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## Planning Statement

Temporary use of the Circus field in conjunctions with the construction of the Integrated Health and Social Care Centre located to the south east of St Mary's Hospital, Hospital Lane, Hugh Town St Mary's Isles of Scilly TR21 0LQ

On behalf of The Cornwall Partnership NHS Foundation Trust

February 2024

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# 1. Introduction

Situ8 Ltd have been instructed to act on behalf of Cornwall Partnership NHS Foundation Trust to write a supporting Planning statement for the temporary use of the Circus Field for storage of building materials located off Old Town Road and King Edwards Road, Hugh Town, St Mary's Isles of Scilly (hereinafter referred to as 'the site').

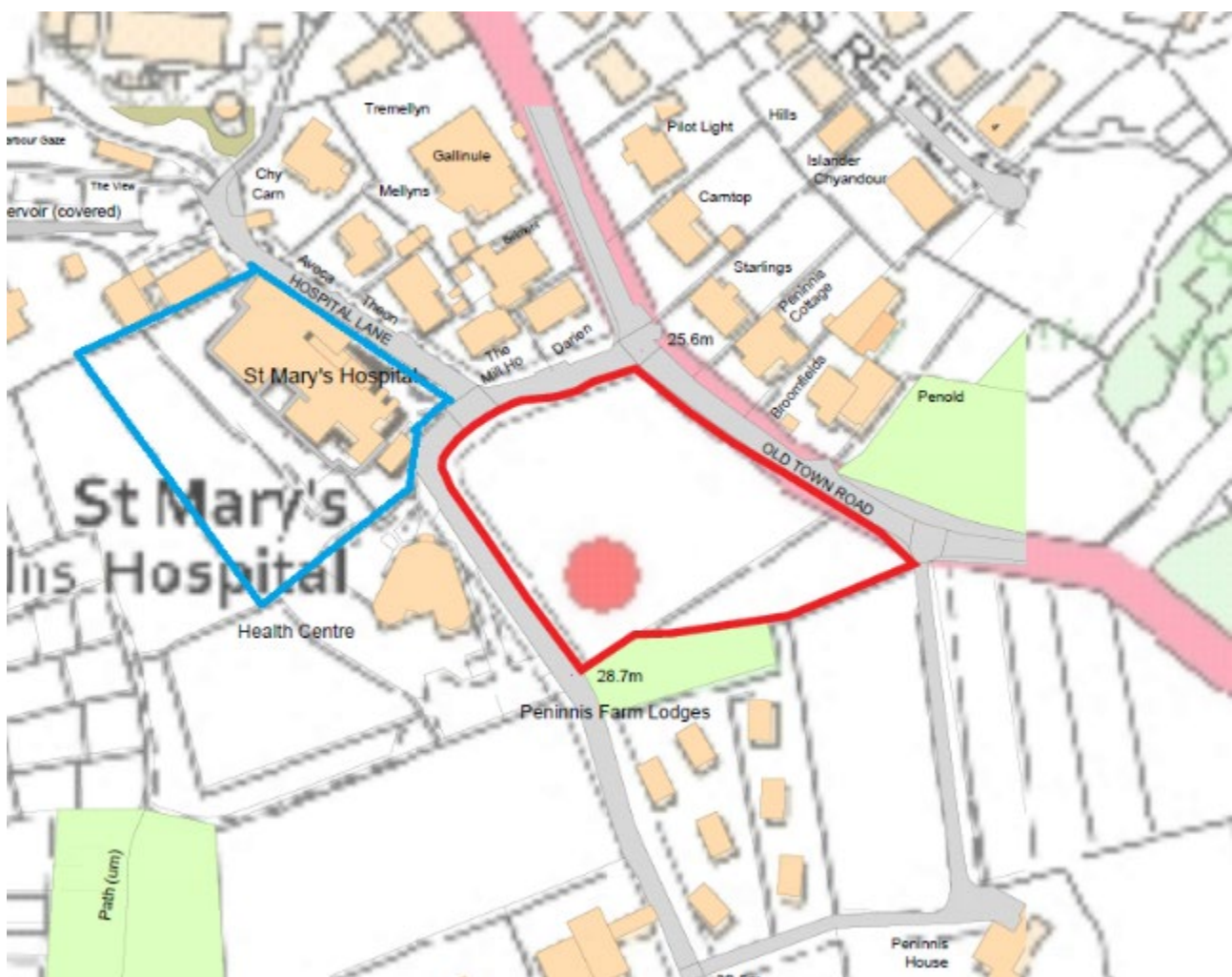
This is an application for the use of an adjacent field for the temporary storage of building materials and the consideration of this proposal should take place alongside that of the main proposal for the Integrated Health and Social Care Centre at St Mary's Hospital, Hospital Lane, Hugh Town St Mary's Isles of Scilly TR21 0LQ. Planning ref. P/24/006/FUL



