the wheels set at a greater distance still (due to the positioning of the wheels set back from the ends of the units). This would ensure that there is no digging within 2m of any hedgerow, and there would be sufficient stand-off to ensure that encroachment into the RPA is <10% which accords with BS:5837 (2012) requirements.

The nature of the substrate, and the scale of proposals, would permit a hand-dig method for concrete footings in these locations and if any major roots were identified, the siting could be modified to avoid them.