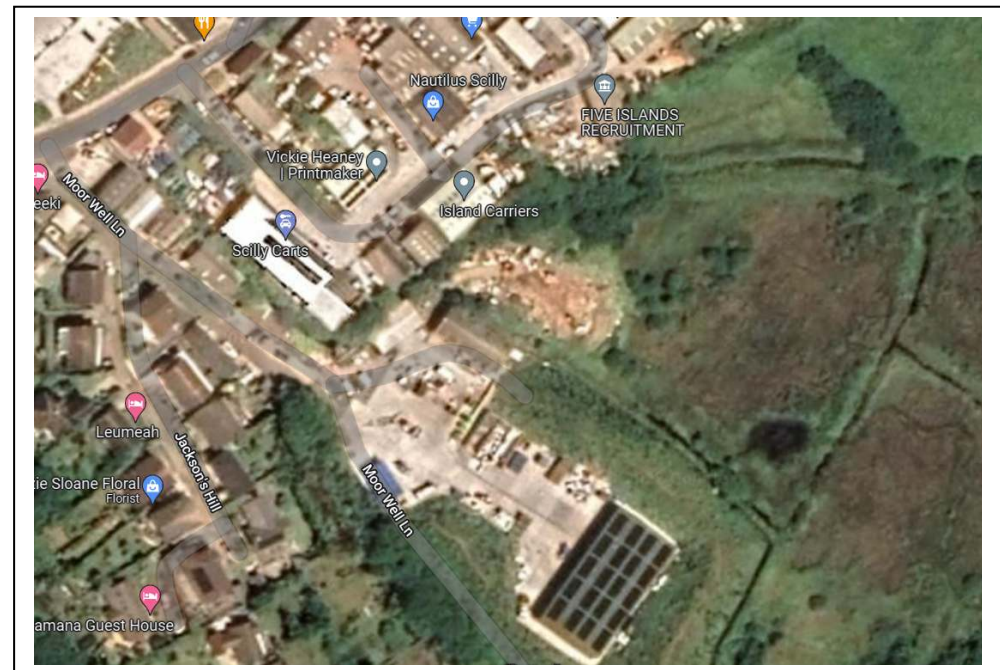


Temporary Accommodation, Isles of Scilly climate adaptation

Design, Access, and Planning Statement

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Introduction

This document has been prepared in support of an application for the temporary change of use of an existing Sui Generis to class C3, to provide 7 units of temporary workers accommodation and a small canteen and store/drying room for a period no more than 2 years.

The proposed works would help facilitate the Isles of Scilly Estate Partnership's policy, by providing temporary accommodation for Marine Operatives, Site engineers and Project Managers working on several proposed developments of sea and flood defences around the Isles of Scilly.

Isles of Scilly Climate Adaptation



Existing

The proposed site is low-lying, coastal plot, situated on the south-west coastline of St Mary's Island, in Hugh Town the site borders Moor Well Lane. It is currently an area of adhoc storage grassland located immediately adjected to an existing waste site which contains multiple storage facilities and warehouses.

The application site would be well suited for temporary workers accommodation; it is discrete and well concealed from view by the site being behind a waste site. It is separate from the tourist settlements to provide privacy for workers and other occupants, whilst it is still suitably close to the proposed work sites around the islands.

Planning Policy

The new Isles of Scilly Local Plan, adopted in March 2021, sets out a spatial strategy and provides a vision for the islands, along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high-quality environment, whilst ensuring the islands communities and economy grow sustainably.

The key policy within the new Local Plan that relates to these proposals is Policy LC4 Staff accommodation. It notes that staff accommodation needs cannot be met outside the islands, due to the expense and logistics of commuting to and from the mainland. Policy LC4 recognises that additional staff accommodation may be required for businesses or organisations.

This development would enable several future developments to take place on the Islands, and consequently improve the quality of the tourism by offering accommodation for resident workers.



POLICY LC4 Staff Accommodation

(1) New staff accommodation for businesses and organisations will be permitted where:

- a) an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area; and
- b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; and
- c) on St Mary's the proposed accommodation is within or adjoining an existing settlement unless it involves the re-use of an existing building in accordance with Policy SS3; or
- d) on an off-Island the proposed accommodation is located within an existing building or adjacent or well related to the existing business consistent with Policy LC7.

(2) All staff accommodation permitted will be subject to occupancy restrictions. In addition to the above, seasonal staff accommodation will only be permitted where it:

- a) is located in an area that relates well to the business where possible, with the exception of the re-use of buildings; and
- b) does not cause harm to residential amenity through staff working unsociable hours.