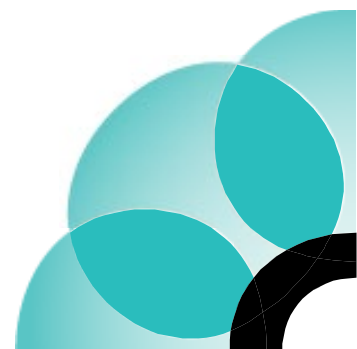
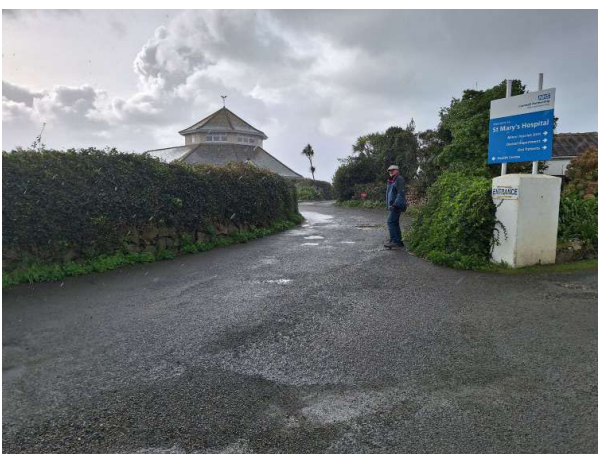
## 2.Site and Contextual Appraisal

### 2.1 Location and site appraisal

Site in red, to be used in conjunction with construction of the proposed extension on site outlined in blue.



## 2.2 Site photos



## 3. Site investigation

### 3.1 Ecology

The full ecological assessment accompanies this report and the following is just a snapshot of the findings and recommendations.

The proposals would result in the short-term conversion of the field to a storage and site compound for a period of approximately 12 months after which the land would be restored to grassland. A temporary access would be created in the Cornish Hedge in the north-western corner of the site – this too would be restored to its original condition after approximately 12 months.

The proposals have the potential to impact upon bats and nesting birds, in the absence of measures to control this. There would be a short-term decrease in the availability of suitable nesting habitat for breeding birds during works – this would be restored after 12 months. The potential for roosting bats to make use of the Cornish Hedge is very low and can be controlled through an appropriate method of works without requirement for further surveys.

### 3.2 Heritage

The full heritage assessment accompanies this report and the following is just a snapshot of the findings and recommendations.

Circus Field contains a Scheduled Ancient Monument: Platform Cairn on Northern Peninnis Head and the site also lies within the Isles of Scilly Conservation Area. There are a number of other designated heritage assets in the vicinity, including Grade II listed Buzza Tower and the Scheduled Round Cairn with Funerary Chamber on Buzza Hill. Both of the Scheduled Ancient Monuments (SAMs) are also located in 'Isles of Scilly Archaeological Constraint Areas' (although the Hospital itself is outside this area).

There will be no physical impact on the Scheduled Monument, however for the duration of the project it will lose its open setting which will lessen the ability to appreciate an element of its



significance for a temporary period.

However, it is intended that following completion of the construction of the Integrated Health & Care Centre the site will be fully restored to its existing state – repairing the Cornish hedge, restoring the grassed field and, in doing so, restoring the open setting to the Scheduled Monument and the character and appearance of the conservation area.

