



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
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9th February 2022

Dear Mrs Emily Pugh,

**PLANNING REFERENCE** P/22/003/OUT  
**DEVELOPMENT PROPOSED:** Outline planning application for the erection of a dwelling at land adjacent to White Cottage with all matters reserved.  
**LOCATION:** Land Adjacent to White Cottage, Porthloo Lane, St Mary's, Isles of Scilly

Further to the submission of the above application I am writing to advise you that a number of concerns with this submission have been identified. This includes the fact that the proposal is outline in nature with all matters reserved and in an area that is highly likely to be susceptible to coastal flooding.

My first issue, therefore, is that there is insufficient information on which to consider the impact of the proposal on the wider conservation area and AONB designations. I am therefore unable to determine whether the proposal will result in an enhancement or preservation of the area.

Secondly, the proposal falls within an area at risk of future flooding, as a result of coastal erosion, sea level rise and climate change. Any vulnerable use proposed in this location will need to be supported by a Flood Risk Assessment. This is confirmed by the consultation response from the Environment Agency. All consultation responses are available to view online here <https://www.scilly.gov.uk/planning-application/planning-application-p22003out>.

Following a site visit and an assessment of the submitted plans, I would like to request that the current application is withdrawn with a view to resubmitting once full details have been drawn up to address the issues above.

I can confirm that as a local need home, subject to a Section 106 legal agreement, to restrict occupancy to qualifying persons and as a form of windfall development within an identified settlement area of Porthloo, is acceptable in principle. I am not, however, able to support an application in outline and would require full details, as part of a full application for planning permission, to be submitted in order to fully assess the proposal.

If you would like to provide a response to the above issues then this should be submitted in writing to [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) no later than 21<sup>st</sup> February 2022. If the application is not withdrawn, it will be reported to Full Council for a decision where it is likely to be recommended for refusal, for the above reasons.

Yours sincerely

**Lisa Walton** *MRTPI*  
**Chief Planning Officer**