Isles of Scilly Climate Adaptation

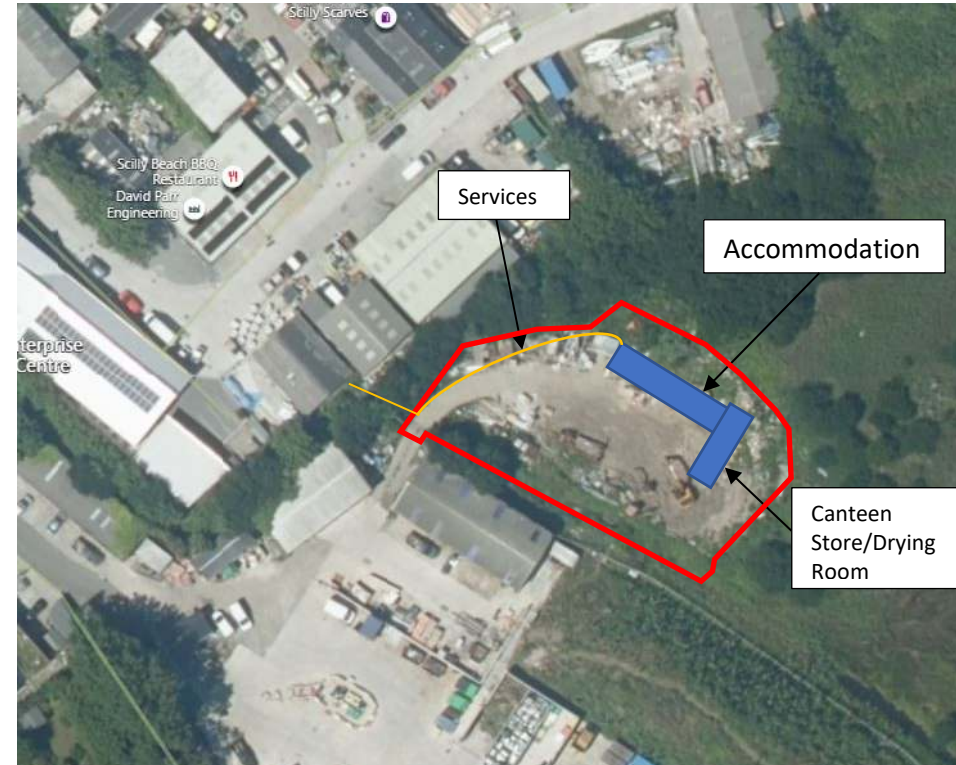


Proposals

To support several upcoming projects across the Isles of Scilly due to start in September 2022. Teignmouth Maritime Services Ltd (TMS) has a requirement to provide temporary accommodation to St Mary's island for workers, to begin construction on the multiple sites. The scale of the projects means that they cannot be undertaken solely in the off-season, which would allow the use of tourist accommodation. Consequently, additional accommodation will be particularly necessary during the summer tourist season, as all available staff and visitor accommodation is likely to be occupied during this period.

It is proposed that the use of the plot would be temporarily changed from field storage to residential Class C3 for a period of up to 2 years.

The accommodation pods would be placed on site, in the space provided, which would be adequate privacy for the workers and occupants of the island. The pods are 2.870m wide, 3.350m long and will be 3.230m tall with sewage tanks below like the picture below. The pods have no permanent foundations but will be fixed into the ground to ensure they cannot be damaged by the weather.



Isles of Scilly Climate Adaptation



Ecology

The site is an area of monoculture grassland with limited ecological value. There are no habitats which could be damaged or disturbed by the presence of the accommodation pods.

Flooding

The proposed site is identified on the environment agency maps as being in Flood Zone 2/3. Whilst the site is at risk of flooding, the accommodation pods will be elevated from the ground and will not alter the risk of flooding, or impact on the effects of flooding on neighbouring areas. The development is temporary in any case, and as such the development should not face any restrictions due to flood risk.

In submitting the application TMS has included the Flood Zone Risk Assessment and Mitigation strategy with the rest of the documentation.

Access

Vehicular access to the site will be through the existing waste facility, with an agreed safe route agreed with the operator of the facility as indicated by the extended red line boundary on the site plan. This access will only be used during the operating hours of the waste facility, however emergency vehicle access will be provided at all times.

As the construction works will be affected by the tide times, access to the accommodation is likely to be required outside the operating hours of the waste site. Therefore, we have reached agreement with Richard Hand Haulage, to park the site vehicles (one small 4x4, a small van and an ATV/Quad type vehicle) at his yard on Porthmellon Industrial Estate and use pedestrian access over the small brook into the Stone yard.

In general, we would expect 4 to 6 movements per vehicle per day, if the workforce are returning to the accommodation for lunch or between tidal windows.

Archaeology

Any trenching necessary for connection to these services would be shallow – less than a metre below the ground – to minimise the impact on the site. The site is not proximate to any designated archaeological sites, and therefore a full archaeological assessment is not believed to be required at this stage.

Isles of Scilly Climate Adaptation



Services

The proposed accommodation pods would connect to an existing water supply, provided from the Island Carriers building. Waste holding tanks will be located adjacent to the pods and would be emptied regularly by the islands tanker service.

Electrical power for the heating, lighting and cooking will be provided using Solar Energy Store. This is a combined battery bank with solar panels to harvest energy during the day, with a small diesel back-up generator which will only run if the batteries are depleted, or when there is a high AC load (e.g. when cooking or several showers are in use). We will provide sufficient battery capacity for night-time demand, so that generators are only used maintaining charge in the afternoon/evenings and are not run overnight.



Boundary Treatment

As the accommodation units are a temporary installation, we do not propose to change any of the boundary treatment to the site. The site is generally bounded by well-developed vegetation which provides a high level of screening as seen in the photographs below.

A distant view of the proposed temporary units may be possible from the Airport as the prominent elevated land, otherwise we do not envisage the units being visible from outside the site.

**Isles of Scilly Climate
Adaptation**



Vehicle access looking towards waste facility



North East and South East boundary



North West boundary



South West boundary

Summary

The proposed temporary change to the site from storage land to residential site with the provision of 7 Junior sleeping pods to meet the need of the temporary workers accommodation for up to 2 years. The development of the accommodation would be discrete and accessible for the workers and would be hidden for the residents of St Mary's island.

After the works have been completed the accommodation modules will be removed and the land will be returned to its original state.