



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/25/063/FUL</b>	<b>Date Application Registered:</b>	<b>23rd July 2025</b>
<b>Applicant:</b>	<b>Mr Dorrien-Smith Tresco Estate Estate Office, Tresco Isles of Scilly Bath TR24 0QQ United Kingdom</b>	<b>Agent:</b>	<b>Mr Nicholas Lowe Llewellyn Harker Lowe Architects Home Barn Gattrell Steway Lane Northend BA1 8EH</b>
<b>Site address:</b>	<b>Land adjacent to the Waste Site Racket Town Road Abbey Farm Tresco Isles of Scilly</b>		
<b>Proposal:</b>	<b>Erection of builder's materials and machinery store (Amended Plans).</b>		

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Plan 1 Location Plan**
  - **Plan 2 Proposed Block Plan (Amended)**
  - **Plan 3 Proposed Plans (Amended)**
  - **Plan 4 Proposed Elevations and Section (Amended)**
  - **Design and Access Statement**
  - **Scheme of Sustainable Design Measures**
  - **Site Waste Management Plan**
  - **Ecological Impact Assessment**

**These are stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 of the Isles of Scilly Local Plan (2015-2030).

**C3** No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands.

**C4** The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

**STATUTORY PRE-COMMENCEMENT CONDITION: Submission of a Biodiversity Gain Plan**

**C5** Prior to commencement of development, hereby approved, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate how the development will achieve at least 10% biodiversity net gain, and include:

- Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat.
- The pre-development biodiversity value of the onsite habitat.
- The post-development biodiversity value of the onsite habitat.

Reason: To ensure compliance with the Environment Act 2021 and Policy SS2 of the Isles of Scilly Local Plan (2015-2030).

**PRE-COMMENCEMENT CONDITION: Submission of Habitat Management & Monitoring Plan**

**C6** Prior to the first use of the development, hereby approved, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- Details of habitat creation, enhancement, and management measures.
- A monitoring schedule and methodology for assessing habitat condition.
- Responsibilities for ongoing management and reporting.
- A commitment to maintain the habitat for at least 30 years.

The approved HMMP shall be implemented in full and maintained in accordance with the agreed schedule.

Reason: To secure the long-term ecological benefits of the development and ensure compliance with Policy OE2 and the Environment Act 2021.

**PRE-FIRST USE CONDITION: Submission of Habitat Enhancement Report**

**C7** Prior to the first use of the development hereby permitted, a completion report, evidencing the completed habitat enhancements set out in the approved Habitat Management and Monitoring Plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act and Policy OE2 of the Isles of Scilly Local Plan (2015-2030).

**POST-COMPLETION CONDITION: Submission of Habitat Monitoring Reports**

**C8** Habitat monitoring reports shall be submitted to and approved in writing by the Local Planning Authority in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan. The reports shall include (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) any contingencies and/or remedial action for agreement. Any agreed contingencies or remedial action shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance

with Schedule 7A of the Town and Country Planning Act and Policy OE2 of the Isles of Scilly Local Plan (2015-2030).

### Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here:  
[https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied:  
[https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
4. Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:  
(2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.  
(3) Once a person has given a commencement notice, the person:
  - o may give a further commencement notice substituting a new date for the date previously given, and
  - o must do so if the development is not commenced on the date previously givenThe notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.  
Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:  
(5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.  
(7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.  
(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.  
PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.
5. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application:  
[buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).
6. Based on the information available, this permission will require the approval of a Biodiversity Gain Plan by the local planning authority before development is begun because none of the statutory exemptions are considered to apply.  
The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for the development is deemed to have been granted subject to the condition ("the biodiversity condition") that development may not begin unless:
  - i) A Biodiversity Gain Plan has been submitted to the planning authority, and
  - ii) The planning authority has approved the plan.The planning authority is the Council of the Isles of Scilly.

Signed:   
**Chief Planning Officer**

*Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 16 September 2025



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
☎0300 1234 105  
✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Mr Dorrien-Smith

## **IMPORTANT:** Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

### **What if plans change?**

If development does not start on the stated date, a new notice must be submitted with the revised date.

### **What happens if you don't comply?**

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

### **Why is this important?**

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

### **Relation to other notices:**

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/063/FUL and the accompanying conditions have been read and understood by the applicant: Mr Dorrien-Smith.

1. **I/we intend to commence the development as approved:** Erection of builder's materials and machinery store (Amended Plans) at: Land adjacent to the Waste Site Racket Town Road Abbey Farm Tresco Isles Of Scilly **on:** .....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:**

**Contact Telephone Number:**  
**And/Or Email:**

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence (where relevant) or as part of the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

- C5 Prior to commencement of development, hereby approved, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate how the development will achieve at least 10% biodiversity net gain, and include:
- Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat.
  - The pre-development biodiversity value of the onsite habitat.
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- C6 Prior to the first use of the development, hereby approved, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:
- Details of habitat creation, enhancement, and management measures.
  - A monitoring schedule and methodology for assessing habitat condition.
  - Responsibilities for ongoing management and reporting.
  - A commitment to maintain the habitat for at least 30 years.
- The approved HMMP shall be implemented in full and maintained in accordance with the agreed schedule.
- C7 Prior to the first use of the development hereby permitted, a completion report, evidencing the completed habitat enhancements set out in the approved Habitat Management and Monitoring Plan, shall be submitted to and approved in writing by the Local Planning Authority.
- C8 Habitat monitoring reports shall be submitted to and approved in writing by the Local Planning Authority in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan. The reports shall include (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) any contingencies and/or remedial action for agreement. Any agreed contingencies or remedial action shall thereafter be implemented in accordance with the approved details.



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☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

**THIS LETTER CONTAINS IMPORTANT INFORMATION  
REGARDING YOUR PERMISSION – PLEASE READ  
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE  
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW  
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

**Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

**Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**



As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £86 per application
- Other permissions - £298 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £44 for householder type applications and £298 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals: How long they take page](#).

### **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall  
Council Pydar  
House Pydar  
Street Truro  
Cornwall  
TR1 1XU

Inspection Requests can also be made online:  
<https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

### **Registering/Altering Addresses**

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department by email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) who will be able to make alterations to local and national databases and ensure postcodes are allocated.

### **Connections to Utilities**

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 0800 0831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.





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Street Truro  
Cornwall  
TR1 1XU

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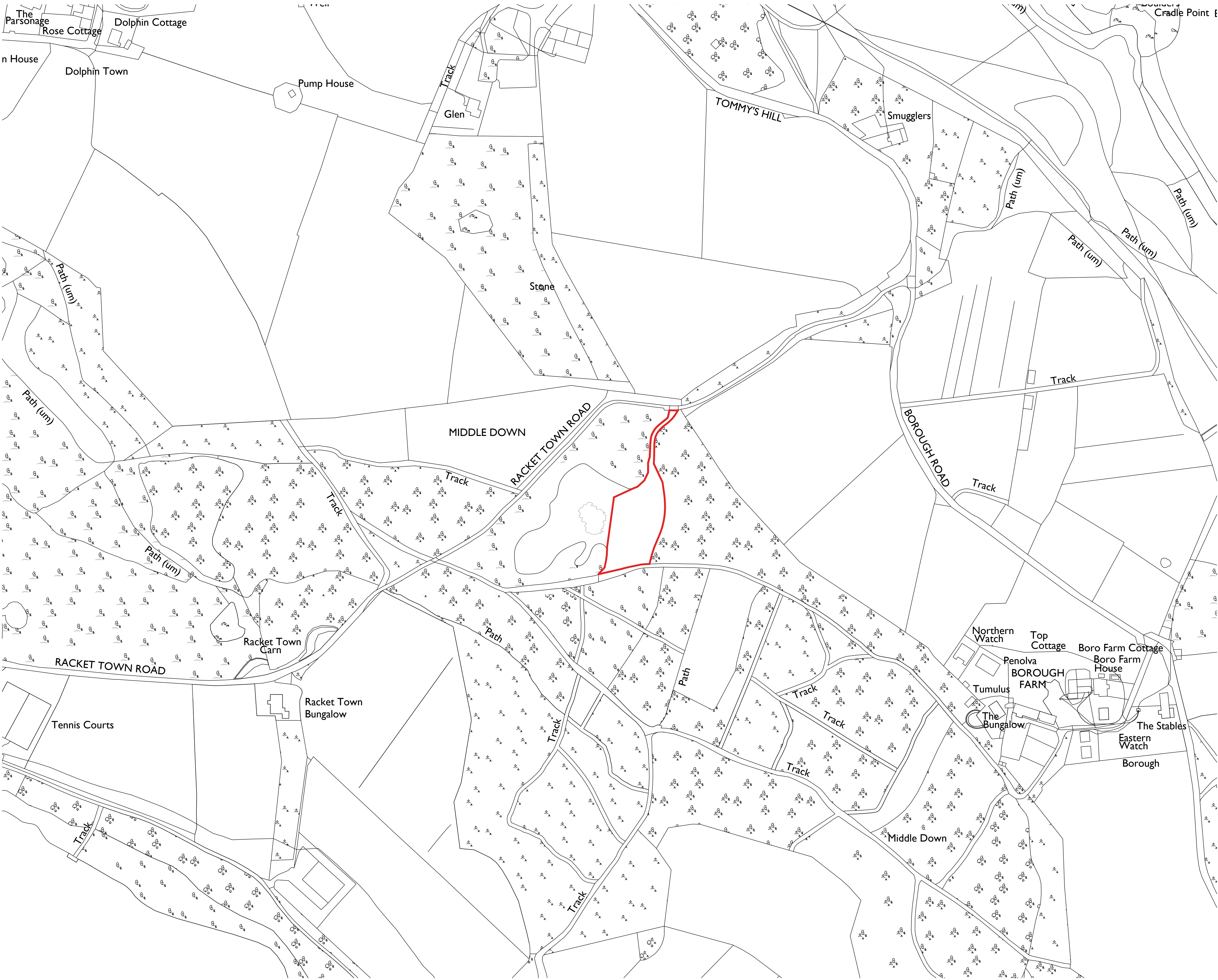
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Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.





**RECEIVED**  
By Tom.Anderton at 5:31 pm, Jul 28, 2025

**APPROVED**  
By Lisa Walton at 11:01 am, Sep 16, 2025



SCALE 1:1250 @ A1

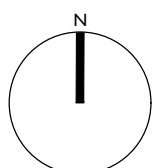
D	CH	NL	28.07.25	Updated for planning issue
C	CH	NL	22.07.25	Planning Issue
B	CH	NL	13.05.25	Planning Issue
A	CH	NL	23.04.25	First Issue
-	CH	NL	26.03.25	First Issue
Rev.	DR.	CH.	Date	Notes

PROJECT **TRESCO BUILDER'S AND MACHINERY STORE**

DRAWING **LOCATION PLAN**

DRAWING No. **4399\_001\_D**

SCALE **1:1250 @ A1** DATE **JULY 25**

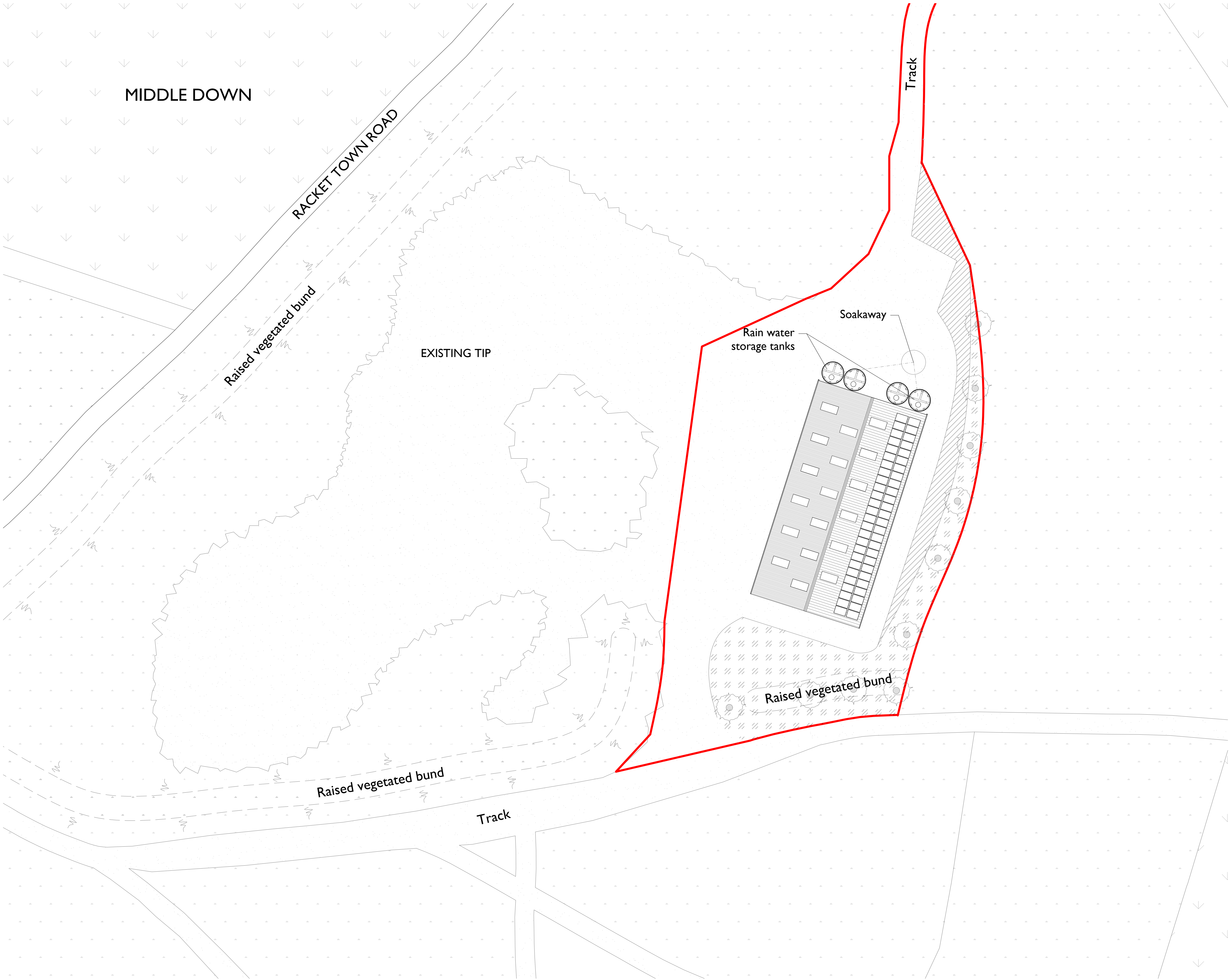


**llewellyn  
harker  
lowe**



RECEIVED  
By Lisa Walton at 10:04 am, Sep 08, 2025

APPROVED  
By Lisa Walton at 11:00 am, Sep 16, 2025



SCALE 1:250 @ A1

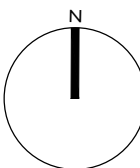
H	JW	NL	08.09.25	Additional Rainwater Harvesting
G	CH	NL	28.07.25	Updated for planning issue
F	NL	NL	18.07.25	Updated to client comments
E	JW	NL	27.06.25	Updated to client comments
D	CH	NL	17.06.25	Roller shutter doors
C	CH	NL	12.06.25	Amended size and location
B	CH	NL	13.05.25	
A	CH	NL	23.04.25	
-	CH	NL	26.03.25	First Issue

