

Ms Lisa Walton  
Council of the Isles of Scilly  
Planning & Development Department  
Old Wesleyan Chapel Garrison Lane  
St Mary's  
Isles of Scilly  
TR21 0JD

**Our ref:** DC/2019/121020/01-L01  
**Your ref:** P/19/044  
**Date:** 01 November 2019

Dear Ms Walton

**ERECTION OF THREE STOREY, THREE BEDROOM TIMBER FRAMED DWELLING  
WITHIN THE CURTILAGE OF THE LISTED BUILDING. (LISTED BUILDING)  
PARK VIEW, 11 THE PARADE, HUGH TOWN, ST MARYS, ISLES OF SCILLY, TR21  
0LP**

Thank you for consulting us on this planning application.

**Environment Agency Position**

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

**Reasons**

The development is in close proximity to Town beach and is therefore susceptible to coastal inundation. While formal flood zones for the Isles of Scilly have not yet been created, analysis of predicted still water levels for 2105 taken from the Shoreline Management Plan (SMP2), show part inundation of the site with the proposed access and egress route cut off by flood waters. As these levels do not take into account wave action and overtopping, flooding in the area is likely to be more frequent and of greater consequence than current data suggests.

It is also agreed in the Draft Local Plan (Policy SS7) that applications below the 5m contour on the Isles of Scilly will provide a flood risk assessment. LIDAR data displays the site to sit approximately 3.8mAOD

**Overcoming our objection**

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall. If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

**FRA sources of information - advice to applicant**

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please email [DCISEnquiries@environment-agency.gov.uk](mailto:DCISEnquiries@environment-agency.gov.uk) . Further advice on what to include in an

Environment Agency  
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

FRA can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change#site-specific-flood-risk-assessment-all>

Yours sincerely

**Mark Williams**  
**Planning Advisor**

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