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Project: Phase 1 Flood Risk Assessment (FRA)
Prepared for: Mr Sibley
Reference: 3628
Date: March 2018
Version: Final_v1.0



Document Issue Record




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Site Location: Unit 4, Hugh Town, Porthmellon Industrial Estate, Isle of Scilly, TR21 0JY.

Proposed Development: It is understood that the development is for the change of use & alterations in redundant storage space to provide two self-contained staff units.

Consultant		Date	Signature
Author	Erfan Ahmad	Jan – March 2018	
Document Check	Thea Powell	Jan – March 2018	
Authorisation	Daniel Cook	Jan – March 2018	

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Contact Us:

Ambiental Technical Solutions Ltd.

Science Park Square

Brighton, BN1 9SB

www.ambiental.co.uk

UK Office: +44 (0) 203 857 8540 or +44 (0) 203 857 8530

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1. Summary

- 1.1 Ambiental Technical Solutions Limited has been appointed by the client to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at Bay 5 Hugh Town, Porthmellon Industrial Estate, Isle of Scilly, TR21 OJY.
 - 1.2 The existing building is a substantial, detached warehouse unit. The building is sub-divided into five bays and office room which are occupied for various purposes see Table 1a.
 - 1.3 Bays 1 & 2 are used as substances consent for supplies of fuel (i.e, petrol, diesel and bottle gas to visiting yachts and local boats). Bays 3 & 4 are used as Her Majesty's Coastguard and Emergency Centre. There is a small office to engage in the marketing and sale of residential and commercial properties. Finally, Bay 5 industrial units are currently vacant.
 - 1.4 Under the National Planning Policy Framework (NPPF) guidance, the existing Bays 1 & 2 are classified as "Highly Vulnerable" and will stay the same post development. Bays 3 & 4, under NPPF, are classified as "water-compatible development" and will stay the same. Furthermore, the small office is classified as "Less Vulnerable".
 - 1.5 The existing Bay 5 industrial unit is classified as "Less Vulnerable". The proposed development is for a change of use of Bay 5 from the redundant storage space to provide two self-contained staff units on the ground floor, as such, under the NPPF Post-development, Bay 5 will be classified as "More Vulnerable".
 - 1.6 According to the EA Flood Map for Planning, the site is located in Flood Zone 1. However, previous correspondence with the Environment Agency has confirmed that the site is located in an area considered to be at risk of flooding over the lifetime of the development- this correspondence can be found in Appendix A. Furthermore, the applicant has been advised to undertake an FRA to assess flood risk to the building and access over the lifetime of the development for a 1000yr coastal storm event.
- 1.1 Analysis has shown that the EA nearest Node ID 2473 to the development site have provided a 1 in 1000-year tidal flood level of 3.90mAOD.
 - 1.2 By using 5m LiDAR, comparison between modelled flood levels and existing minimum topographic levels within the proposed built footprint (3.82mAOD) indicates that the proposed development site could be affected by the 1:1000 year event.
 - 1.3 The event 1:1000 year flood level (3.90mAOD) has shown that the site at minimum topographic levels (3.82mAOD) would be flooded by a maximum of 0.08m.
 - 1.4 The analysis of this assessment has indicated a 1:1000 year tidal flood level of 3.9mAOD. As such, in line with policy, it is recommended that - where possible to set ground floor to 300mm above flood level of 1:1000 year (3.82+0.3=4.12mAOD. Should this not be deemed feasible for this site, an alternative approach may be to utilise demountable barriers and to use a formal flood evacuation plan to ensure that all ground floor bedrooms can be evacuated prior to flooding. Furthermore, if Finish Floor Level (FFL) cannot be raised to this level, it is recommended that other measures be installed to provide mitigation for this level.