Rev.	DR.	CH.	Date	Notes
PROJECT				TRESCO BUILDER'S AND MACHINERY STORE
DRAWING				PROPOSED BLOCK PLAN

DRAWING No. 4399\_002\_H

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DATE JULY 25

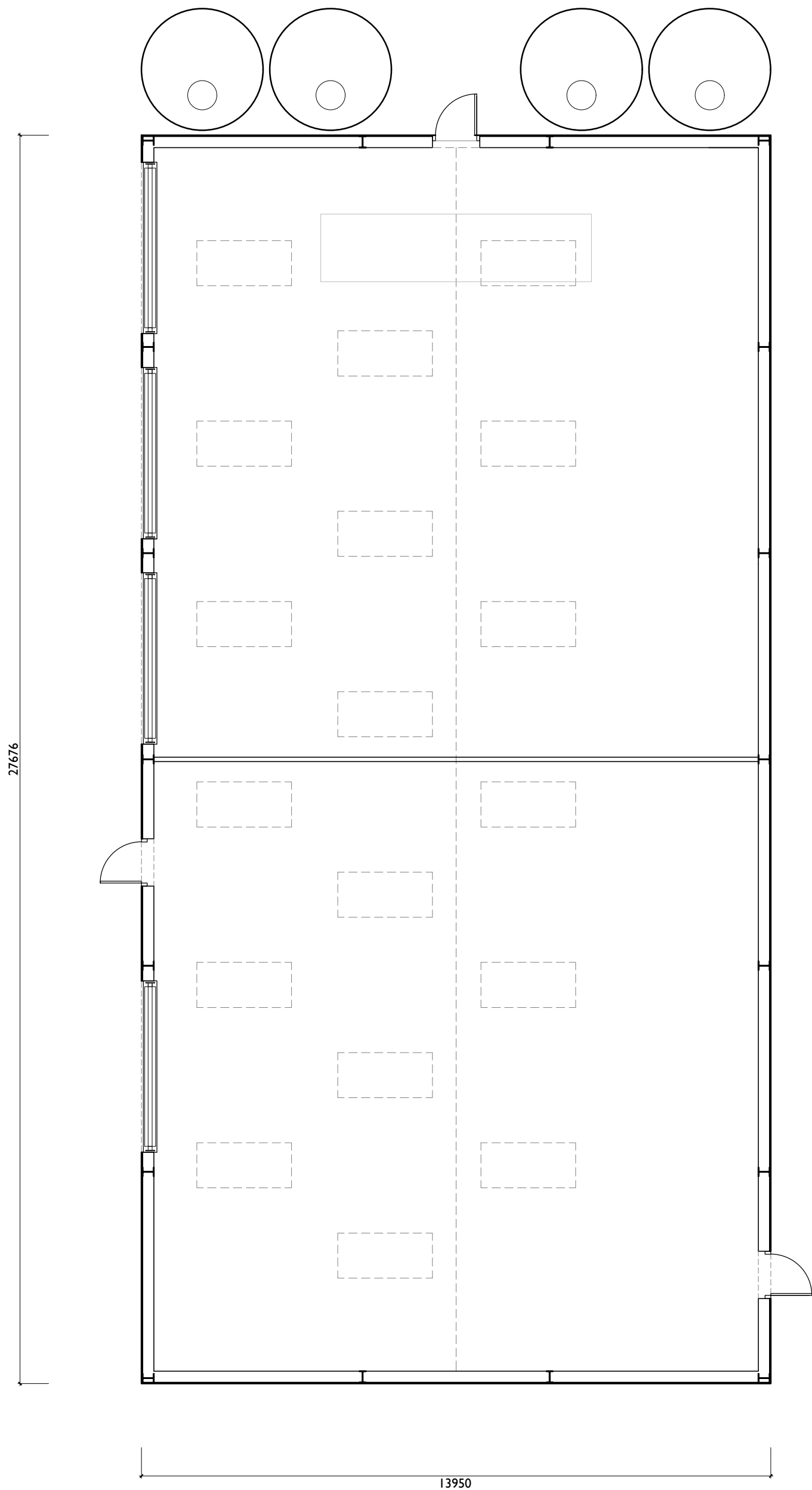


llewellyn  
harker  
lowe

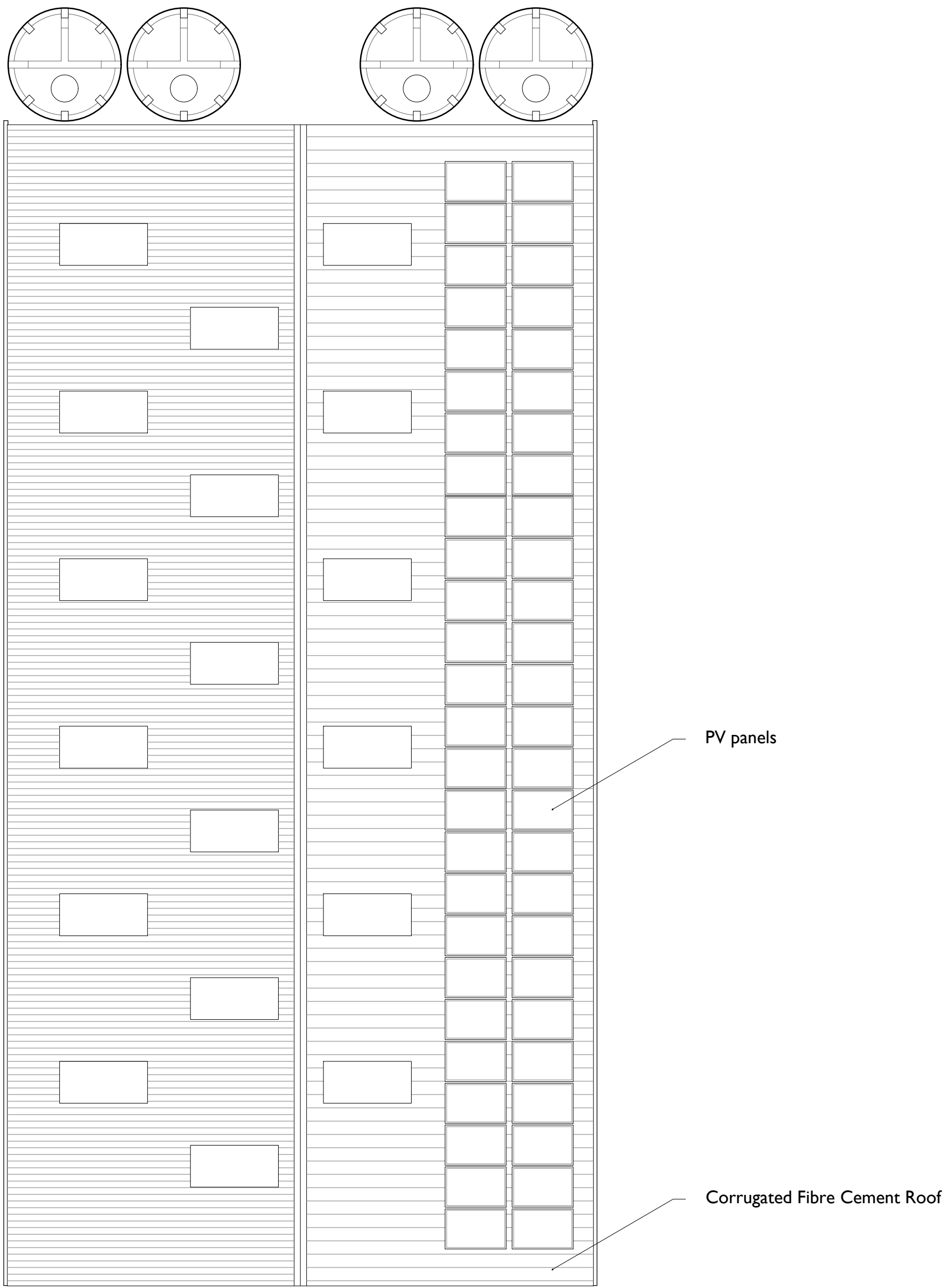
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By Lisa Walton at 10:04 am, Sep 08, 2025

APPROVED  
By Lisa Walton at 10:58 am, Sep 16, 2025

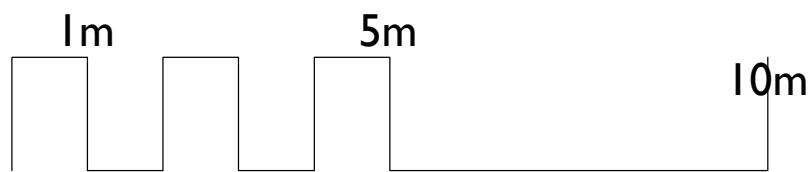
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By Lisa Walton at 11:42 am, Sep 08, 2025



GROUND FLOOR PLAN



ROOF PLAN



SCALE 1:100 @ A1

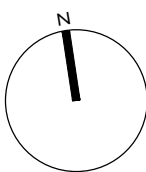
G	JW	NL	08.09.25	Additional Rainwater Harvesting
F	JW	NL	27.06.25	Updated to client comments
E	CH	NL	17.06.25	Roller shutter doors
D	CH	NL	12.06.25	Updates
C	CH	NL	15.05.25	Adjusted bay widths
B	CH	NL	15.05.25	
A	CH	NL	23.04.25	
-	CH	NL	26.03.25	First Issue
Rev.	DR.	CH.	Date	Notes

PROJECT TRESKO BUILDER'S AND  
MACHINERY STORE  
DRAWING PROPOSED PLANS

DRAWING No. 4399\_003\_G

SCALE 1:100 @ A1

DATE JUNE 25

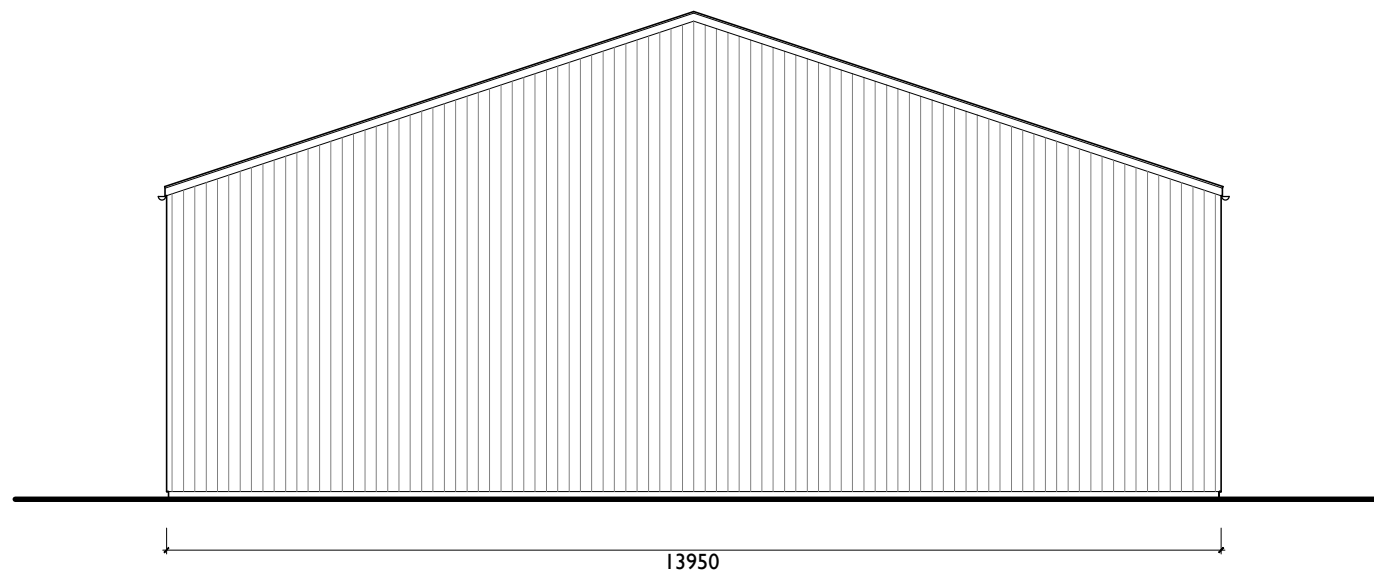


llewellyn  
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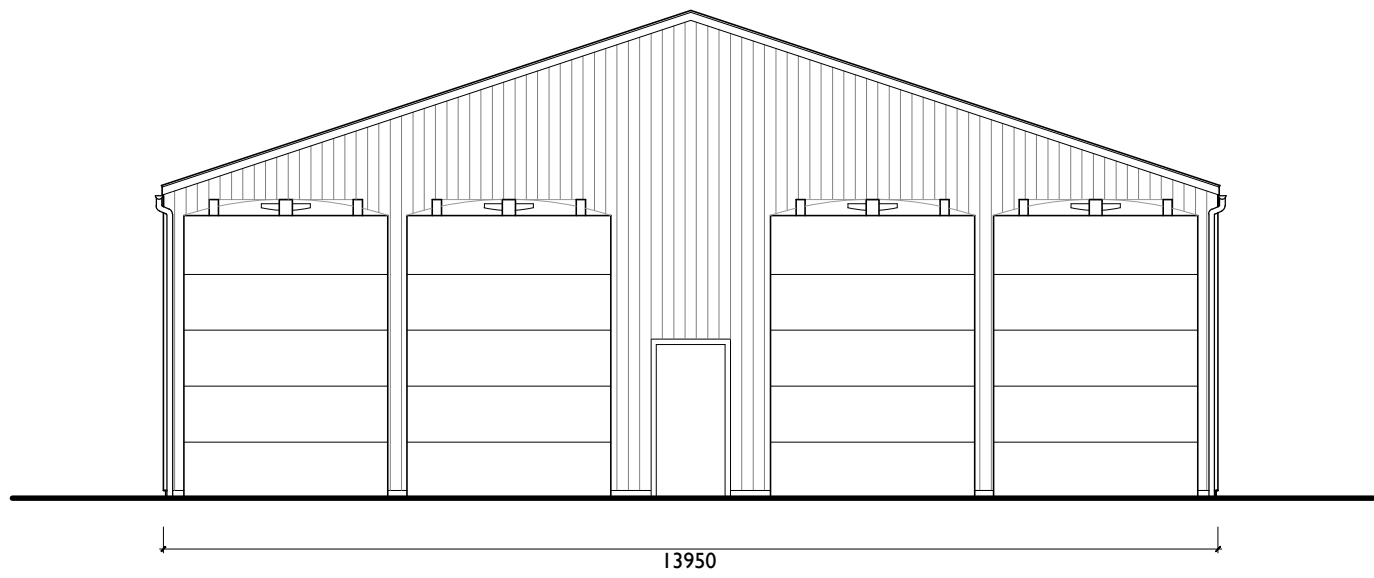


