

Liv Rickman

From: Planning (Isles of Scilly)
Subject: FW: P/24/028/FUL Carn Thomas, St Mary's

From: Paul Marino
Sent: 20 August 2024 18:48
To: Stella New <Stella.New@southdowns.gov.uk>; Lisa Walton <Lisa.Walton@scilly.gov.uk>
Cc: Simon Jones; Susannah Harrison; Robin Thorn
Subject: FW: P/24/028/FUL Carn Thomas, St Mary's

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Hello Stella,

Further to our Teams meeting on the 30th of July and in response to the subsequent list highlighted in Lisa Walton's e-mail to Simon Jones on the 8th of August, (see copy attached) please find in the SharePoint link below the additional information requested for further consideration :-

 [19_08_24 Planning additional issue pack](#)

SuDs/ Surface Water Drainage

- In respect of the technical queries raised in the IoS re-consultation response prepared by Louisa Inch dated 14th of July 2024, please refer to MBA's subsequent detailed commentary (in their e-mail dated 19th of August) that is appended to this e-mail.
- We are able to confirm that a drainage survey of the existing surface water drain emanating from the Carn Thomas site has been undertaken and the condition of the existing pipework was found to be in good condition.
- The SUDs drainage hierarchy has been considered (please also refer to Claire Foxford's e-mail and mark-up dated 11th of July) but due to a combination of the sites' underlying geology and concerns relating also to slope stability the infiltration of surface water has not been implemented as a viable solution, instead all surface water run-off will be connected to the existing surface water drain (albeit attenuated with oversized new pipes on site) that will discharge to an existing outfall located nearby on Porth Mellon beach. **Please refer to MBA's revised Surface Water Drainage proposal drawing 21185-200P2 & supporting Infordrainage Calculations Rev C.**
- Smart water butts will be provided for all but one (Plot 10) of the proposed new dwellings.

Refuse

- Revised drawing numbered **21024_L_PCR_P1** showing the revised refuse strategy for the development has been prepared following further consultation with the IoS Waste Management Team
- Detailed drawings numbered **21024_RS_02** showing in plan and section the re-designed central communal store with waste chute binnacles located in the roof for the disposal of general waste for most dwellings accessed off the internal Mews Street.
- Detailed drawing numbered **21024_RS_01** showing individual plot & smaller communal bin stores for HT's A, B, C, D & E.
- We are also able to confirm that no refuse will be stored on the public highway and also on collection days parking spaces numbered 1 to 3 will not be impeded.

- In order to make provision for the IoS's future intention to collect segregated food waste we can confirm that additional space for the storage of 23 Litre Food Caddies for each new dwelling has also been considered.

Parking /Access

- As you acknowledged during our Teams meeting, the principle of a reduced parking provision for the Carn Thomas site is generally accepted due to it's sustainable location and LC6 H1 housing allocation.
- The Cycle parking provision has been significantly improved by the proposed use of a double tiered bike rack system located in the under-croft area cycle store behind Plot 10, providing a requested 1 cycle space per bedroom. Please refer to new detailed drawings [21024_CS_01](#).
- All 9 No. car parking spaces proposed will be provided with EV charging points in order to comply with introduction of Part S of the Building Regulations.
- The management of an electric community car on site has yet to be finalised however the major benefit to residents of the scheme will be that this facility will be on their doorstep!
- In order to demonstrate that all part of the proposed development are accessible within a 45m radius of a fire appliance please refer to drawing numbered [21024_L_FAAP](#).
- In response to Highways Technical note issued on the 30th of June and the 5 itemised areas for identified for further consideration please refer in respect of items 1 to 4 to the [Addendum to their Transport Statement together with new Forward Visibility Splay Drawing No: 1578-01-PHL-102-A in respect of EV parking Spaces 1 & 2. With regard to the provision of a Travel Plan, as discussed at our Teams meeting, we anticipate this being dealt with by way of a condition.](#)

Amenity of Occupants

- Plots 1 & 10 are the only single aspect flats located on the scheme although Plot 1 does have a dedicated amenity space located to rear/side of the proposed Live West materials store.
- Please refer to site section drawings numbered [21024_SS1_A-B, SS2_C-D & SS3_E-F](#) showing the relationship between the lower northern terrace of accommodation fronting Telegraph Road and also the upper southern terrace comprising of the 5 No family (D TYPE) Houses.
- Most of the proposed flats that are both M4(2) and accessed off Telegraph Road benefit from small rear south facing courtyards that will have level thresholds and also external areas for storage. For the remainder of the flats, particularly those accessed off the upper transfer deck / Mews Street they will not only benefit from the amenity of the landscaped area between the two terraces of accommodation but also the open amenity space to the south of the D Type family houses which will also have informal areas of seating to enjoy the panoramic views.
- In respect of the proposed ASHP locations and the likely noise generated from their installation please refer to an additional [Noise Impact Assessment of Air Source Heat Pumps prepared by Dr Michael Wood](#) demonstrating that at nighttime compliance with 26 db can be achieved and therefore any noise nuisance avoided.
- As highlighted by Claire Foxford in our Teams meeting the apparent disparity in tree numbers being lost is a direct result of how Ecologist and those who prepare BNG matrices count /treat 'trees' located in scrubland groups. [Please refer to Claire Foxford's e-mail dated 29th of July titled BNG & Trees which is also attached.](#)

Affordable Housing

- As previously explained and also re-iterated by Simon Jones in our recent Teams meeting, LiveWest intend to deliver the scheme as 100% affordable social rented development but still await grant funding advice from Homes England before being able to confirm tenures.

Other Items

- Updated /revised Design & Access Statement (Rev A) now included.
- For the avoidance of all doubt all of the windows installed in association with the proposed scheme will be triple glazed aluminium clad composite windows.
- Render colours – to avoid creating a stark appearance when viewed from the wider landscape, soft toned render colours for all dwellings are now being proposed. [Please refer to the Materials Plans 21024_MP_01, 02, 03, 04 & 05.](#)

- Bollard lighting has been removed from the upper reaches of the footpath leading to the Solar Farm however retained for safety purposes where adjacent to flights of steps **Please refer to revised Kingfisher Drawing E51893_51893/PJ/B_KBA (amended)**.
- As also mentioned in our Team meeting stainless steel mechanical fixings will be used to secure fascia's gutters and barge boards in order to avoid the risk of surface staining on all rendered elevations.

Kind regards,