- 1.5 Due to the nature of the development (change of use), the effect on runoff rate post development is deemed to be negligible.
- 1.6 The risk of surface water, groundwater and sewer flooding to the development has been deemed to be relatively low.
- 1.7 As such, and given that:
- The proposed development can incorporate flood resilient design;
 - The event 1:1000 year flood level (3.90mAOD) has shown that the site at minimum topographic levels (3.82mAOD) would be flooded by a maximum of 0.08m as such it is recommended to rise the ground floor to 4.12mAOD if feasible.
 - Safe refuge from flooding can benefit from Bays 3 & 4 which are used as Her Majesty's coastguard and Emergency Centre;
 - Given the nature of tidal flooding, prior evacuation could be sought before flood waters reach the site, and,
 - In terms of flood vulnerability, significant 'betterment' can be achieved through the implementation of warning procedures and formalisation of a flood evacuation plan.

Following the guidelines contained within the NPPF, the proposed development is considered **to be suitable** assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Development Description	Existing	Proposed
Development Type:	Bay 5 industrial unit is currently vacant	Change of use & alterations to the redundant storage space to provide two self-contained staff units
(Number of Bedrooms):	None	Two self-contained staff units
EA Vulnerability Classification:	Less Vulnerable	More Vulnerable
Ground Level	Topographic levels vary between approximately 3.82m AOD (minimum) and 4.24m AOD (maximum) (<i>Source: 5m LiDAR</i>)	the site inundates by 1:1000 year flood level event – maximum depth of 0.08m
Level of Sleeping Accommodation:	None	Ground floor
Impermeable Surface Area:	N/A ¹	No change
Surface Water Drainage:	N/A ¹	N/A ¹
Site Size:	N/A ²	N/A ²
Risk to Development	Summary	Comment
Flood Zone:	The site is located in an area considered to be at risk of flooding	The site inundates by 1:1000 year flood level event
Flood Source:	Tidal	Atlantic Ocean
Extreme water level	3.90m AOD	EA Node ID 2473, from T1000 Study completed in 2008 levels for 1:1000 year event
Recorded Flood Events in Area:	No	No records have been provided
Recorded Flood Events at Site:	No	No record
Management Measures	Summary	Comment
Ground floor level above extreme flood levels for 1:1000 year event	No	Calculated 1:1000 flood level is 3.90m AOD the site would be flooded by depth of 0.08m
Safe Access/Egress Route:	N/A ²	EA warning and the site could benefit from the Bays 3 and 4 Her Majesty's coastguard and Emergency Centre.
Flood Resilient Design:	N/A ²	Section 7 of this report
Site Drainage Plan:	N/A ¹	No change to drainage, change of use of the existing building
Flood Warning & Evacuation Plan:	Yes	Section 7 of this report
Offsite Impacts	Summary	Comment
Displacement of floodwater:	N/A ¹	The site lies in the area of tidal flood risk
Increase in surface run-off generation:	None	No change to impermeable areas, change of use internally

Table 1: Summary of flood risks, impacts and proposed flood mitigation measures.

N/A¹ not required for this assessment; N/A² data not available.

2. Development Description and Site Area

Proposed Development and Location

- 2.1 The proposed development site is on St Mary's and located at Bay 5, Hugh Town, Porthmellon Industrial Estate, Isle of Scilly, TR21 0JY (Figures 1 and 2). It is understood that the development is for the change of use & alterations in redundant storage space to provide two self-contained staff units.

