



Community Involvement Statement

Site: Carn Thomas, St Mary's, Isles of Scilly

This Community Involvement Statement has been prepared by LiveWest Homes to support the outline application for planning permission at the allocated housing site; Carn Thomas, Old Town, St Mary's. The LiveWest New Business team have been working closely with The Council of the Isles of Scilly and The Duchy in the proposed design for a 27 unit affordable housing scheme. The site is approximately 1.387 acres and the proposal seeks to provide 1 bed, 2 bed and 3 bed homes as a mixture of affordable rent and shared ownership. LiveWest has liaised with The Council of the Isles of Scilly to determine housing need and demand.

On 29th September 2022, the Carn Thomas Public Consultation was held on the island of St Mary's. LiveWest proposed the new development at Carn Thomas to members of the public, local councillors, Parish members and Council representatives to gauge interest and understand the views of the wider community.

As part of this meeting, LiveWest presented the objective to build on an existing 'Brownfield' site on the island to provide new homes which will seek to alleviate some of the housing pressures in the area and provide secure, safe and sustainable homes for residents of the island and key workers.

Site Plan



Site Location
St Mary's –
Carn Thomas



The event was an opportunity for the community to provide feedback on the proposal and location on the island. As one of the Council's main objectives for Housing Delivery is 'to lead on the delivery of housing that supports the future needs of the islands', LiveWest have worked closely with the Council to ensure the proposal meets the requirements of the community, which include high eco-credentials, such as the inclusion of a solar farm within the higher ground of the site. The public consultation was fundamental in understanding the needs and concerns of the local population.

Carn Thomas Public Consultation: Community Feedback

Key findings of the event:

- Overwhelming support for the delivery of new homes
- Appreciation of the quality of the engagement process
- Strong support for high quality homes
- Strong support for sustainable, thermally efficient homes

- Recognition of the need to have accessible sites and homes
- Strong support for regeneration of the site
- Positive feedback on proposal to have a mixed tenure scheme, including affordable rent and shared ownership

Technical specifications:

- Ensure doorway and hall widths allowed accessibility
- Ensure there is adequate space for indoor drying of clothes and ample storage
- Parking needs to be met sufficiently and electric charging points to be installed
- Turning space and bin-waste storage factored into design
- Queries over the use of green space surrounding solar farm and alternate uses
- External storage space essential
- Pedestrian access to Church Street needed
- Support for local materials and for house design to be in keeping with the rest of the island
- Concerns over mains sewerage and water provision
- Need to maximise space
- Rain water collection and outside spaces designed to help residents with recycling
- Need for external walls to be easy to maintain
- Concerns over suitable materials for exposed houses due to wind and rain

Conclusions

LiveWest have worked closely with The Council of the Isles of Scilly and The Duchy to propose a mixed tenure scheme which utilises a key brownfield site and takes into account the concerns and queries presented in the Carn Thomas Public Consultation. Working closely with the architects and Employer's Agent, LiveWest have listened to community views and sought to address various comments proposed as feedback to the initial scheme to ensure that a well-designed and sustainable opportunity is brought forward. The Public Consultation was well attended and received numerous constructive comments. There is overwhelming support for the project as part of a wider strategy to increase the number of affordable housing units on the islands.