Overall, the proposals have attempted to strike a balance between the health care needs of the Islands with the temporary impact of any proposal on its surroundings. Even though a small element of temporary less-than-substantial harm is identified we believe that this has been adequately mitigated to allow for a balanced judgement to be reached when considering the substantial public benefits that the proposals will deliver.

### 3.3 Archaeology

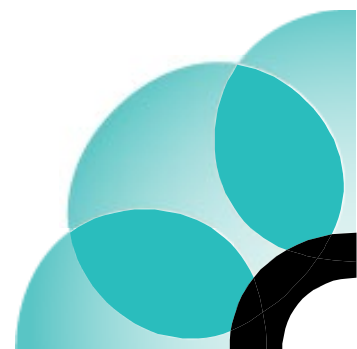
The full archaeological assessment accompanies this report and the following is just a snapshot of the findings and recommendations.

This study only concerns the potential direct impacts of the proposed development on the above- and below-ground archaeology of the site.

It is proposed to use only the northern part of the site for the storage area and the compound. The ground surface will be protected with trackway matting, either composite or metal. Heras fencing will be used to enclose the storage area and compound. Therefore, this assessment concludes that the proposed temporary use will not have any physical (direct) impact on the SM or any potential buried heritage assets.

It is proposed to remove the existing north-west and south-east corners of the field – Cornish hedges – and create new temporary entrances and access. Although the sections of hedge will be rebuilt re-using stone from the original walls, this will have a minor negative impact on the historic farmed environment.

To avoid potential accidental damage to the Scheduled Monument it is recommended that an exclusion zone of 5m should be established around the circumference of the scheduled area of the cairn. A Construction Environment Management Plan (CEMP) may be required setting out how the



contractor will implement and monitor the exclusion zone and how vehicle movements will be managed to avoid harm being caused to the SM. The contractor could nominate a Heritage Champion who will be responsible ensuring that no damage is caused to the SM.



There will be no ground disturbance to the site. The ground surface will be protected with trackway matting, either composite or metal. The site will be enclosed with Heras fencing. Therefore, potential direct impacts are assessed as Neutral.

However, there is potential for inadvertent direct impacts to the Scheduled Monument by vehicular traffic which could cause Minor to Substantial Harm.

Creation of new entrances in the north-western and south-eastern corners of the site will entail the removal of sections of the existing Cornish hedges. The direct impact is assessed as being Minor (Less than Substantial Harm).

## 4.Planning Policy & Guidance

We have referred to the following policies and used them to inform the design and layout of the proposed extension.

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## 4.1 National Planning Policy Framework 2023

This guidance is material to the consideration of this application and the following paragraphs have been considered as part of this application.

Para 8. Three overarching objectives in order to achieve sustainable development.

Para 11. Is a presumption in favour of sustainable development.

109. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.

127. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality-of-service provision and access to open space.

180. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f)



remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

## 4.2 Isles of Scilly Local Plan 2015 – 2030 (March 21)

**Policy SS1** Principles of Sustainable Development, states that development proposals will be permitted where they make a positive contribution to the social, economic and environmental needs of the Isles of Scilly in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy the islands outstanding environment.

**Policy SS5** Physical Infrastructure

**Policy SS6** Water and wastewater management

**Policy SS9** Travel and Transport. Initially there will be construction vehicle movements for a 10-month period which will be managed through a CEMP.

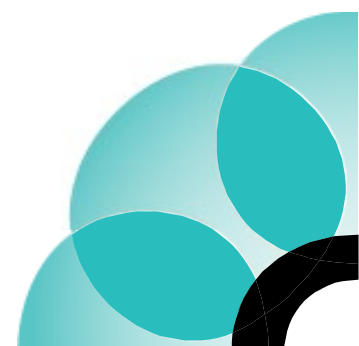
**Policy SS10** Managing Movement, through the construction phase.

Once we have completed this construction there may be opportunity to provide more secure cycle storage and deliver this through another funding stream.