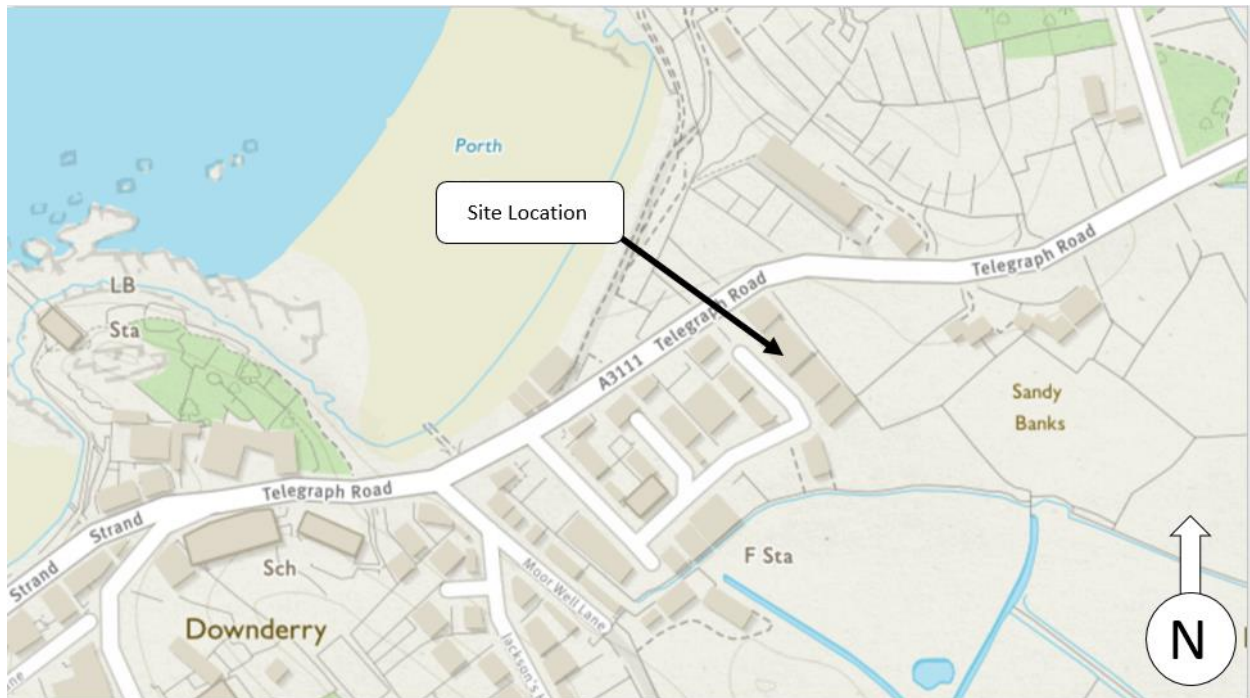


Figure 1: Wider Location Map, identifying the location of the Proposed Development. (Source: OS)



Figure 2: Aerial View of the site (Source: Google Earth)

2.2 Topographic levels at the development site vary between approximately 3.82m AOD (minimum) and 4.24m AOD (Maximum) (Source: 5m LiDAR).

Vulnerability classification

2.3 The existing building is a substantial, detached warehouse unit. The building is sub-divided into five bays and office room which are occupied for various purposes, see Table 1a.

Bays	Occupied
Bay 1	Occupied by Sibley’s Fuel (substances consent for supplies) & Marine and used for the garaging of vehicles & general storage.
Bay 2	Occupied by Sibley’s Fuel (substances consent for supplies) & Marine and used for the garaging of vehicles & general storage.
Bay 3	Occupied by Her Majesty’s Coastguard and used as an Emergency Response Centre
Bay 4	Occupied by Her Majesty’s Coastguard and used as an Emergency Response Centre
Bay 5	Current vacant & the subject area for this application
Office/Store	Occupied by Sibley’s Island Homes and used for ironing the linen from managed holiday properties on the Island and storage of essential items such as cots & high chairs.

Table 1a: 5 Bays occupation and uses

2.4 Bays 1 & 2 are used as substances consent for supplies of fuel (i.e, petrol, diesel and bottle gas to visiting yachts and local boats). Bays 3 & 4 are used as Her Majesty’s coastguard and Emergency Centre. There is a small office to engage in the marketing and sale of residential and commercial properties. Finally, Bay 5 industrial unit is currently vacant.

