

12 March 2025

TO WHOM IT MAY CONCERN

Re: Land to North of Ennor Farm, Old Town Lane, Old Town, St Mary's, Isles of Scilly – P/21/002/OUT

Planning Decision Notice was received for the above proposal on 12th April 2021.

The Council of IoS signed a Conditional Contract with Cornwall CLT (CCLT) on 11th July 2022, the provisions of which are to transfer the site to CCLT to enable the sale of the freehold of the individual plots to eligible self-builders with various restrictive covenants in place over the use and future occupancy of homes to be built (See Appendix C – CCLT Additional Information dated 9th February 2023).

In March 2023 the Council and CCLT together underwent a detailed application process to all those registered on the Council's Self-Build Register. This resulted in the allocation of only seven of the total twelve plots to eligible applicants. Plots were allocated according to the Points scored for each household under the Council's Allocations Policy with first plot preference given to the household with the highest score.

This group of seven potential self-builders have since worked extensively with CCLT and the Council on the scheme design and proposed house-types, materials etc. Once the future of the development is certain, the group will form a legal entity (e.g. a Housing Co-operative) which will ensure, amongst other matters, that communal areas are the shared responsibility of the Group.

The proposal behind the project always envisaged two phases:

Phase 1: Enabling Works Contract – to construct access roads, foul drainage, and install all utilities and services to the plot boundaries. These works are to be completed jointly by the Council and CCLT with funding secured by the Council from the Brownfield Land Release Fund (BLRF) plus additional development grants and/or loan(s). The Conditional Contract states that the land will transfer to CCLT once the Council's BLRF grant funding is expended i.e. mid-way between the start and completion of the contract.

Phase 2: Construction of the homes by self-builders with their own mortgage and/or capital.

In order that work could progress on the scheme and to economise both on time and expense, all seven current applicants agreed to help design and use standard house-types provided by CCLT through KTA Architects which a) ensures conformity within the scheme and b) decreased 'at risk' design fees for the self-builders.

CORNWALL COMMUNITY LAND TRUST

Cornwall CLT Limited is a charitable trust registered under the Co-operative and Community Benefit Societies Act 2014 (Registered number 30200R)

Chief Executive: **Steve Goulston**

Development Manager: **Jennifer Hawkins**

Development Officer: **Phil Hills**

Community-led Homes Officer: **Pattie Richmond**

Development Assistant: **Abdo Salah**

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In addition, to benefit the overall process, all seven approved applicants have agreed to use the contractor responsible for the external works and services to provide foundations to the plots; six of the seven have also expressed preference to possibly take up the option offered by CCLT of a shell to watertight construction which will substantially ease the building process since one main contractor will be responsible for the site at any one time and the cost to the self-builder will prove more economical.

All of the approved applicants have been fully engaged in reviewing the original house-types submitted at Outline Stage, and agreeing their preferred design; the architect has advised extensively, by email and in Zoom sessions held over the winter of 2023, on the variations that can be made within the shell structure e.g. to internal walls, and on the materials preferred and permissible under the original Duchy Design Code. Applicants have made amendments to suit their individual preferences e.g. location of inner walls, shower and bathroom layouts.

In order to submit the Reserved Matters Application within the required timescale, Cornwall CLT and the Council agreed to cover the costs of the RM application and design work since the self-builders still have no guarantee that the scheme will be funded; their payment of fees would therefore have been at risk. CCLT obtained a small grant on behalf of the Group to help cover some of the architect's fees.

Whilst the remaining five plots are currently unallocated, several potential applicants have expressed interest in the scheme and have seen and commented on the designs that have been agreed and submitted as part of the RMA, evidencing the self-build delivery route of those remaining plots. As soon as sufficient additional funding is secured, an application window will be opened in order to similarly assess detailed applications and allocate the five remaining plots as a second phase. The eligible applicants will have to fit the definition of self/custom-build used in the first phase and will undertake a similar process of inputting into design as the first group.

At the time of writing both CCLT and CloS have yet to hear whether additional grant funding required to improve the ground conditions, service the plots and complete the external works will be forthcoming.

In summary, the S73 application to change C9 is due to the fact that this condition cannot be discharged until such time as a S106 Agreement can be entered into by Cornwall CLT. CCLT is not currently the owner of the land and the S106 Agreement will only be completed at such time as it is transferred from the Council to CCLT.

Pattie Richmond

Community-led Homes Development Officer

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