**Policy OE1** Protecting and enhancing the landscape and seascape, states that development will only be permitted where it aligns with the statutory purpose of Areas of Outstanding Natural Beauty (AONB), and therefore conserves and enhances the islands' landscape, seascape and scenic beauty. Development must take into account and respect:

- a) the distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape.
- b) the undeveloped and special character of the Heritage Coast.
- c) other qualities, such as important features and views, dark skies and tranquillity, and having regard to the AONB Management Plan.

and d) the Isles of Scilly Landscape Character Study and any successor or associated documents this proposed change of use of the field is temporary and the wall will be rebuilt and during use all the hedges and grass will be protected.



**Policy OE2** Biodiversity and Geodiversity.

**Policy OE3** Managing Pollution – we do not envisage creating any additional pollution. In fact, the renewable energy measures and the better insulating values of the windows will ensure lower heating requirements will result in less carbon emissions.

**Policy OE4** Protecting Scilly's Dark Skies. We are currently not proposal outdoor lighting but would welcome a planning condition which requires details should there be a proposal to propose any. We are not proposing to illuminate the grounds or other external areas at night, and external lighting will be limited to areas where required for safe access and emergencies as required by Building Regulations.

**Policy OE5** Managing Waste. - There is an existing waste strategy for the hospital, and we have submitted a revised statement dealing with the pre and post construction phases.

**Policy OE7** Development affecting Heritage, states that great weight will be given to the conservation of the islands irreplaceable heritage assets.

## 4.3 Isles of Scilly Design Guide 2006

- Sustainability checklist – we have been mindful of these aims and objectives through our design review.
- Site appraisal and layout has been laid out and informed by a heritage and archaeological and ecology report to present the least impact on heritage asset and biodiversity.
- There will be some interruption to traffic flow during the delivery of the modules. The routes will be agreed and marshalled throughout.

## 4.4 Article 4 Directions

IOS Article 4 Direction 1998 this removes the right to provide a temporary structure (building or movable structure) in connection with a development project. This does not include works, plant



and machinery. Hence the need for this change of use application. We welcome a temporary time frame condition such as;

This permission shall be for a limited period only, expiring within one year from the date of the first mobile accommodation unit being placed on the site. Before the first use of this site, the applicant shall confirm with the Local Planning Authority: (a) the commencement date of this permission; and (b) the current state and condition of the application site. The use of the site hereby permitted shall be discontinued, the materials, and all other equipment, surfacing and structures shall be removed from the site and the site reinstated to its former condition within one year from that commencement date.

Reason: This is a pre-commencement condition that requires details on (a) the start date and (b) condition of the site, to be confirmed before it is first brought into use, this is to safeguard the long term visual amenity and landscape character of the Islands and to acknowledge the particular circumstances in this case and to retain control over the future use of the site in accordance with Policies OE1 and OE7(5) of the Isles of Scilly Local Plan (2015-2030).



## 5. Proposed development

Due to an Article 4 Direction we are required to submit an application to temporarily use an adjacent field for the storage of the modules and other building materials.

The process of bringing materials to the Isle of Scilly has to be carefully planned and is weather dependant. Where possible local materials and labour and transport will be used.