- 2.5 Under the National Planning Policy Framework (NPPF) guidance, the existing Bays 1 & 2 are classified as “Highly Vulnerable” and will stay unchanged. Bays 3 & 4 are classified as “water-compatible development” and will stay the same. Furthermore, the small office is classified as “Less Vulnerable”.
- 2.6 The existing Bay 5 industrial unit is classified as “Less Vulnerable”. The proposed development is for a change of use of Bay 5 from the redundant storage space to provide two self-contained staff units on the ground floor, as such, under the NPPF Post-development, will be classified as “More Vulnerable”.
- 2.7 According to the EA Flood Map for Planning (Figure 3), the site is located in Flood Zone 1. However, previous correspondence with the Environment Agency has confirmed that the site is located in an area considered to be at risk of flooding over the lifetime of the development- this correspondence has advised to use the Shoreline Management Plan 2 (SMP2) in the absence of flood risk mapping of Scilly.
- 2.8 As such, The SMP2 maps show this area to be vulnerable to inundation due to coastal flooding in the long-term future under extreme event scenarios. And also it has indicated that the site lines within the flood extent for the 1:200 year flood event plus 100 years for sea level rise, to represent the envisaged coastal flood risk to the area in 2105. See Appendix A.
- 2.9 Furthermore, the applicant has been advised by the EA to undertake an FRA to assess flood risk to the building and access over the lifetime of the development for a 1000yr coastal storm event.

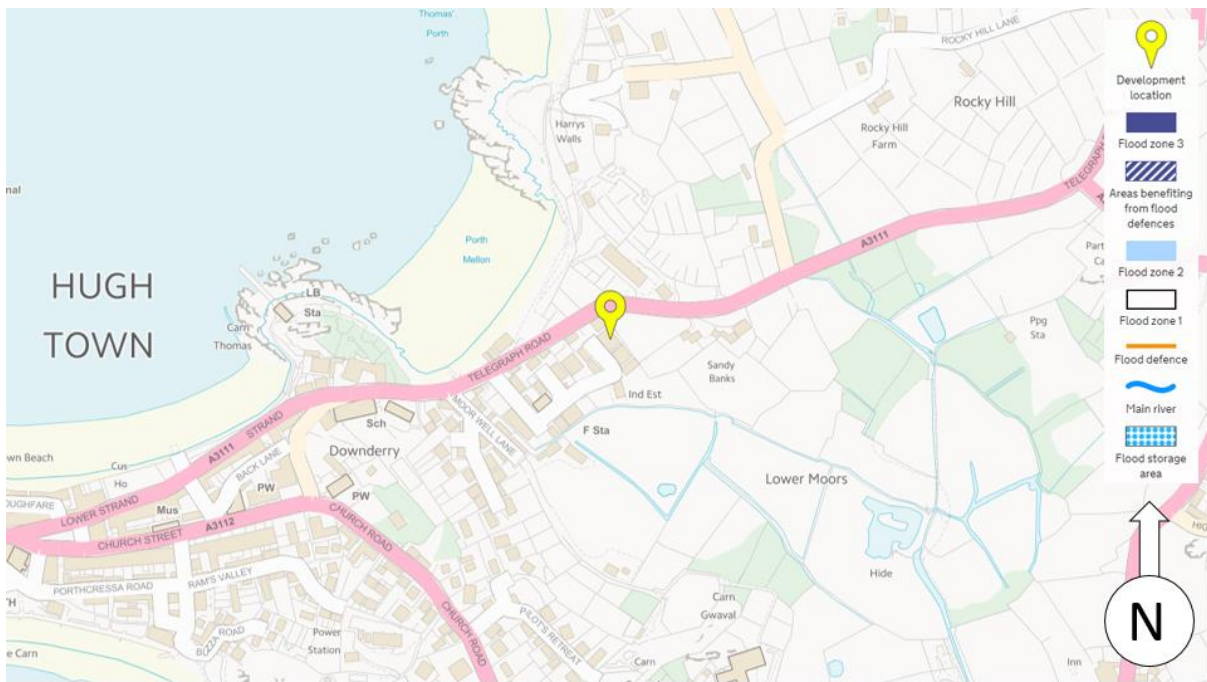


Figure 3: EA Flood Zone Map (Source: EA)

Geology

- 2.10 According to the British Geological Survey's (BGS) Geology of Britain online resource the bedrock of the site is Granite. Igneous Bedrock formed approximately 252 to 359 million years ago in the Permian and carboniferous periods. Local environment previously dominated by intrusions of silica-rich magma. Superficial deposits have been identified as the alluvium - clay, silt, sand and gravel.