RECEIVED  
By Lisa Walton at 10:04 am, Sep 08, 2025

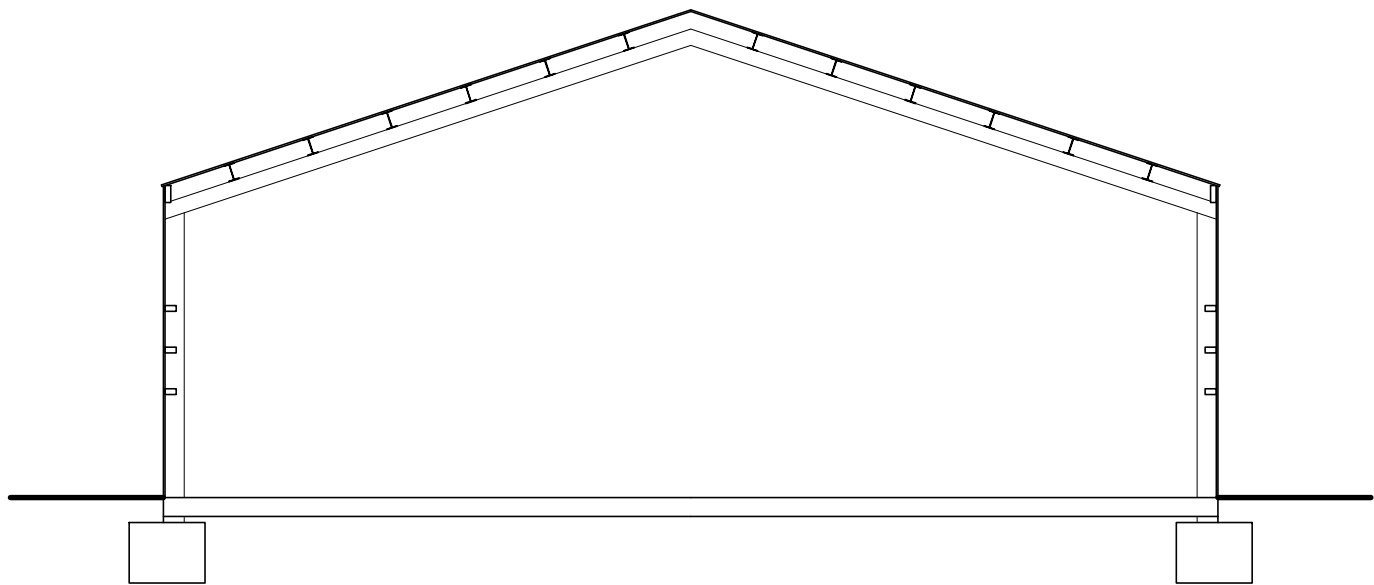
APPROVED  
By Lisa Walton at 10:59 am, Sep 16, 2025



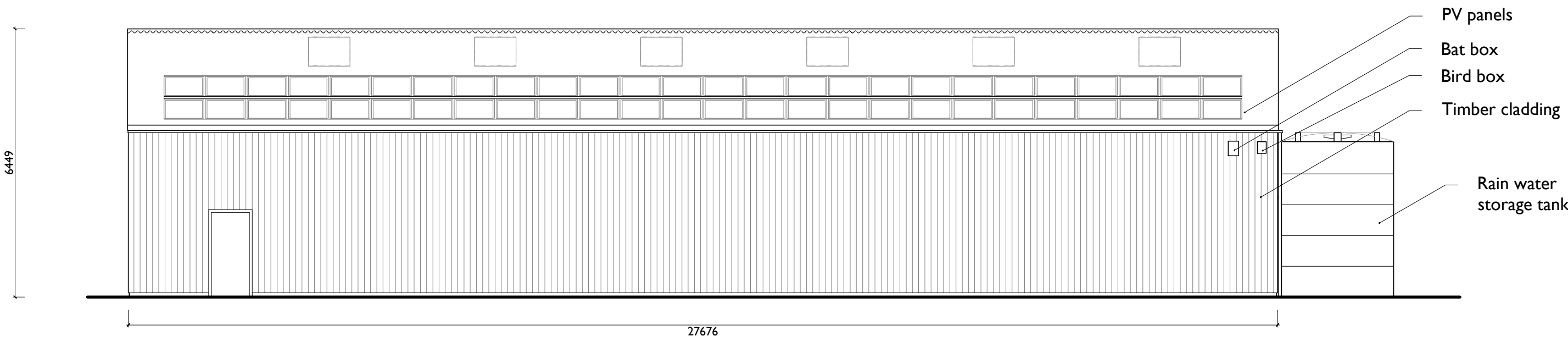
SOUTH ELEVATION



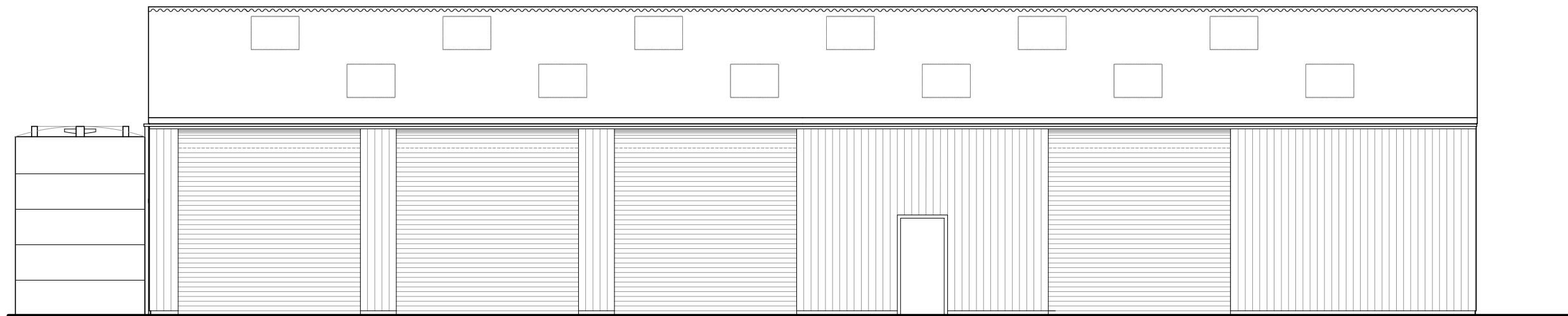
NORTH ELEVATION



SECTION



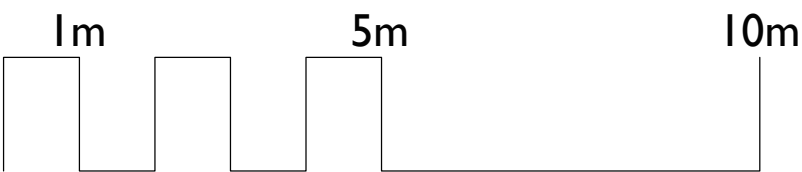
EAST ELEVATION



WEST ELEVATION

H	JW	NL	08.09.25	Additional Rainwater Harvesting
G	CH	NL	28.07.25	Updated for planning issue
F	JW	NL	27.06.25	Updated to client comments
E	CH	NL	17.06.25	Roller shutter doors
D	CH	NL	12.06.25	Updates
C	CH	NL	15.05.25	Adjusted bay widths
B	CH	NL	15.05.25	
A	CH	NL	23.04.25	
-	CH	NL	26.03.25	First Issue
Rev.	DR.	CH.	Date	Notes

PROJECT	TRESCO BUILDER'S AND MACHINERY STORE
DRAWING	PROPOSED ELEVATIONS AND SECTION
DRAWING No.	4399_004_H
SCALE	1:100 @ A1
DATE	JULY 2025



SCALE 1:100 @ A1

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OUTLINE SPECIFICATION

1. Site Preparation and Earthworks
- 1.1 All works to be carried out in accordance with the relevant Construction and Environmental Management Plan (CEMP) to include actions to avoid / minimise the impacts of construction noise, vibration, dust, lighting and surface runoff on habitats and species.
- 1.2 Tall Forbs - It is recommended that retained scrub and tall forb habitats in the immediate vicinity of the construction area to be protected with temporary fencing during the works.
- 1.3 Vascular Plants - A CEMP will be prepared and implemented. A site walkover survey will be completed within 6 weeks prior to vegetation clearance works to check for the presence of notable plant species. If any nationally rare or scarce plants are found, a method statement will be provided to translocate the plants (or soils likely containing their seedbank) to undisturbed or newly landscaped areas of the site.
- Retained habitats in the immediate vicinity of the construction area will be protected from degradation with fencing. This will avoid impacting any Nationally Scarce plants in the surrounding vegetation.
- A site walkover survey completed within 6 weeks prior to vegetation clearance works to check for the presence of invasive plant species. Development of the site will include measures to control species under the Weeds Act 1959. Control measures will comprise targeted weed control (i.e. seasonal mowing, pulling or herbicide application).
- 1.4 Non-vascular plants and fungi - A CEMP will be prepared and implemented. No mitigation is required but follow best practice and continue to control invasive plants in the long-term to prevent them spreading off-site.

2. Biodiversity Impact Mitigation Measures

- 2.1 Birds - Precautionary measures will be implemented to prevent disturbance to nesting birds. Shrub works will be avoided between March and August when birds will be nesting, or, alternatively, the works will be preceded by a detailed search for nesting birds, to be undertaken by an ecologist. If an active bird nest is found, then works must be delayed until nesting activity has ceased / the dependent young have fledged. Works are most likely to be delayed during the peak nesting period between April and June. Refer to BNG Assessment.
- 2.2 Bats - A CEMP will be prepared and implemented to avoid / mitigate impacts of works on bats. Refer to BNG Assessment.
- 2.3 Invertebrates - A CEMP and an Invasive Species Control Plan (ISCP) will be prepared and implemented. Refer to BNG Assessment.
- 2.4 Other mammals including lesser white shrew and red squirrel - A CEMP will be prepared and implemented. Refer to BNG Assessment.
- 2.5 Where night working is essential, light spill will be screened / deflected with the use of baffles / cowls and directed away from retained vegetation.
- 2.6 No permanent external lights are proposed.

3. Ecological Enhancements

- 3.1 Scattered trees - Ten native trees will be planted within
- 3.2 Mixed Scrub - The development will include long-term management of the existing scrub along the eastern boundary and new tree and shrub planting to provide biodiversity improvements and contribute to the BNG for habitat units post-development.
- 3.3 Other neutral grassland - There is scope to enhance tall forb habitat around the periphery of the site to attain more species-rich neutral grassland and contribute to BNG.
- 3.4 Bats (roosting) - 1.no bat box will be installed on the new barn to enhance roosting opportunities.
- 3.5 Birds - 1.no bird box will be installed on the new barn to create new nesting opportunity for bird species post-development. Nectar and berry producing species will be planted within the mixed scrub to maximise its value for faunal species.
- 3.6 Invertebrates - A bee post and log pile will be installed within landscaped parts of the site post-development. Nectar and berry producing species will be planted within the mixed scrub to maximise its value for faunal species.
- 3.7 Lesser white-toothed shrew - Log piles will be installed within landscaped parts of the site post-development. Nectar and berry producing species will be planted within the mixed scrub to maximise its value for faunal species.
- 3.8 Vascular plants, non-vascular plants and fungi - Habitat enhancements will include native tree and shrub planting and control of non-native invasive plants that will enhance the diversity and abundance of native plant species.

4. Plant Stock - Supply and Operations

- 4.1 Trees, shrubs and ground cover stock should be supplied in accordance with the Horticultural Trade Association's guidance and respective British Standards BS 3936-1:1992 and BS 3936-10:1990.
- 4.2 Handling and transportation of all plants shall be carried out in accordance with Horticultural Trade Association's 'Plant Handling' recommendation (1987) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, Section 9 and Annex E.
- 4.3 All planting operations shall be carried out in accordance with the following British Standards: BS 8545 : 2014 Trees: from nursery to independence in the landscape. Recommendations BS 4428 : 1989 Code of practice for general landscape operations (excluding hard surfaces)
- 4.4 Trees Stock - All trees should be supplied in accordance with the approved plant schedules. Stock is to be supplied as per BS 8545 : 2014 Section 8 and Annex D.
- 4.5 Prior to orders being placed the supplying tree nursery should be confirmed for comment and review. Where nurseries are specified the similarly confirmation of the supplying nursery should be provided prior to orders being placed.
- 4.6 Tree Planting - Tree pit excavation - Pits should be sized on the specific tree being planted. The depth and width of the pit should be sized to accommodate the tree plus a minimum of 300mm whether supplied as rootball or containerised. With the base of the pit also excavated for the drainage and washed sand layers. See BS 8545 :2014 Annex F F.1.1 Tree pit design.
- 4.7 Once the pit has been excavated the base and side should be loosened to avoid any smearing and compaction during the excavation. Where pits are located in proximity to existing or proposed services a root barrier should be installed in accordance with the manufactures guidance, as per BS 8545 : 2014 Annex F.1.4 Root barriers and deflectors.
- 4.8 Shrubs Planting - all shrub stock should be supplied in accordance with the approved plant schedules. Stock should be set out prior to planting with stock planted in in individual pits with a necessary soil improvers and ameliorates applied prior to planting.
- 4.9 Mulch - to be spread at a minimum depth of 50mm across all areas of tree, hedge and ornamental planting.

5. Maintenance

- 5.1 Stock to be watered: All tree pits and shrub beds shall be thoroughly watered prior to application of mulch and subsequent maintained in a moist condition as per BS8545: 2014 section
- 5.2 Watering rates for trees and shrubs should follow guidance as stated in BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, Annex G.2 Irrigation.
- 5.3 Ongoing maintenance: Routine assessment and maintenance of trees should take place during the defect period and after care until the tree is self-supporting, in accordance to BS 8545:2014 Section 11 and Annex G.
- 5.4 Tall forb habitat to be managed by late winter strim and removal of cut material, followed by a repeat strim in midsummer.
- 5.5 Prior to the handover of the respective areas all stock should be in healthy condition free from deadwood and/or disease. Where trees need straightening this operation should be completed in the winter when the tree is dormant. Hedges and ornamental beds stocked to specified density and mulch topped up to minimum 50mm depth.

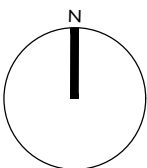
LEGEND

- Unmade sand / gravel
- Mixed scrub
- Tall forb habitat
- Raised vegetated bund to be planted with Mix A:
- |   |     |
|---|-----|
| Elder (Sambucus nigra) (bare-root 60-80cms)             | 30% |
| Hawthorn (Crataegus monogyna) (bare-root 60-80cms)      | 20% |
| Strawberry tree (Arbutus unedo) (2 litre pots)          | 20% |
| Wild carrot, campion, corn marigold and cornflower seed | 30% |
- Scot's Pine (Pinus sylvestris) planted in 10 litre pot
- Whitebeam (Sorbus aria) planted in 10 litre pot

**APPROVED**  
By Lisa Walton at 11:00 am, Sep 16, 2025

**RECEIVED**  
By Tom.Anderton at 4:29 pm, Aug 04, 2025

A	CH	NL	04.08.25	First Issue
Rev.	DR	CH	28.07.25	First Issue
	DR	CH	Date	Notes
PROJECT				
TRESKO BUILDER'S AND MACHINERY STORE				
DRAWING				
PROPOSED LANDSCAPING PLAN				
DRAWING No.				
4399_005 A.				
SCALE				
1:250@ A1			DATE	
1:500@ A1			AUGUST 2025	



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SCALE 1:250 @ A1

P/25/063/FUL

28<sup>th</sup> July 2025

# BUILDER'S MATERIALS & MACHINERY STORE, TRESKO

## SCHEME OF SUSTAINABLE DESIGN MEASURES

Client:

Tresko Island Limited,  
Tresko Estate Office,  
Tresko,  
Isles of Scilly,  
TR24 0QQ.



## 1.0 Introduction

The Scheme of Sustainable Design Measures has been prepared to support a planning application to construct a steel framed barn on the isle of Tresco. The barn will be used to store building materials and machinery which are essential for the maintenance and construction of the Island's built environment, including tourist accommodation and homes for local residents. The proposed barn will provide a secure and dry place to store materials and equipment, providing a much needed improvement to the existing storage site

## 2.0 Proposed Works

A steel framed, timber-clad shed of approximately 380 square meters is proposed. The shed would adopt an agricultural style in keeping with similar utilitarian buildings found elsewhere on the island (eg. Tresco Maintenance Store & Tresco Cycle Hire). The building will be located on the eastern side of the tip site, set back approximately 65 meters from Racket Town Road.