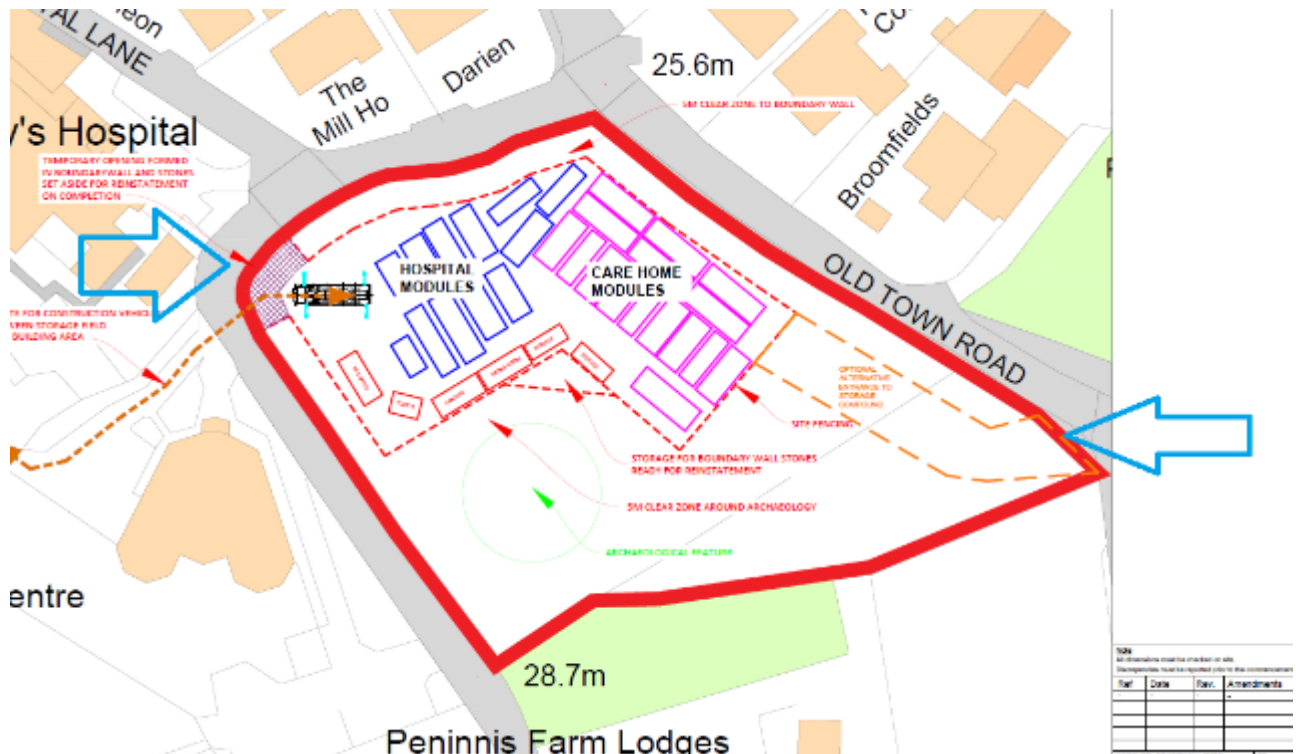
Considerations have included;

- a) Discharge location on island
- b) Proposed vessel types for shipment
- c) Information regarding loading locations for both modular buildings and plant
- d) Method of shipment
- e) Movement of Plant and Modules to site

- Having considered all options, the following method of delivery is considered the most appropriate for this project.
- It is critical that the delivery takes place during the summer period
- Modules are pre-slung at the time of wrapping for shipment.
- Risk – Weather conditions at time of arrival
- A landing craft are engaged to transfer the Modules from the ship to the shore
- Modules are lifted using ships gear onto the landing craft.
- Modules could either be loaded to trailer on landing craft or to deck and then lifted again when ashore to trailer. The best option will depend on swell and weather conditions at the time of shipment.
- Landing craft deliver to Rechabite Slipway trailer taken through agreed safe route to Circus Field on suitable vehicles.
- At arrival the modules will be cranes off and into site.



Access onto the field will be from two entrances. (see blue arrows below)



The site areas used for storage and vehicle movement will be protected via Trackway matting to protect the ground, see below as an example.



Examples below of modules arriving by ship, being loaded into place via a crane and stacked on site.



- There is proposed temporary Heras fencing to be erected around the site.
- The modules are to be craned into place to form the extension, they are not welfare cabins.
- There are no groundworks or temporary foundations required for these units, the field is only a temporary storage facility.
- There is no waste water required we are not proposing welfare cabins or toilet facilities, facilities on the hospital site will be used.





## 6. Conclusions and recommendations

We trust that the information given within this report and the attached plans demonstrate that our client is very keen and committed to providing a safe and secure materials compound which would have minimal impact long term on the field itself.

We trust that you will support this proposal, and we look forward to implementing the scheme in the near future.

