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By Liv Rickman at 9:51 am, May 07, 2024

Matthew Rogers
Lunnon Farm
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06 May 2024

Ms Lisa Walton
Chief Planning Officer
Council of the Isles of Scilly
Town Hall
St. Mary's
Isles of Scilly
TR21 0LW

Re: Planning Application P/24/011/FUL – Land to the South of Pungies Lane, St. Mary's

Dear Ms. Walton,

Further to my letter of 05 March 2024, I wish to add to and amplify the point that I made in paragraph seven of this correspondence which largely relates to the size of “windfall” developments as permitted by the current Local Plan. This point is important to this development and potential future ones.

The Local Plan is clear on its intentions for the size of “windfall” site developments. Paragraph 279 unambiguously states that “...windfall sites provide opportunities for small scale residential developments...”. However, the above proposed application is clearly defined by the Development Management Procedure (England) 2015 as a “major” development; that being an application that involves residential development of 10 or more dwellings.

As far as I can see, the proposed development is therefore contrary to the Local Plan and should not be permitted in its current state. The repercussions of approving what is a major development in a “windfall” location could potentially be huge.

Yours sincerely,

[signed on original]

Matthew (Ned) Rogers.