- 2.11 Furthermore, according to the Shoreline Management Plan 2 (SMP 2) 2010, the Isles of Scilly have a primarily hard, rocky coastline with a highly indented form due to the large number of granite headlands and nearshore islands creating local areas of shelter, resistance and entrapment of sediment. The granite exposures will remain resistant to erosion dictating a general stability in the form of the coastline of the islands.

3. Sequential Test/Exception Test

- 3.1 Under the NPPF, all new planning applications must undergo a *Sequential Test*. This test must be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) Outside of the floodplain.
- 3.2 The test refers to the EA Flood Zones described in Table 4. For reference, the NPPF *Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table 3* is reproduced below in Table 2.
- 3.3 Under the NPPF guidance, the existing Bay 5 industrial unit is classified as “Less Vulnerable”. Given that the proposed development is a change of use to residential unit and it is classified as “More Vulnerable”.

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b <i>Functional Floodplain</i>	Exception Test Required	✓	✗	✗	✗

Table 2: The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF. Shaded cells denote the proposed re-development. Please note: ✓ means development is appropriate; ✗ means the development should not be permitted.

- 3.4 Using the principles of the Sequential Test outlined above, the proposed development is “More Vulnerable”.
- 3.5 In line with the NPPF, residential developments are generally required to pass the exception test. However, the development is the change of use of an existing building and as such the NPPF guidance states that:

*“Applications for minor development and **change of use** should not be subject to the sequential and exception tests, should still meet the requirements of site-specific flood risk assessments”.*

- 3.6 As such, the Sequential and Exception Test does not need to be applied to changes of use.

- 3.7 Based at the SMP2 policy unit 42.5, Porth Mellon, PDZ18 on St Mary's, the site is located within Epoch 1 Hold the Line (HTL), Epoch 2 and 3 Managed Realignment (MR) and the principal type of risk is flooding and erosion. As such, the planning application is therefore required to be accompanied by an FRA which shows that the development can be achieved in a sustainable manner, with an overall reduction of flood risk to the site and surrounding area.

4. Site Flood Hazards

Sources of Flooding

- 4.1 According to the EA Flood Map for Planning (Figure 3), the site is in Flood Zone 1. However, previous correspondence with the Environment Agency has confirmed that the site is located in an area considered to be at risk of flooding over the lifetime of the development- this correspondence has advised to use the Shoreline Management Plan 2 (SMP2) in the absence of flood risk mapping of Scilly.
- 4.2 As such, The SMP2 maps show this area to be vulnerable to inundation due to coastal flooding in the long-term future under extreme event scenarios. Also, it has indicated that the site lines within the flood extent for the 1:200 year flood event plus 100 years for sea level rise, to represent the envisaged coastal flood risk to the area in 2105.
- 4.3 Furthermore, the applicant has been advised to undertake an FRA to assess flood risk to the building and access over the lifetime of the development for a 1000yr coastal storm event.
- 4.4 Analysis has shown that the EA nearest Node ID 2473 to the development site have provided a 1 in 1000-year tidal flood level of 3.90mAOD.
- 4.5 As outlined the proposed development is considered to be "More Vulnerable" post development under the NPPF. Communication with the Environment Agency (EA) and a review of sources to be mentioned has identified the following potential sources of flooding to the site:

Source	Description
Tidal	Atlantic Ocean
Surface	Low
Groundwater	Low
Sewer	Low

Table 3: Summary of flood sources.

Mechanisms and History of Flooding

Tidal

- 4.6 In accordance with the SMP2, St Mary's is extremely exposed to Atlantic waves. The annual 10% exceedance wave height is likely to be around 3.0- 3.5m and the mean spring tidal range at St Mary's is 4.9m.
- 4.7 A number of defence structures, including seawalls, embankments and revetments generally are located at the back of the beaches around St Mary's. The SMP2 map has shown the site currently locates behind these defences Figure 4.