The shed takes the form of a modern agricultural building consisting of an open portal steel frame, dual pitched roof, rooflights and solar panels. It is shielded from sight by the bunding and dense vegetation enclosing the tip site. Four roller shutter doors on the west elevation will provide access for plant and machinery. Three small access / escape doors will be located on the north, west and south elevations respectively. Internally, a wall will divide the space into two storage zones. Roof lights will provide ample natural light, and a water tank will store harvested rain water for use in building operations.

The proposed materials continue the established island vernacular for buildings of this type. Vertical timber cladding will be left untreated and will silver naturally. The roof will be covered with green profiled timber cement sheeting. Roller shutter doors will be green painted to match.

Enclosing and containing the rather unsightly piles of plant and machinery is considered to be a visual benefit within the confines of the existing site.



Figure 1. West Elevation

### 3.0 Sustainable Design Measures

The following sustainable design measures will be implemented:

<b>Sustainable design measure</b>	<b>Description</b>	<b>Benefit</b>
PV panels	In the first phase prior to commission, PV Panels with a minimum 7.5kW capacity will be installed on the south-east roof slope of the building to generate electricity.	Sustainable solar energy will be generated on site and contribute towards powering the building, plant and machinery, thereby reducing the external energy demand, The panels could be connected to the Island's electricity grid in the future, and excess energy could be exported to the grid.
Local battery array	Batteries on site will store solar energy generated by on-site PV panels, to be readily available when required to power the building, and charge electric plant and machinery.	The building will form a new hub for charging electric vehicles, supporting the Island's transition towards green transport and infrastructure.
Roof lights	Roof lights provide ample natural daylight.	Ample natural daylighting reduces the building's electrical lighting requirement during daylight hours, thereby reducing the energy demand.
Longevity of machinery	The store will provide a dry, covered storage building for the Island's plant and machinery.	The new storage facility will prevent rust and degradation of plant and machinery, providing longevity, thereby reducing future embodied carbon and energy use associated with future maintenance and repairs.
Rain water storage	2 x 6000 litre rain water storage tanks will store water harvested from the roof of the building.	Rainwater will be harvested and stored on site, and will be available for use, reducing the requirement for main's water supply.
Rain water soakaway	A soakaway will be located to the north of the building.	Excess rain water will be directed to a local soakaway, providing a low impact method for rain water management.
Timber cladding	Timber cladding will be used in lieu of metal sheeting.	Timber cladding is a sustainable, carbon sequestering material.

**RECEIVED**

*By Tom.Anderton at 5:31 pm, Jul 28, 2025*

**APPROVED**

*By Lisa Walton at 11:02 am, Sep 16, 2025*

P/25/063/FUL

28<sup>th</sup> JuLY 2025

# BUILDER'S MATERIALS & MACHINERY STORE, TRESKO

## SITE WASTE MANAGEMENT PLAN

Client:

Tresko Island Limited,  
Tresko Estate Office,  
Tresko,  
Isles of Scilly,  
TR24 0QQ.



## **Declaration**

The Client will be responsible for ensuring that the contents of this document are enacted, taking all reasonable steps to make certain that;

- a) All waste from the site is dealt with in accordance with the Waste Duty of Care in Section 34 of the Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regulations Act 1991.
- b) All materials will be handled efficiently, and waste managed appropriately.

### **1.0 Introduction**

The Site Waste Management Plan (SWMP) has been prepared for works to take place during the development of Borough Farm, Tresco, the Isles of Scilly.

### **2.0 Definition of the Works**

The scope of works that this Site Waste Management Plan is applicable to is outlined below:

- Construction of a builder's materials and machinery store.

The Plan is specific to this project and has been prepared in line with DTI Guidance for Construction Contractors and Clients. This revision has been updated in line with the estate Site Waste Management Procedures.

The contractor appointed to undertake the works will ensure a copy of the plan is kept in the site office at all times and will be available for inspection to enforcing authorities as required, whilst carrying out their duties.

Once the contractor hands over the site, the plan will be passed to the Client and a copy will be held at the company's office for a period of no less than two years.

In complying with the procedure for Site Waste Management, the contractor and the Client will take all reasonable steps to ensure that;

All waste from site is dealt with in accordance with the waste 'Duty of Care' in Section 34, Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991; and Material will be handled efficiently, and waste managed appropriately. Material re-use, recycling and recovery is maximised where reasonably practicable. The Plan will be reviewed, revised and refined as necessary. Any changes will be clearly communicated to those affected. Sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

### **3.0 The Waste Hierarchy**

1. Prevention.
2. Preparing for re-use.
3. Recycling.
4. Other recovery.
5. Disposal.

#### **3.1 Prevention**

The generation of waste shall be minimised by carefully checking material quantities prior to procurement. This will avoid surplus materials arriving on-site.

Materials shall be used in the most efficient manner to eliminate or minimise off-cuts. For example, timber for stud walls shall be ordered in lengths so that off-cuts are usable as noggins.

Subcontract suppliers who produce items off site shall be encouraged to use the most efficient means of production in order to minimise waste.

Discussion shall be had with suppliers to minimise single-use packaging of materials.

#### **3.2 Preparing for re-use**

Surplus materials shall be set aside and stored for re-use. Materials shall be stored in such a way that they are protected from damage from the weather, site conditions or other detrimental factors in order to preserve their condition.

An itinerary of surplus materials shall be kept in order to make an easy assessment of materials available on site. The itinerary shall be referred to prior to the ordering of any new materials.

#### **3.3 Recycling**

Surplus materials that have been categorised as unsuitable for re-use shall be considered for recycling. All waste materials shall be segregated into the appropriate categories. The waste materials shall then be assessed as to whether they should be sent the islands' central recycling facility, or returned to storage for future use.

#### **3.4 Disposal**

Inert spoil from site ground works shall be re-distributed within the development site to create raised terracing.

As the development progresses skips shall be located on site to accommodate waste before being removed to central processing.

### **4.0 Responsibilities**

Waste management responsibilities lie with Tresco Estate, and will be delegated to the Contractor at the time of appointment.

Tresco Island Management Team:

Owner: Adam Dorrien Smith  
CEO: Nick Halliday  
Project Coordinators: Nick Halliday

#### 4.1 Contractor's Responsibilities:

To assist with the implementation of the SWMP, the Site Manager should be particularly concerned with training and communications to subcontractors and appointing trained and competent persons to check skips and vehicles, and to record waste types and amounts being produced on site.

#### 4.2 Waste Minimisation

The contractor will be alerted to their responsibilities under the Environmental Protection Act 1990 and Hazardous Waste (England & Wales) Regulations 2005, and will not only comply with these regulations, but will actively look at waste reduction through re-cycling and using alternatives.

The works shall be carried out in such a way that, as far as is reasonably practicable, the amount of waste to be disposed of is minimised. The waste hierarchy will be applied throughout the duration of the project. Redundant equipment will be offered to the client to allow for reuse as spares where possible, or responsibly disposed of through authorised routes.

#### 4.3 Waste Monitoring & Recording

Waste Transfer Notes shall be collated by the site manager, as well as a register kept and managed on site, recording the quantities and types of waste generated by the construction activities.

#### 4.4 Training

Every operative on site, including subcontractors, will be given training and information on the SWMP as part of their induction. In addition, toolbox talks will be given reinforcing existing training and informing the workforce of the SWMP progress.

The on-site training will include the following topics;

- The SWMP, Roles and responsibilities, waste procedures on site, hazardous waste, duty of care / responsibilities, materials storage.

The SWMP will be kept in the site office and be available for inspection.

#### 4.5 Review of SWMP

At the end of the project the plan will be reviewed and analysed to produce a comparison between estimated and actual waste production.

## 5.0 Waste Handling:

The following approaches are proposed for various waste types:

TYPE	APPROACH	% Recyclable
Concrete, Concrete work Block / inert masonry	To be crushed and reused as sub-base aggregate on site, Percentage recyclable 100%.	100
Timber and timber content sheet materials	To be distributed to Tresco Central Recycling Facility, distributed for use into mulch, timber particle sheets, chips for wood burning furnaces	100
Metals	To be distributed to Tresco Central Recycling Facility, for sorting and shipping to mainland for processing	100
Roofing materials; Slate	To be distributed to Tresco Central Stores, for use in future repair works	100
Glass	To be distributed to Tresco Central Recycling Facility, distributed for use for drainage and aggregate replacement on the Island	100
General waste materials; packaging, p'board & insulation off-cuts, cardboard	To be distributed to Tresco Central Recycling Facility, for sorting, compacting and shipping to mainland for processing	40



# Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

## When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

## 1. Submission details

### 1.1 Date

08/09/2025

### 1.2 Planning application reference number

P/25/063/FUL

### 1.3 Local planning authority (LPA)

Council of the Isles of Scilly

### 1.4 Development site address

Land Adj to Waste Site, Racket Town Road, Abbey Farm,  
Tresco TR24 0PX

### 1.5 Describe the development

It is proposed to build a steel-framed barn within an existing yard. The barn will be used to store building materials and machinery which are essential for the maintenance and construction of the Island's built environment.

## 2. Developer details

### 2.1 Applicant name

Mr Dorrien-Smith

### 2.2 Company name

Tresco Island Ltd

### 2.3 Address

Tresco Estate, Estate Office, Tresco, TR24 0QQ

### 2.4 Email address

[REDACTED]

### 2.5 Telephone number

[REDACTED]

### 2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

### 2.7 Signature

[REDACTED]

### 2.8 Date

XXX

9/9/25

## 3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

### 3.1 Name

Nicola Dyer (Principal Ecologist) BSc (Hons) MSc  
MCIEEM

### 3.2 Company name

Plan for Ecology Ltd



### 3.3 Address

Tremough Innovation Centre | Penryn Campus | Penryn |  
Cornwall | TR10 9TA

### 3.4 Email address

[REDACTED]

### 3.5 Telephone number

[REDACTED]

### 3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

### 3.7 Signature

[REDACTED]

### 3.8 Date

08/09/2025

## 4. Biodiversity net gain strategy

**4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?**

- ☒ Yes  
☐ No

**4.2 If no, what earlier date did you agree with the LPA?**

N/A

**4.3 How have you met the guidance on 'what counts towards your BNG'?**

[Find out what you can count towards a development's BNG](#)

BNG will be met through habitat creation and enhancement on-site

**4.4 How will you avoid or minimise impacts to habitats?**

There are no irreplaceable habitats. The machinery store has been located in a storage yard and will be accessed along an existing track to minimise impacts to surrounding habitats.

**4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?**

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☒ Yes  
☐ No

**4.6 How will you achieve the target net gain percentage?**

- ☒ On-site  
☐ Off-site  
☐ Both

**4.7 Are any of your on-site enhancements considered ‘significant’?**

[Find out what counts as a significant on-site enhancement.](#)

- ☒ Yes  
☐ No

**4.8 If yes, tell us about the significant on-site enhancements**

Include the appropriate planning condition or how you’ve secured the habitat.

Habitat creation includes native tree planting – a habitat of medium distinctiveness in the biodiversity metric. On-site existing scrub of medium distinctiveness will be enhanced and its condition improved from poor to moderate. This will achieve a 20.56% net gain in habitat units.

There are no hedgerows or watercourses on-site.

**4.9 How many off-site biodiversity units do you need to meet 10% net gain?**

0 units

**4.10 Explain why you’re using off-site biodiversity units**

Only answer this question if you’re planning to use off-site biodiversity units (250 words).

N/A

**4.11 Explain why you’re planning to use statutory biodiversity credits**

Only answer this question if you’re planning to use statutory biodiversity credits (250 words).

N/A

**4.12 Do you have a habitat management and monitoring plan?**

- ☐ Yes  
☒ No

**4.13 Have you used the statutory biodiversity metric tool?**

- ☒ Yes  
☐ No

#### 4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

P4E3845 Tresco Builder's Store –  
Statutory\_Biodiversity\_Metric\_Tool v2.xlsm

#### 4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

P4E3845 Tresco Builder's Store -  
Statutory\_Biodiversity\_Metric\_Condition\_Assessments  
v2.xlsx

#### 4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

P4E3845 Tresco Builder's Yard – BNG Report v2.pdf.  
Appendix 2

#### 4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

P4E3845 Tresco Builder's Yard – BNG Report v2.pdf.  
Appendix 3

#### 4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

- ☐ Yes  
☒ No

Consenting body

N/A

Reference number

N/A

### 5. Irreplaceable habitats

#### 5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

- ☐ Yes  
☒ No

#### 5.2 Have you submitted an approved compensation plan?

- ☐ Yes  
☒ No

## 6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

### 6.1 Survey date

14/05/2025

### 6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

No weather or seasonal constraints.

Dense vegetation associated with scrub and tall forb habitats has some potential to obscure features of ecological importance.

Where habitat boundaries could not be defined during the survey due to access restrictions e.g. dense scrub along the eastern site boundary, they were mapped with the aid of satellite photography (Google Earth Pro, 2025).

### 6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.51

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

### 6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.62 units

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

## 6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.11 units

Area habitat biodiversity units % change

20.56 %

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

## 6.6 Will you register and allocate any biodiversity units from your site to other developments?

☐ Yes

☒ No

## 6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

## 7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

### 7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

N/A

### 7.2 Biodiversity gain site register reference number

N/A

### 7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

N/A

### 7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

### 7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

### 7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A



Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

## 8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

### 8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

### 8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

### 8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

### 8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

## 9. Trading summary

### 9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

Yes

High

Yes

Medium

Yes

Low

Yes

## 10. Sharing data (optional)

### 10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No

**APPROVED**

*By Lisa Walton at 11:05 am, Sep 16, 2025*

**RECEIVED**

*By Tom.Anderton at 4:15 pm, Sep 10, 2025*



# PLAN FOR ECOLOGY

## **Biodiversity Net Gain Design Stage Report – Statutory Biodiversity Metric**

Site:

Builder's Yard, Racket Town Road, Tresco,  
Isles of Scilly

Grid Reference: SV 8950 1505

8<sup>th</sup> September 2025



**Plan for Ecology Ltd**

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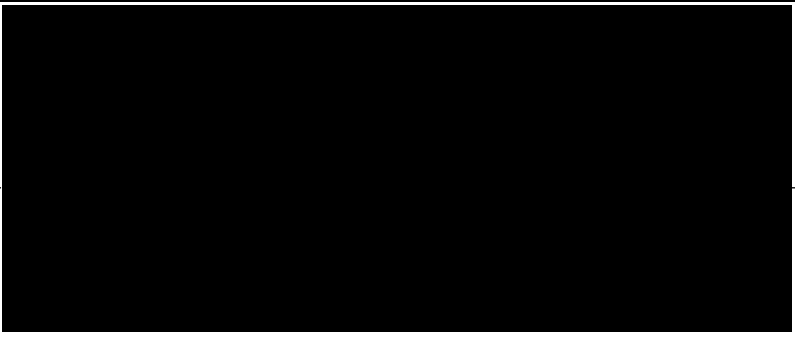


### Document Control:

<b>Site Name:</b>	Tresco Builders Yard, Tresco, Isles of Scilly TR24 0PX
<b>OS Grid Reference:</b>	SV 8950 1505
<b>Report Author:</b>	Nicola Dyer BSc (Hons) MSc MCIEEM
<b>Document Approved By:</b>	Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM
<b>Client:</b>	Tresco Island Ltd
<b>Report Reference Number:</b>	P4E3845
<b>Version:</b>	02
<b>Date:</b>	8 <sup>th</sup> September 2025

### Declaration:

"The information, evidence and advice, which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions."

<b>Lucy Wright</b>	
<b>Nicola Dyer</b>	

### Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. Typically, this Biodiversity Design Stage Report is valid for 12 months from the date of the baseline habitat survey on which the calculations are based (until 14<sup>th</sup> May 2026). However, the report may be valid for longer if the baseline habitat data is not uplifted in value in the interim.



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## **1.0 Introduction**

### **1.1 Background & Purpose of Survey**

Biodiversity Net Gain (BNG) is an approach to development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand. BNG is measured using a Biodiversity Metric which calculates the number of biodiversity units present on a site before and after development and compares these figures to determine the % net losses and gains.

On 12<sup>th</sup> February 2024 the Environment Act 2021 became law, requiring all eligible developments to provide 10% BNG measured using the Statutory Biodiversity Metric (DEFRA, 2024).

Plan for Ecology Ltd was commissioned by Tresco Island Ltd to undertake a BNG assessment of a proposed development project at a builder's yard off Racket Town Road, Tresco (OS Grid Ref: SV 8950 1505) in May 2025. The assessment included a BNG Design Stage Report and a completed Statutory Biodiversity Metric to demonstrate how the 10% BNG will be achieved.

### **1.2 Objectives**

This BNG Design Stage Report was prepared in accordance with current guidance on BNG reporting (CIEEM, 2021) and should be read in conjunction with the Ecological Impact Assessment report for the site (Plan for Ecology Ltd, 2025). The aims of this report are to:

- Describe the proposed development site and its planning background.
- Identify the planning policies, legislation and guidance which inform the BNG assessment.
- Describe the baseline condition of the site, the survey methods applied to establish this baseline and any limitations or refer the reader to the documents in which this information is presented.
- Describe the proposed development and how the design layout and landscaping plans have aimed to maximise the delivery of on-site BNG.
- Use the Statutory Biodiversity Metric calculations to identify the % BNG for habitats, hedges and watercourses (where relevant to the site).
- If the development is unable to deliver at least 10% BNG on-site (i.e., a net gain), identify a mechanism through which offsite BNG will be provided in order to meet this target.

### **1.3 Site Location & Description**

The application site, measuring c. 0.21 ha, comprises land within the red line boundary shown on Figure 1 below. The site is located in the centre of the island of Tresco, c. 0.5km east of New Grimsby Harbour and c. 0.72km north of Tresco Abbey. Tresco is the second largest island in the Isles of Scilly archipelago, which is a group of c. 200 islands and rocky outcrops located c. 45km southwest of Land's End, Cornwall, United Kingdom.

The application site comprises a storage yard with vegetated margins that is used for building materials and equipment. It is located within an area designated as a 'National Landscape', formally referred to as 'An Area of Outstanding Natural Beauty' (AONB). Beyond the immediate red line planning boundary, the site is bordered by woodland to the north and east, a track to the south, beyond which there is more woodland, and a waste storage area and Racket Town Road to the west. The coast lies c. 0.49km to the east at its nearest point.



Figure 1: Site location - approximate red line boundary.

#### **1.4 Proposed Site Plans**

The applicant seeks planning consent to construct a steel-framed barn to store building machinery and materials within the yard. The structure will be timber-clad with a pitched roof covered with timber cement sheeting. It will be located in the eastern part of the application site with a footprint of approximately 380m<sup>2</sup>. The barn will be accessed off the existing track through the site (Llewelyn Harker Lowe, 2025). An indicative site layout and landscaping plan is shown in Figure 2 below.





Figure 2. Proposed landscaping plan (Llewellyn Harker Lowe, 2025; drawing no. 4399\_005\_A).

## 1.5 Project Administration

<b>Site Name:</b>	Builder's Yard, Racket Town Road, Tresco, Isles of Scilly, TR24 0PX
<b>OS Grid Reference:</b>	SV 8950 1505
<b>Client:</b>	Tresco Island Ltd
<b>Planning Authority:</b>	Council of the Isles of Scilly
<b>Report Reference Number:</b>	P4E3845
<b>Site proposals:</b>	The applicant seeks planning consent to construct a storage facility for building materials and machinery within an existing yard.



<b>Survey Date:</b>	14 <sup>th</sup> May 2025 (Phase 1 survey, including UK Habitat (UKHab) Classification, and Statutory Biodiversity Metric habitat condition assessment)
<b>Surveyors &amp; Licence Numbers:</b>	Nicola Dyer BSc (Hons) MSc MCIEEM (Bat licence no: 2019-40845-CLS-CLS)

## 2.0 BNG Policy & Legislation

The following planning, legislative and professional guidance documents have been considered in the preparation of this BNG assessment. Further information is provided at Appendix 1.

Baker, J., Hoskin, R. and Butterworth, T. (2019) Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide. CIRIA, 2019. ISBN: 978-0-86017-791-3.

BSI (2013) BS 42020: 2013 Biodiversity: Code of Practice for Planning and Development. BSI.

BSI (2021) BS 8683: 2021 Process for Designing and Implementing BNG. BSI.

CIEEM [Chartered Institute of Ecology and Environmental Management] (2024) Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland. CIEEM.

CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. Part A: A Practical Guide. Baker, J. Hoskin, R and Butterworth, T. Joint collaborative report by CIEEM, IEMA and CIRIA. <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>

Cornwall Council and Council of the Isles of Scilly (2021) Cornwall and Isles of Scilly Environmental Growth Strategy 2020-2065. Cornwall Council. Truro.

Council of the Isles of Scilly (2021) Isles of Scilly Local Plan 2015–2030. Council of the Isles of Scilly, St Mary's, Isles of Scilly.

Council of The Isles of Scilly (2008) The Isles of Scilly Supplementary Planning Document. Biodiversity and Geological Conservation. December 2008. [Isles of Scilly Biodiversity & Geodiversity SPD.pdf](#)

Department for Food, Environment and Rural Affairs (2024) Statutory Biodiversity Metric. [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](#)

HM Government (2006) The Natural Environment and Rural Communities Act 2006. HMSO, London.

HM Government (2021) The Environment Act 2021. HMSO, London.

Ministry of Housing, Communities and Local Government (2025) National Planning Policy Framework [National Planning Policy Framework - Guidance - GOV.UK](#)



## 3.0 Methodology

This BNG assessment has been carried out in accordance with BS42020-2013 Biodiversity – Code of Practice for Planning & Development (BSI, 2013) and BS8683:2021 Process for Designing and Importing Biodiversity Net Gain (BSI, 2021), as adopted by local planning authorities, and the Statutory Biodiversity Metric guidance (DEFRA, 2024). Further information about wildlife legislation and policies relating to BNG is provided in Appendix 1.

### 3.1 Approach to BNG

Mandatory biodiversity net gain, as set out in the recently mandated Environment Act 2021, became law on 12<sup>th</sup> February 2024. The Environment Act 2021 requires all developments to achieve a minimum 10% BNG. All developments must quantify and describe habitat loss using the Biodiversity Metric (DEFRA, 2024), and achieve a minimum 10% BNG.

BNG is calculated using the Statutory Biodiversity Metric that measures the pre- and post-development biodiversity value of the site based on the area and characteristics of the habitat(s) present/ lost, and the area and characteristics of the habitat(s) reinstated.

### 3.2 BNG – Good practice principles for development

This BNG assessment has been completed using the ten good practice principles for development (CIRIA, 2019). These are as follows:

**Principle 1. Apply the Mitigation Hierarchy** – *'do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided'.*

**Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere** – *'Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain'.*

**Principle 3. Be inclusive and equitable** – *'Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders'.*

**Principle 4. Address risks** – *'Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised'.*

**Principle 5. Make a measurable Net Gain contribution** – *'Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities'.*

**Principle 6. Achieve the best outcomes for biodiversity** – *'Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when 1) delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses; 2) compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation; 3) achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels; 4) enhancing existing or creating new habitat; and 5) enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity'.*



**Principle 7. Be additional** – ‘achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway)’.

**Principle 8. Create a Net Gain legacy** – ‘ensure Net Gain generates long-term benefits by: 1) engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity; 2) planning for adaptive management and securing dedicated funding for long-term management; 3) designing Net Gain for biodiversity to be resilient to external factors, especially climate change; 4) mitigating risks from other land uses; 5) avoiding displacing harmful activities from one location to another; and 6) supporting local-level management of Net Gain activities’.

**Principle 9. Optimise sustainability** – ‘prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy’.

**Principle 10. Be transparent** – ‘communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders’.

### 3.3 Assessment of Baseline Biodiversity Value

The ecological baseline value of the site was assessed using the following information:

- A desk study of ecological records provided by the Local Records Centre (within Plan for Ecology Ltd, 2025);
- A web-based search for designated wildlife sites using MAGIC <http://www.magic.gov.uk> (DEFRA *et al*, 2025);
- An extended Phase 1 Survey of the site on 14<sup>th</sup> May 2025 (Plan for Ecology Ltd, 2025) to classify habitats according to the UK Habitat Classification system (UKHab Ltd, 2023).
- An assessment of habitat condition according to the Statutory Biodiversity Metric condition criteria (DEFRA, 2024).

Baseline habitats were mapped and measured using QGIS. NB. No hedgerows or watercourses are present within the site pre-development.

### 3.4 Assessment of Post-Development Biodiversity Value

The Ecological Impact Assessment report provides recommendations for habitat retention, enhancement and creation within the site, post-development (Plan for Ecology Ltd, 2025). These recommendations are guided by the Mitigation Hierarchy (BSI, 2013; CIEEM, 2024). The Mitigation Hierarchy seeks to avoid impacts, then to mitigate unavoidable impacts, and, as a last resort, to compensate for residual impacts that remain after implementation of avoidance and mitigation measures.

The predicted BNG resulting from the implementation of these measures is modelled using the Statutory Biodiversity Metric (DEFRA, 2024). The predicted habitat condition of post-development habitats was assessed by applying professional judgement, based on location, habitat type, time to target condition and likely management/impacts over a 30-year period.

The site layout plan provided the basis for mapping and measuring the post-development habitats (Figure 2). NB. No hedgerows or watercourses will be present within the site post-development.



### 3.5 Statutory Biodiversity Metric

The Statutory Biodiversity Metric was used to calculate the pre- and post-development biodiversity units of the site based on the area and characteristics of the existing baseline habitats, and the area and characteristics of habitats retained, enhanced and created as a result of the development (DEFRA, 2024). The Statutory Biodiversity Metric calculates the biodiversity units for habitats (measured in hectares), and hedges and watercourses (measured in linear kilometers) separately and a 10% BNG is required in each category that is relevant to the site. A completed Statutory Biodiversity Metric Excel spreadsheet accompanies this document.

The biodiversity unit scores are moderated by incorporating measurements of habitat condition, location (i.e. some locations are considered less favourable than others), difficulty associated with implementing new habitat features (i.e. some habitats are more difficult to establish successfully than others), and strategic significance (see section 3.6 below).

### 3.6 Strategic Significance

The strategic significance of each habitat feature is determined using the Cornwall and Isles of Scilly Nature Recovery Strategy interactive mapping [CIOS LNRS](#) (accessed 14<sup>th</sup> May 2025).

This identifies habitats that fall into Zones 1 and 2 of the Cornwall and Isles of Scilly Nature Recovery Network. Those habitat features that fall within Zone 1: Existing Nature Network and Zone 2: Opportunity Area, are categorised as Category 1 (within area formally identified in the local strategy) in accordance with Table 1 below (DEFRA, 2024). Those features that do not fall within Zones 1 and 2 are categorised as Category 3 'area/ compensation not ecologically desirable/ in local strategy'. In some instances, single habitat features sit partially within or outside of Zones 1 and 2. Where habitats straddle Net Gain Zones, the habitat parcel has been split to fit the appropriate Net Gain Zone, where possible.

Strategic significance is determined as outlined by DEFRA and summarised in Table 1 below.

Table 1. Strategic significance where a Local Nature Recovery Strategy (LNRS) has been published.

Strategic Significance Category	Score Applied	Description
Category 1 - High 'within area formally identified in the local strategy'	1.15	<p>This category can be applied when:</p> <ul style="list-style-type: none"> <li>the location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and</li> <li>the intervention is consistent with the potential measure proposed for that location.</li> </ul> <p>If your project delivers the mapped potential measure set out in the LNRS you should:</p> <ul style="list-style-type: none"> <li>record strategic significance as low in the baseline</li> <li>record strategic significance as high in post-intervention sheets</li> <li>record that you have applied the published LNRS in your gain plan</li> </ul>
Category 2 - Medium 'location ecologically desirable but not in local strategy'	1.10	This category cannot be applied.
Category 3 - Low 'area/ compensation not ecologically desirable/ in local strategy'	1	<p>Where the definitions for high strategic significance are not met.</p> <p>Even if your project is in an area mapped with a potential measure, if it does not deliver the specific actions outlined for your location you should record strategic significance as low.</p>



Habitat features in the application site lie within Zone 2 of the CIOS LNRS network and are categorised as 'within the local strategy'. The LNRS identifies that the site offers opportunities for the creation and enhancement of 'Trees, woodland and scrub' (Figure 3).

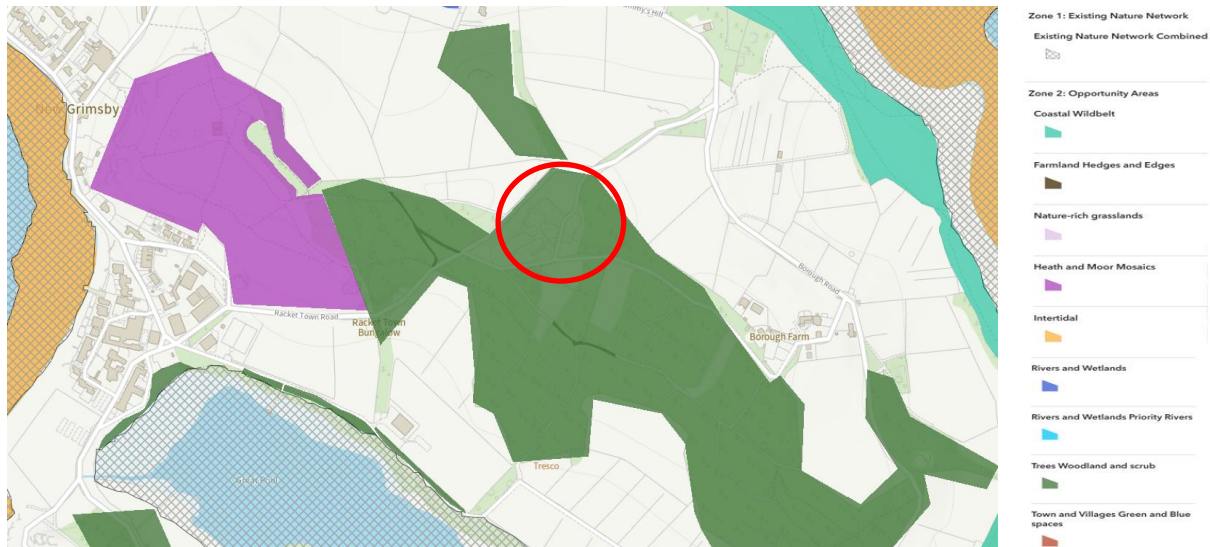


Figure 3: Biodiversity Net Gain Zones falling within the site (Cornwall and Isles of Scilly LNRS; accessed 14<sup>th</sup> May 2025). Approximate site location shown within red line.

### 3.7 Development Revisions

Since completion of the EcIA report, the red line boundary has been revised to cover a smaller area of land. No other development revisions were required to achieve BNG.

### 3.8 Technical Competence

This report has been written by Nicola Dyer BSc (Hons) MSc MCIEEM who holds the following protected species licences: Bat licence no: 2019-40845-CLS-CLS. Nicola has over 30 years of experience as an ecological consultant. She is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has an Honours Degree in Environmental Science and a Master's Degree in Environmental Impact Assessment. Nicola has undertaken CIEEM training courses relevant to BNG and is experienced and competent in Biodiversity Net Gain assessments.

### 3.9 Limitations

#### Survey limitations

It is possible to undertake UKHab surveys at any time of year. The survey was completed on 14<sup>th</sup> May 2025, within the optimal period for vegetation surveys (April – September). It is acknowledged that some species may not have been visible or readily identifiable at this time of year but timing of the survey was not considered to be a significant limitation to habitat classification or the Statutory Biodiversity Metric habitat condition assessment.

Weather conditions during the survey were in line with seasonal norms and there are no limitations.

Dense vegetation associated with scrub and tall forb habitats has some potential to obscure features of ecological importance.





Where habitat boundaries could not be defined during the survey due to access restrictions e.g. dense scrub along the eastern site boundary, they were mapped with the aid of satellite photography (Google Earth Pro, 2025).

Ecological features can change over time, particularly if site management/ use changes. Typically, this Biodiversity Metric is valid for 12 months (until 14<sup>th</sup> May 2026) in line with the survey lifespan of the baseline habitat survey on which the calculations are based. However, providing that the baseline is the best representation of pre-development habitats on the site, then the validity of the metric can be extended for longer than 12 months.

### **Biodiversity Metric limitations**

Natural England has identified the following limitations of the Biodiversity Metric (Natural England, 2022); these are considered to also apply to the Statutory Metric.

*'The metric uses habitats as a proxy for biodiversity. Although this is a rational means of measuring biodiversity value, it is a simplification of complex ecological processes which are not readily captured. While the scoring of habitats is informed by ecological reasoning and the available evidence, the outputs of biodiversity unit calculations are not scientifically precise or absolute values. Therefore, the generated biodiversity unit scores are a proxy for the relative biodiversity worth of a habitat or site. This is appropriate for a variety of intended uses, but there may be exceptional circumstances where use of the metric is not appropriate.'*

*The metric and its outputs should therefore be interpreted, alongside ecological expertise and common sense, as an element of the evidence that informs plans and decisions. The metric is not a total solution to biodiversity decisions. It can, for example, help you work out how much new or restored habitat is needed and in what condition to compensate for a loss of habitat, but it does not tell you the appropriate composition of plant species to use or which micro-habitats might benefit locally important species'.*

The Statutory Biodiversity Metric requires habitat areas to be provided as hectares (or kilometres for linear features). On small sites or where some habitat features are very small (i.e. <150m<sup>2</sup> or 8m length), accurately calculating net change is more difficult because the margin of error is amplified. Minor losses of hedgerow (<10m) are inflated by the metric such that their inclusion can be inaccurate representation of ecological reality.

The Biodiversity Metric Excel spreadsheet presents values in two decimal places, but the calculations behind the presented values have more than two decimal places, which can result in small deviations in reported values.

Where present, hedgerows and watercourses are measured as linear features (Km) in the Statutory Biodiversity Metric and are not attributed an area (Ha). In line with BNG guidance, habitats adjacent to hedges and watercourses are expanded to fill the area occupied by linear features to ensure that the total area of the site is accurate.



## **4.0 Baseline Biodiversity Value – Survey Results**

The baseline biodiversity of the site is informed by the EcIA, the UKHab survey and the Statutory Biodiversity Metric habitat condition assessment. Further information about designated sites, habitats and species relevant to the application site is provided in the EcIA (Plan for Ecology Ltd, 2025).

### **4.1 Designated sites**

No part of the application site lies within a designated wildlife site, however, the site is located within an area designated as a 'National Landscape', formally referred to as 'An Area of Outstanding Natural Beauty' (AONB).

Several statutory designated sites are present within a 1km radius of the site. A detailed description is provided in Table 2 of the EcIA (Plan for Ecology Ltd, 2025). The application site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone and within the Zone of Influence (12.5 km radius) of three European sites. There are no non-statutory designated sites within a 1km radius of the site.

### **4.2 Habitats**

Following revision to the red line boundary, a total of four UK Habitat Classification (UKHab) habitat types (inclusive of notable secondary codes) were recorded within the site boundary. These are listed below and a detailed description is provided in Table 4 of the EcIA (Plan for Ecology Ltd, 2025):

- Mixed scrub (h3h 524);
- Tall forbs (g 16 82 523 524);
- Sparsely vegetated urban land (u1f);
- Bare ground (u 510).

There are no habitats of significant ecological value on the site. The mixed scrub and tall forbs habitats are of value within the Zone of Influence of the application site and the remaining habitats are of negligible value.

### **4.3 Notable species**

The site and wider survey area supports or has the potential to support the following legally protected species and species of conservation concern:

- Bats (foraging and commuting)
- Red squirrel
- Lesser white toothed shrew
- Birds (breeding and wintering)
- Amphibians
- Invertebrates
- Vascular and non-vascular plants.

Further species descriptions are provided in Table 5 of the EcIA (Plan for Ecology Ltd, 2025). The site is considered to be of value within the Zone of Influence of the application site for these species groups. No further species surveys were required to inform the planning application.





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## **5.0 Potential Impacts and Mitigation**

### **5.1 Potential Impacts**

The potential impacts that the development will have on designated sites, habitats and species, in the absence of mitigation and compensation, are described in Table 2 below.

Ecological features considered to be of at least Local Value are assessed in Table 2. Those features considered to be of less than Local Value are not considered in the impact assessment unless legislative constraints must be navigated to prevent an offence being committed under the relevant wildlife legislation.

### **5.2 Mitigation**

The Mitigation Hierarchy has been applied to each potential impact to avoid, reduce or compensate that impact (Table 2). Following mitigation and compensation, the proposed development will have a neutral residual impact within the Zone of Influence of the development (Plan for Ecology Ltd, 2025).



Table 2: Impact Assessment: Assessment of Effects and Mitigation Measures.

Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
<b>Designated Sites</b>				
<b>MCZ - South of the Isles of Scilly</b>	<b>Construction Phase:</b> The MCZ is located c. 1km northeast of the proposed development site and is not linked hydrologically. Therefore, construction activities, such as increased human activity, vehicle movements, noise, vibration, dust and lighting, will not have any direct impact.	Neutral	Mitigation is not required, but a Construction and Environmental Management Plan (CEMP) will be prepared and implemented, to include actions taken to avoid/minimise the impacts of construction noise, vibration, dust, lighting and surface runoff on habitats and species.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts due to distance of separation.	Neutral	Mitigation is not required.	Neutral
<b>RAMSAR - Isles of Scilly</b>	<b>Construction Phase:</b> The RAMSAR site is located c. 365m northeast of the proposed development site and is not linked hydrologically. Construction activities will, therefore, not have any direct impact.	Neutral	Mitigation is not required, but CEMP to be prepared and implemented.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no	Neutral	None required.	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
	operational impacts due to distance separation.			
<b>SAC - Isles of Scilly Complex</b>	<b>Construction Phase:</b> The SAC is located c. 365m northeast of the proposed development site and is not linked hydrologically. Construction activities will, therefore, not have any direct impact.	Neutral	Mitigation is not required, but CEMP to be prepared and implemented.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts due to distance separation.	Neutral	None required.	Neutral
<b>pSPA - Isles of Scilly</b>	<b>Construction Phase:</b> The pSPA is located c. 365m northeast of the proposed development site and is not linked hydrologically. Construction activities will, therefore, not have any direct impact.	Neutral	None required, but CEMP to be prepared and implemented.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no	Neutral	Mitigation is not required.	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
	operational impacts due to distance separation.			
<b>SSSI - Pentle Bay, Merrick and Round Islands</b>	<b>Construction Phase:</b> This SSSI is located c. 365m northeast of the proposed development site and is not linked hydrologically. Construction activities will, therefore, not have any direct impact.	Neutral	Mitigation is not required, but CEMP to be prepared and implemented.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts due to distance separation.	Neutral	Mitigation is not required	Neutral
<b>SSSI - Great Pool</b>	<b>Construction Phase:</b> This SSSI is located c. 320m southwest of the proposed development site and is not linked hydrologically. Construction activities will, therefore, not have any direct impact.	Neutral	None required, but CEMP to be prepared and implemented.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts due to distance separation.	Neutral	Mitigation is not required.	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
<b>SSSI - St. Helen's (With Northwethel &amp; Men-A-Vaur)</b>	<b>Construction Phase:</b> This SSSI is located c. 893m northeast of the proposed development site and is not linked hydrologically. Construction activities will, therefore, not have any direct impact.	Neutral	None required, but CEMP to be prepared and implemented.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts due to distance separation.	Neutral	Mitigation is not required.	Neutral
<b>CIOS LNRS</b>	<b>Construction Phase:</b> The site lies in Zones 2 of the CIOS LNRS network and is categorised as identified as an opportunity area for trees, woodland and scrub. The proposed barn is located on an area of sparsely vegetated land and there will be no loss of scrub. However, construction activities, such as increased human activity, vehicle movements, noise, vibration, dust and lighting, could degrade adjacent scrub and other habitats.	Short-term, negative impact of unlikely occurrence, of minor significance on a local scale.	A CEMP will be prepared and implemented, to include actions taken to avoid/ minimise the impacts of construction noise, vibration, dust, lighting and surface runoff on habitats and species.	Neutral
	<b>Operational Phase:</b> Once the barn is operational, there will be no further loss and degradation of	Neutral	Mitigation is not required.	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
	the LNRS network associated with the development. No external lighting on the barn or in the wider site is proposed.			
<b>Habitats</b>				
<i>There are no habitats of Local value or above within the site. No mitigation is required for low value ecological features but it is recommended that the following measures are undertaken as best practice. Retaining and enhancing existing habitats will also contribute towards achieving Biodiversity Net Gain (see section 7.2).</i>				
<b>Mixed scrub and Tall forbs</b>	<b>Construction Phase:</b> The barn is located on the existing yard which is sparsely vegetated land of negligible value. Access to the construction area will be via the existing track. Very little vegetation will be removed during site clearance. Scrub and tall forb habitat will be retained but could become degraded during the construction works.	Short-term, negative impact of unlikely occurrence, of minor significance within the Zone of Influence	Mitigation is not required, but CEMP to be prepared and implemented. It is recommended that retained scrub and tall forb habitats in the immediate vicinity of the construction area are protected with temporary fencing during the works.	Neutral
	<b>Operational Phase:</b> Once the barn is operational, there will be no further loss and degradation of habitats in the LNRS network associated with the development. No external lighting on the barn or in the wider site is proposed.	Neutral	Mitigation is not required.	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
<b>Species</b>				
<i>The site has no potential to support species/species groups of Local value or above. No mitigation is required for low value ecological features but it is recommended that the following measures are undertaken as best practice and to fulfil legal obligations relating to species protection.</i>				
<b>Bats (foraging and commuting)</b>	<b>Construction Phase:</b> The barn will be located on sparsely vegetated land that has limited value for foraging/commuting bats and negative impacts are unlikely. Artificial lighting used to extend working hours during the construction period has potential to disrupt bat activity.	Short-term, negative impact of unlikely occurrence, of minor significance within the Zone of Influence	A Construction and Environmental Management Plan (CEMP) will be prepared and implemented, to include actions taken to avoid/minimise the impacts of construction noise, vibration, dust, lighting and surface runoff on habitats and species. Where night working is essential, light spill will be screened / deflected with the use of baffles / cowls and directed away from retained vegetation. Follow recommendations for habitat mitigation and enhancement.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts on foraging and commuting bats. There are no proposals for external lighting on the barn or in the wider site.	Neutral	No mitigation is required. If the proposals change and external lighting is planned, no further bat surveys are recommended due to the small size and low value of the site for bats, but a lighting plan will be required. The plan will be designed in consultation with a bat ecologist to demonstrate how impacts of artificial lighting on	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
			foraging and commuting bats will be avoided. The lighting plan will comply with the following: Guidance Note 08/23 Bats and Artificial Lighting at night (ILP / BCT, 2023).	
<b>Birds</b>	<p><b>Construction Phase:</b></p> <p>The barn will be located on sparsely vegetated land that has limited value for foraging birds.</p> <p>Construction works could cause disturbance to birds breeding in the surrounding scrub habitats.</p> <p>The construction area borders scrub to the south and west. If any shrubs have to be cut back along the margins, active nests may be damaged or destroyed, which is a legal offence.</p>	Short-term, negative impact of unlikely occurrence, of minor significance within the Zone of Influence	<p>A CEMP will be prepared and implemented to minimise noise, vibration and human activity that could cause disturbance.</p> <p>Precautionary measures will be implemented to prevent disturbance to nesting birds. Shrub works will be avoided between March and August when birds will be nesting, or, alternatively, the works will be preceded by a detailed search for nesting birds, to be undertaken by an ecologist. If an active bird nest is found, then works must be delayed until nesting activity has ceased / the dependent young have fledged. Works are most likely to be delayed during the peak nesting period between April and June.</p> <p>Follow recommendations for habitat mitigation above.</p>	Neutral
	<p><b>Operational Phase:</b></p> <p>The site is already used to store machinery and materials. Once the barn is in use, there will be no</p>	Neutral	Mitigation is not required.	Neutral





Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
	operational impacts on breeding and foraging birds. There are no proposals for external lighting on the barn or in the wider site.			
<b>Invertebrates</b>	<b>Construction Phase:</b> Site clearance and disturbance to adjacent habitats has potential to kill, harm or injure individual animals but is unlikely to impact species populations.  The desk study revealed records for two introduced, invasive flatworm species ( <i>Australoplana sanguinea</i> and <i>Kontikia andersoni</i> ) listed on Sch. 9 Pt. 1 Wildlife and Countryside Act 1981. Construction activities have potential to cause these species to spread, which would be an offence.	Short-term, negative impact of unlikely occurrence, of minor significance within the Zone of Influence	A CEMP will be prepared and implemented.  An Invasive Species Control Plan (ISCP) must be prepared and implemented to prevent an offence being committed.	Neutral
	<b>Operational Phase:</b> There will be no further impacts on invertebrates once the barn is operational.	Neutral	No mitigation is required but follow best practice and continue to control invasive species in the long-term to prevent them spreading off-site.	Neutral
<b>Lesser white toothed shrew</b>	<b>Construction Phase:</b> Site clearance, including removal of building materials from the construction area, has potential to kill, harm or injure individual animals but is unlikely to significantly impact the local population.	Short-term, negative impact of unlikely occurrence, of minor significance within the Zone of Influence	A CEMP will be prepared and implemented to include precautionary measures to minimise the risk of harming lesser white-toothed shrew. Building materials will be cleared from the existing	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
			yard carefully to avoid injury to small mammals and other wildlife. Follow recommendations for habitat mitigation above.	
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts on lesser white-toothed shrew as a result of the development.	Neutral	Mitigation is not required.	Neutral
<b>Red squirrel</b>	<b>Construction Phase:</b> Woodland is absent from the site, and red squirrels are unlikely to occupy the site but may pass through on occasion. Site clearance has very limited potential to kill, harm or injure individual animals. A precautionary approach is required to be confident that a legal offence is not committed.	Short-term, negative impact of unlikely occurrence, of minor significance within the Zone of Influence	A Construction and Environmental Management Plan (CEMP) will be prepared and implemented.  A method statement will be required to ensure that works do not impact red squirrel. The method statement will set out detailed avoidance and mitigation measures that will be implemented to prevent an offence being committed under the relevant legislation.	Neutral
	<b>Operational Phase:</b> The site is already used to store machinery and materials. Once the barn is in use, there will be no operational impacts on red squirrel as a result of the development.	Neutral	Mitigation is not required.	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
<b>Vascular plants</b>	<p><b>Construction Phase:</b></p> <p>Some vegetation will be lost from the sparsely vegetated land to construct the barn but this is unlikely to significantly affect plant populations.</p> <p>Construction works will not impact any species of conservation value. The Nationally Scarce balm-leaved figwort and round-leaved mint are located in tall forbs habitat. However, it is possible that notable plants may colonise the construction area prior to commencement of works.</p> <p>Construction works could have indirect impacts on plant populations from dust and surface water runoff.</p> <p>Three invasive species listed under Sch. 9 WCA 1981 were recorded: montbretia and rhododendron within the red line boundary and giant gunnera within the wider site. Rhododendron is present in scrub immediately adjacent to the construction area and invasive plants may colonise the construction area in the interim period between the site surveys and commencement of works. Construction activities may cause this species to spread to the wild.</p>	Short-term, negative impact of unlikely occurrence, of minor significance within the Zone of Influence	<p>A CEMP will be prepared and implemented.</p> <p>A site walkover survey will be completed within 6 weeks prior to vegetation clearance works to check for the presence of notable plant species. If any nationally rare or scarce plants are found, a method statement will be provided to translocate the plants (or soils likely containing their seedbank) to undisturbed or newly landscaped areas of the site.</p> <p>Retained habitats in the immediate vicinity of the construction area will be protected from degradation with fencing. This will avoid impacting any Nationally Scarce plants in the surrounding vegetation.</p> <p>An Invasive Species Control Plan (ISCP) must be prepared and implemented to prevent an offence being committed.</p> <p>A site walkover survey completed within 6 weeks prior to vegetation clearance works to check for the presence of invasive plant species.</p> <p>Development of the site will include measures to control species under the Weeds Act 1959. Control</p>	Neutral



Feature	Potential Impacts Without Mitigation	Impact Assessment without Mitigation	Mitigation Measures	Residual Impact
	Three plant species listed under the Weeds Act 1959 are present within the site: broad-leaved dock, creeping thistle and spear thistle. Construction activities have potential to cause these species to spread which may be harmful to agriculture.		measures will comprise targeted weed control (i.e. seasonal mowing, pulling or herbicide application).	
	<b>Operational Phase:</b> There will be no further impacts on vascular plants once the barn is operational.	Neutral	No mitigation is required but follow best practice and continue to control invasive plants in the long-term to prevent them spreading off-site.	Neutral
<b>Non-vascular plants and fungi</b>	<b>Construction Phase:</b> Some vegetation will be lost from the sparsely vegetated land to construct the barn but this is unlikely to significantly affect plant populations.  Construction works could have indirect impacts on plant populations from dust and surface water runoff.	Neutral	A CEMP will be prepared and implemented.  No further mitigation is required.	Neutral
	<b>Operational Phase:</b> There will be no further impacts on non-vascular plants and fungi once the barn is operational.	Neutral	No mitigation is required but follow best practice and continue to control invasive plants in the long-term to prevent them spreading off-site.	Neutral



## 6.0 Ecological enhancements

Biodiversity enhancements that are additional to the mitigation and compensation measures will be included in the development to deliver a Biodiversity Net Gain (Table 3).

Table 3. Ecological Enhancements

Feature	Enhancement Measure
<b>Designations</b>	
CIOS LNRS	There is opportunity to enhance and create new habitats within the wider area to enhance the CIOS LNRS network. The Network identifies that the site offers opportunities for the creation and enhancement of 'Trees, woodland and scrub'.
<b>Habitats</b>	
Scattered trees	Ten native trees will be planted within the site to contribute to the BNG for habitat units post-development.
Mixed scrub	The development will include long-term management of the existing scrub along the eastern boundary and new tree and shrub planting to provide biodiversity improvements and contribute to the BNG for habitat units post-development.
<b>Species</b>	
Bats (roosting)	At least one bat box will be installed on the new barn to enhance roosting opportunities.
Birds	At least one bird box will be installed on the new barn to create new nesting opportunity for bird species post-development. Nectar and berry producing species will be planted within the mixed scrub to maximise its value for faunal species.
Invertebrates	A bee post and log pile will be installed within landscaped parts of the site post-development. Nectar and berry producing species will be planted within the mixed scrub to maximise its value for faunal species.
Lesser white-toothed shrew	Log piles will be installed within landscaped parts of the site post-development. Nectar and berry producing species will be planted within the mixed scrub to maximise its value for faunal species.
Vascular plants, non-vascular plants and fungi	Habitat enhancements will include native tree and shrub planting and control of non-native invasive plants that will enhance the diversity and abundance of native plant species.



## 7.0 BNG Good Practice Principles

The ten BNG good practice principles are identified in 'Biodiversity Net Gain. Good Practice Principles for Development. Part A: A Practical Guide' by CIRIA (2019). This chapter describes how the principles have been considered and applied within the proposed development (Table 4).

Table 4: Evidence of Compliance with BNG Good Practice Principles.

Principles		Description	Evidence
1	Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	<ul style="list-style-type: none"> <li>There are no habitats of ecological importance on the site.</li> <li>Habitat losses are fully compensated for on-site through habitat retention, enhancement and creation.</li> </ul>
2	Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain.	<ul style="list-style-type: none"> <li>No irreplaceable habitats will be affected by the development.</li> </ul>
3	Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.	<ul style="list-style-type: none"> <li>BNG is factored into the development design at an early stage through liaison with the client, master planner and landscape architect.</li> <li>Future BNG monitoring and outcomes will be shared with all stakeholders.</li> </ul>
4	Address risks	Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	<ul style="list-style-type: none"> <li>The difficulty of creating new habitats and the time for habitats to reach target condition are accounted for in the Statutory Biodiversity Metric calculations and appropriate compensation provided.</li> </ul>
5	Make a measurable Net Gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	<ul style="list-style-type: none"> <li>The development will achieve a measurable overall BNG for habitats of 20.56% within the site.</li> <li>The development will contribute towards the delivery of national and local BNG policies.</li> </ul>
6	Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when: <ul style="list-style-type: none"> <li>Delivering compensation that is ecologically equivalent in type,</li> </ul>	<ul style="list-style-type: none"> <li>This BNG report has been prepared using the most recent relevant planning policies, legislation and guidance.</li> <li>The BNG assessment is based on the most recent survey data and local knowledge.</li> </ul>



Principles		Description	Evidence
		<p>amount and condition, and that accounts for the location and timing of biodiversity losses;</p> <ul style="list-style-type: none"> <li>Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation;</li> <li>Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels; and,</li> <li>Enhancing existing or creating new habitat.</li> <li>Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.</li> </ul>	<ul style="list-style-type: none"> <li>Habitat creation and enhancement measures are designed to complement existing habitats and reinforce the Green Infrastructure of the wider area.</li> </ul>
7	Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).	<ul style="list-style-type: none"> <li>The development has sought to exceed the minimum 10% BNG required by the Environment Act 2021 and the Local Planning Authority. These gains would not likely have occurred in the absence of this BNG policy or for the purpose of fulfilling habitat and species-specific mitigation.</li> </ul>
8	Create a Net Gain legacy	<p>Ensure Net Gain generates long-term benefits by:</p> <ul style="list-style-type: none"> <li>Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity;</li> <li>Planning for adaptive management and securing dedicated funding for long-term management;</li> <li>Designing Net Gain for biodiversity to be resilient to external factors, especially climate change;</li> <li>Mitigating risks from other land uses;</li> <li>Avoiding displacing harmful activities from one location to another; and</li> <li>Supporting local-level management of Net Gain activities.</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholders were engaged at an early stage in the development design to agree how BNG would be delivered by the project.</li> <li>The landscaping scheme has been designed to reflect the local environment and incorporates native and wildlife friendly planting to provide long-term ecological benefits.</li> <li>A Habitat Management and Monitoring Plan will be made a planning condition to ensure habitat target conditions are met and the predicted BNG is realised as outlined below. The Plan will detail how management will be implemented over a 30 year period and adapted to be resilient to external factors.</li> </ul>
9	Optimise sustainability	Prioritise BNG and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	<ul style="list-style-type: none"> <li>Habitat compensation is designed according to the 'like for like or better' approach.</li> <li>Habitat creation and enhancement measures are designed to complement the natural surroundings of this site and reinforce the Green Infrastructure of the wider area.</li> </ul>



Principles		Description	Evidence
10	Be transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	<ul style="list-style-type: none"> <li>This BNG Design Stage Report and supporting Statutory Biodiversity Metric will be shared with relevant stakeholders.</li> <li>A Habitat Management and Monitoring Plan will evidence BNG delivery and this will be communicated to the local planning authority.</li> </ul>

## 8.0 Compliance with National and Local Policy

National and local policies relating to BNG are described in Appendix 1. Table 5 demonstrates how the proposed development scheme at Carn Thomas has been designed to maximise BNG and comply with these policies.

Table 5: BNG Policy Compliance.

Policy	Compliance
National Planning Policy Framework	(187d): The mitigation hierarchy has been applied to minimise impacts of the development on biodiversity and to provide a net gain for biodiversity.
	(188): The development is located on land of low environmental value.
	192(b): The development will achieve a net gain for biodiversity through onsite habitat creation and enhancement measures.
25 Year Environment Plan	25 Year Plan Target for Thriving Plants and Wildlife. The development provides a biodiversity net gain and contributes towards the target ' <i>creating or restoring 500,000 hectares of wildlife-rich habitat outside the protected site network</i> '.
Isles of Scilly Local Plan 2015-2030	Policy OE1: The development has sought to retain and improve mixed scrub within the site to enhance the island's landscape.
	Policy OE2 (1): The development will achieve a measurable overall BNG for habitats of 10.45% within the site using the Statutory Biodiversity Metric calculator.
	Policy OE2 (2): The mitigation hierarchy has been applied to avoid or minimise impacts of the development on biodiversity. No unavoidable residual impacts which will remain after avoidance and mitigation measures are implemented have been identified.
	Policy OE2 (3): The scheme will secure compensation and provide net increases in biodiversity.
	Policy OE2 (5): The mitigation hierarchy has been applied to avoid or minimise impacts of the development on biodiversity. Impacts have been adequately and proportionately mitigated.
Cornwall and the Isles of Scilly Environmental Growth Strategy 2015-2065	The development will provide a BNG through on-site mitigation and compensation measures which will contribute to achieving the following: ' <i>At least 30% of our land and seas will be positively managed for nature by 2030, and by 2050 we are</i>





Policy	Compliance
	<i>growing nature on twice as much land and four times as much of our inshore waters as in 2020'</i>
	A Habitat Management and Monitoring Plan will be implemented to ensure that the development meets its % biodiversity targets and contributes to the Growth Strategy.

## 9.0 Statutory Biodiversity Metric - Results

The Statutory Biodiversity Metric was used to calculate the pre- and post-development biodiversity value of the site in biodiversity units for habitats; there are no existing hedgerows or watercourses on the site. The detailed calculations are provided in the Biodiversity Metric Excel spreadsheet that accompanies this BNG assessment and the results are summarised below. **N.B.** The Biodiversity Metric Excel spreadsheet presents values in two decimal places, but the calculations behind the presented values have more than two decimal places, which can result in small deviations in reported values.

### Baseline habitats

The current, pre-development biodiversity value of the site is **0.51 habitat units**.

- 0.036 ha of mixed shrub in poor condition – 0.14 habitat units.
- 0.014 ha of tall forbs in moderate condition – 0.06 habitat units
- 0.099 ha of vacant/derelict land in poor condition – 0.20 habitat units
- 0.057 ha of bare ground in poor condition – 0.11 habitat units.

In the absence of mitigation, the proposed development will result in the loss of vacant/derelict land in poor condition and the loss of **0.20 habitat units**.

### Post-development habitats

Habitat enhancements will deliver **0.30 habitat units** as follows:

- 0.036 ha of mixed scrub in poor condition uplifted to moderate condition – 0.30 habitat units. Management to include eradication of invasive non-native species, reinforcement with native woody species and rotational cutting to diversify habitat structure.

Habitat creation will deliver **0.14 habitat units** as follows:

- 0.04 ha (area equivalent) of 10 small trees in moderate condition – 0.14 habitat units.

### Results summary

The proposed development will deliver an uplift of 0.11 habitat units and a **20.56% net gain** for habitats. There are no hedgerows and watercourses on-site (Figure 4).

BNG is contingent on successful implementation and management of habitat features over a 30-year period. We recommend that management of the habitat features is undertaken in accordance with a Habitat Management and Monitoring Plan (HMMP).

The Statutory Biodiversity Metric calculations are habitat-based and do not take into consideration all of the enhancement measures listed in Table 5 above, particularly relating to species. It is recommended that the biodiversity gains calculated by the Statutory Biodiversity Metric and the



enhancements listed in Table 5 are both considered in the development, when determining the planning application.

Material and Machinery Store, Tresco

Headline Results

Scroll down for final results ▲

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On-site baseline	Habitat units	0.51			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.62			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	0.11	20.56%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.11			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.11			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	20.56%			
	Hedgerow units	0.00%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.51	0.56	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Figure 4: Tresco Builder's Yard - BNG Metric Summary Output.

## 10.0 Project Implementation

The project will be implemented through the following documents and plans:

- Detailed landscaping plan
- Planting schedule
- Construction Environmental Management Plan
- Habitat Management and Monitoring Plan.



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## 11.0 Habitat Management and Monitoring Plan

It is recommended that a Habitat Management and Monitoring Plan (HMMP) is prepared to ensure that the project meets the predicted BNG targets. This is likely to be made a planning condition. The Plan would include:

- Measurable objectives for BNG within all habitats and the management actions which will achieve these objectives.
- A work schedule for implementing management actions over a 30-year period, with milestones at years 2, 5, 10, 15, 20, 25 and 30 from commencement of development.
- A monitoring programme to measure key habitat indicators, assess habitat condition and evidence the successful delivery of BNG.
- A mechanism for reporting biodiversity outcomes and reviewing and adapting the work schedule as necessary.
- The responsibilities and the legal and financial arrangements for implementing the HMMP.



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## 12.0 Bibliography

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## 13.0 Appendix 1: Legislation and Planning Policy

### Protected Habitats, Species and Designated Sites

- **The Conservation of Habitats and Species Regulations (HM Government, 2017) (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HM Government, 2019))**, referred to here after as the '**Habitat Regulations**', encompasses Special Areas of Conservation (SACs) and provides additional protection for Special Protected Areas (SPA's), RAMSAR Sites and European Protected Species (EPS). Protection is afforded from direct and indirect impacts, particularly where mobile wildlife populations for which the SAC is designated may be significantly affected. A Habitats Regulations Assessment/Appropriate Assessment must be completed by the competent authority, based on sufficient information provided by the applicant, to meet Regulation 63 of the Habitats Regulations. The Waddenzee judgement ruled that a plan or project may be authorised only if a competent authority has made certain that the plan or project will not adversely affect the integrity of the site. A decision can only be reached "where no reasonable scientific doubt remains as to the absence of such effects". Competent authorities must be "convinced" that there will not be an adverse effect. Where doubt remains as to the absence of adverse effects, the plan or project must not be authorised, subject to the procedure outlined in the Habitats Regulations regarding imperative reasons of overriding public interest.
- **The Countryside and Rights of Way (CROW) Act (HM Government, 2000, as amended)** The CROW Act places a statutory duty on Statutory Nature Conservation Organisations (SNCO) to have regard to biodiversity conservation and to promote conservation action by others. Section 74 of the Act requires the preparation and maintenance of lists of priority species and habitats. It also places a statutory duty on public bodies to conserve SSSIs and enhance their value, and provides SNCOs with the power to impose Management Schemes on owners of SSSIs. The CROW Act strengthens the legal protection for threatened species with regard to killing, injuring, disturbing or destroying places used for shelter and protection.
- **The Hedgerows Regulations (1997)** The Hedgerow Regulations 1997 were made under Section 97 of the Environment Act 1995 (HM Government, 1995) and took effect on 1 June 1997. They introduced arrangement for local planning authorities (LPAs) to protect important countryside hedgerows through a system of notification. Such hedgerows are frequently valuable because of their historical, ecological and landscape characteristics.

Under the Hedgerow Regulations 1997, an offence occurs when:

- o A person intentionally or recklessly removes, or causes or permits another person to remove, a hedgerow in contravention of regulation 5(1) or (9); and when
- o A person contravenes or fails to comply with regulation 6(2).
- o A hedgerow is a boundary line of shrubs or trees and is 'important', and protected, under the Hedgerow Regulations 1997 if it meets a specific criterion. Cornish hedgerows do not necessarily meet the criteria of the Hedgerow Regulations 1997 but are typically of great historic, landscape and biodiversity value. The Hedge (and wall) Importance Test (HIT), developed by the Guild of Cornish Hedgers, is an alternative measure of value and is required to inform planning decisions impacting hedgerows in Cornwall (Cornwall Council, 2018).



- **The Natural Environment and Rural Communities (NERC) Act (HM Government, 2006)** bestows a legal duty on public authorities to conserve biodiversity. The Section 40 duty requires Local Authorities to have regard to the purpose of conserving biodiversity. This particularly relates to Section 41 Habitats and Species of Principal Importance (sometimes called 'priority habitats' or 'priority species'.
- **The Protection of Badgers Act (1992)** protects badgers as specified below.
- **The Wildlife and Countryside Act (HM Government 1981, as amended)** encompasses the protection of wildlife (fauna and flora), SSSIs, SPAs, National Nature Reserves (NNRs) and RAMSAR Sites.

**Badgers:** Badgers are legally protected under the Protection of Badgers Act 1992. As a result of this statutory legislation it is an offence to:

- Purposely kill, injure or take a badger;
- Intentionally or recklessly damage, destroy or obstruct access to a badger sett;
- Disturb a badger when occupying a sett.

**Birds:** In Britain the nests (whilst in use or being built) and eggs of wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981).

Some species (i.e. barn owl) are also listed on Schedule 1 of the Wildlife and Countryside Act (HM Government, 1981 as amended); it is an offence to:

- Intentionally capture, injure or kill a Schedule 1 listed species;
- Intentionally or recklessly disturb a Schedule 1 listed species whilst nesting;
- Intentionally or recklessly disturb a dependent young Schedule 1 listed species.

**European Protected Species (EPS) (Bat, dormouse, otter, water vole, sand lizard, smooth snake & great crested newt):** EPS are listed on Annex IV(a) of the European Communities Habitats Directive.

In Britain protection of EPS is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HM Government, 2019)), Schedule 5 of the Wildlife and Countryside Act 1981 (1981, as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2017).

As a result of this statutory legislation, it is an offence to:

- Deliberately capture, injure or kill an EPS;
- Intentionally or recklessly disturb an EPS in its place of rest/ breeding Site;
- Intentionally or recklessly damage, destroy or obstruct access to a EPS place of rest/ breeding Site (even if the EPS is not occupying the resting / breeding place at the time);
- Possess or sell or exchange an EPS (dead or alive) or part of an EPS.

**Reptiles** (adder, common lizard, slow worm and grass snake): reptiles are protected under Schedule 5 (section 9(1) and 9(5)) of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to kill and/ or injure reptiles, and sell or transport for the purpose of sale. Sand lizard and smooth snake are also EPS (see above legal protection of EPS).



**Invasive plants:** The WCA 1981 states that if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence. Anyone convicted of an offence under Section 14 of the WCA 1981 may face a fine of £5,000 and/or 6 months imprisonment, or 2 years and/or unlimited fine or indictment. The following legislation is relevant to invasive plants:

*Control of Pesticides Regulations (CoPR) 1986:* CoPR 1986 require any person who uses a pesticide to take all reasonable precautions to protect the health of human beings, creatures and plants, safeguard the environment and in particular avoid the pollution of water. For application of pesticides in or near water, approval from the Environment Agency should be sought before use.

*Environmental Protection Act 1990 (EPA 1990):* EPA 1990 contains a number of legal provisions concerning 'controlled waste', which is set out in Part II. Material containing the propagules of species listed on Schedule 9 is classified as controlled waste and must be safely disposed of at an appropriately licensed landfill site in accordance with the Environmental Protection Act 1990 (Duty of Care) Regulations 1991. Section 33 (1a) and (1b) create offences to do with the deposit, treating, keeping or disposing of controlled waste without a license. Exemptions from licensing are available in some circumstances, and are set out in Schedule 3 to the Waste Management Licensing Regulations 1994 as amended, which makes it an offence to keep, treat or dispose of controlled waste in a manner likely to cause pollution of the environment or harm to human health. Anyone convicted is subject to a maximum fine of £20,000 and/or 6 months imprisonment and if prosecuted under the Crown court, this escalates to an unlimited fine and/or a maximum of two years imprisonment. Section 34 places duties on any person who imports, produces, carries, keeps, treats or disposes of controlled waste. Waste must be handled responsibly and in accordance with the law at all stages between its production and final recovery or disposal. Waste must be transferred to an authorized person i.e. either a registered carrier or exempted from registration by the Controlled Waste (Registration of Carriers and Seizure of Vehicle Regulations 1991). A waste transfer note must be completed and signed giving a written description of the waste, which is sufficient to enable the receiver of the waste to handle it in accordance with his or her own duty of care. The provisions concerning waste transfer notes are set out in the Environmental Protection (Duty of Care) Regulations 1991(as amended). Failure to comply with these provisions is an offence, with a penalty of a fine not exceeding £5000 up to an unlimited fine in Crown court.

*Hazardous Waste Regulations 2005 (HWR 2005):* HWR 2005 contains provisions about the handling and movement of hazardous waste. Consignment notes must be completed when any hazardous waste is transferred, which include details about the hazardous properties and any special handling requirements. If a consignment note is completed, a waste transfer note is not necessary. Material containing knotweed that has been treated with herbicide may be classified as hazardous waste.

*Waste Management Licensing Regulations (WMLR 1994):* WMLR state that failure to use a licensed operative could leave you liable to prosecution. The 'waste relevant objectives' are described in paragraph 4 of Schedule 4. These objectives require that waste is recovered or disposed of "without endangering human health and without using processes or methods which could harm the environment and in particular without risk to water, air, soil, plants or animals; or causing nuisance through noise or odours; or diversely affecting the countryside or places of special interest".

### **Statutory Designated Sites**

**Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)** are of International nature conservation importance.





**Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)** are of National importance. Development proposals with potential to affect a SAC, SSSI or NNR require permission from Natural England.

**Local Nature Reserves (LNRs)** are protected from development; the Local authority is responsible for LNRs.

### **Non-Statutory Designations**

Non-statutory Sites include **County Wildlife Sites (CWS)**, **Site of Nature Conservation Interest (SNCI)**, **Site of Importance for Nature Conservation (SINC)**, **County Geology Sites (CGS)**, **Roadside Verge Audit Biological Sites** and **Ancient Woodlands**. CWSs, SNCI, SINC and CGSs are of at least county importance for wildlife/geology; all are given increased protection through the planning process.

**Biodiversity Action Plans (BAPs)**: BAPs distinguish National and County level priority habitats and species for conservation. The list of habitats and species of principal importance under Section 41 NERC Act (2006) in England includes 56 habitats and 943 species first identified as priority habitats and species. The Local Authority has a duty to conserve habitats and species of principal importance; these habitats and species were previously identified as UK BAP priority habitats and species under Section 74 of the CRow Act (2000).

**Red Data Books & Lists**: detail the status of species in relation to threat.

### **Planning Context**

The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Paragraph 99 ODPM Circular 06/2005 states: *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted'*.

**National Policy**: The National Planning Policy Framework (NPPF) was revised in February 2025 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, 2019, September 2023 and December 2023, and December 2024.

Chapter 15 of the NPPF (2025) 'conserving and enhancing the natural environment' sets out how the planning system should contribute to and enhance the natural and local environment by:

187. 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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

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.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks, and the Broad. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

192. To protect and enhance biodiversity and geodiversity, plans should:



a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites<sup>71</sup>; and c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

## **Local Policy – Isles of Scilly**

### **Council of The Isles of Scilly(2021) The Isles of Scilly Local Plan [Isles of Scilly Local Plan Including Minerals and Waste 2015 to 2030](#)**

The latest Local Plan was adopted in March 2021. The key relevant policies from the Local Plan relating to ecology and nature conservation (OE1 and OE2) are described below:



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Policy OE1 Protecting and enhancing the landscape and seascape

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. 2) Development will not be supported on the uninhabited islands.

Policy OE2 Biodiversity and Geodiversity

1) Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation, and should:

a) Protect the hierarchy of international, national and local designated sites in accordance with their status;

b) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;

c) Contribute to the restoration and enhancement of existing habitats and the creation of wildlife habitats and linkages between sites to create and enhance local ecological networks;

d) Seek to eradicate or control any invasive non-native species present on site; and

e) Be required to contribute to the protection, management and enhancement of biodiversity and geodiversity.

2) Development proposals must:

a) apply the mitigation hierarchy to all proposals;

b) demonstrate how they conserve or enhance biodiversity and ecosystem processes;

c) follow local guidance on biosecurity to control the spread of invasive non-native species; and

d) ensure proportionate and appropriate biodiversity net-gain is secured.

3) Development proposals will not be supported where significant and harmful direct or indirect effects on biodiversity and ecosystem processes are identified, unless:

a) the need for the development clearly outweighs the harm caused; and

b) an appropriate scheme is proposed that will secure compensation and net-increases in biodiversity.

4) Development proposals will not be permitted where a detrimental impact is identified to geodiversity sites unless the need for development outweighs the harm caused.

Avoidance, Mitigation and Compensation for Biodiversity and Geodiversity Impacts.



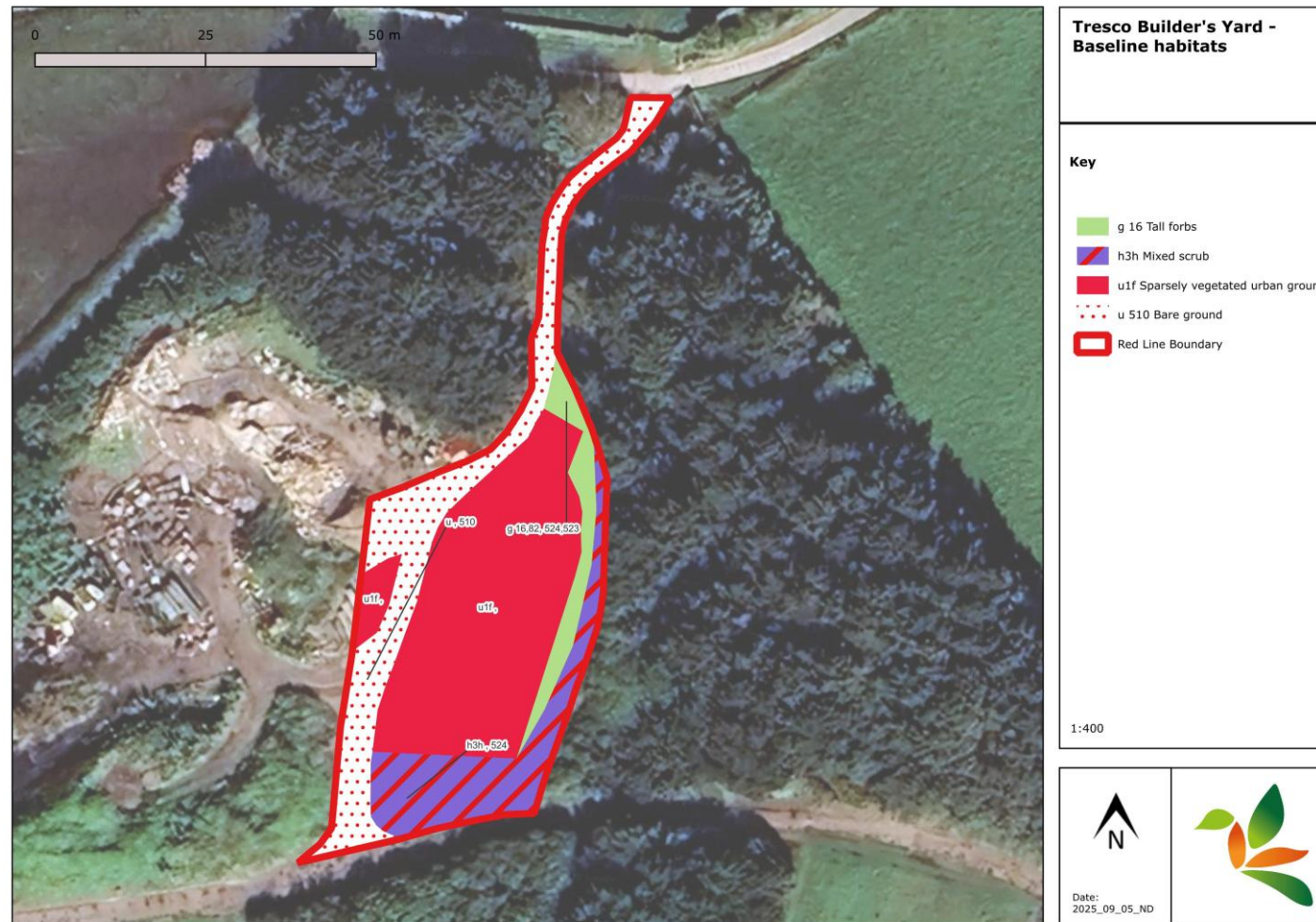
5) Development should avoid adverse impacts on existing biodiversity and geodiversity interests as a first principle, and enable measurable net gains by designing-in biodiversity features and enhancements and opportunities for geological conservation alongside new development, in accordance with Policies SS1 and SS2. Where adverse impacts are unavoidable, it must be demonstrated that the development cannot be reasonably located on an alternative site that would result in less or no harm to biodiversity or geodiversity interests; and impacts must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort. Clear arrangements for the long-term maintenance or management of the mitigation and compensation need to be provided.

**Council of The Isles of Scilly(2008) The Isles of Scilly Supplementary Planning Document.** Biodiversity and Geological Conservation. December 2008. [Isles of Scilly Biodiversity & Geodiversity SPD.pdf](#).





## 14.0 Appendix 2: Pre-development baseline habitats





## 15.0 Appendix 3: Post-development habitats