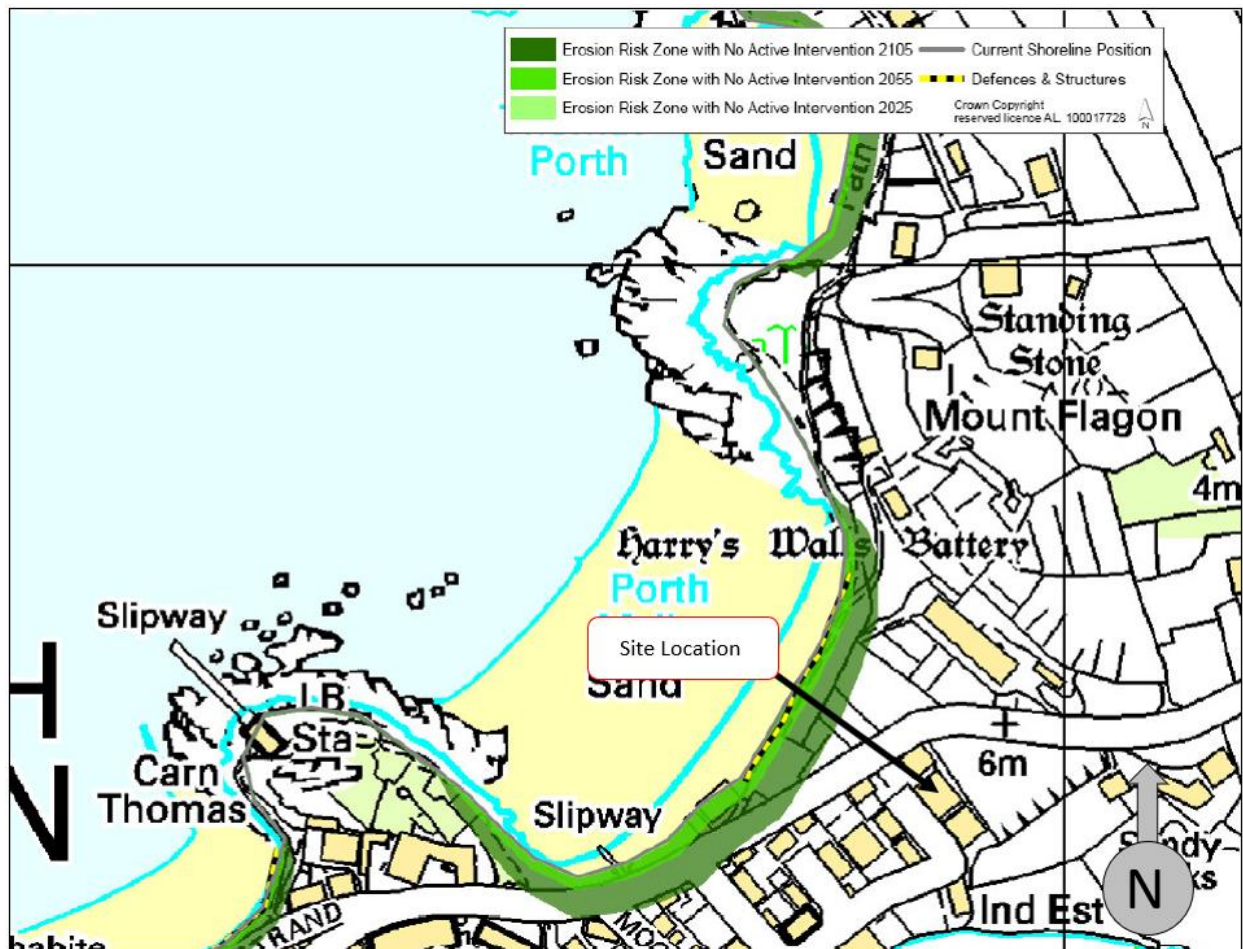


Figure 4: The SMP2 map shows the site is currently protected by defences

- 4.8 In the absence of published flood risk mapping for Scilly, Data provided from the CFB_Extreme_Sea_Levels shapefile (published by the EA from Node ID 2473) Figure 5.

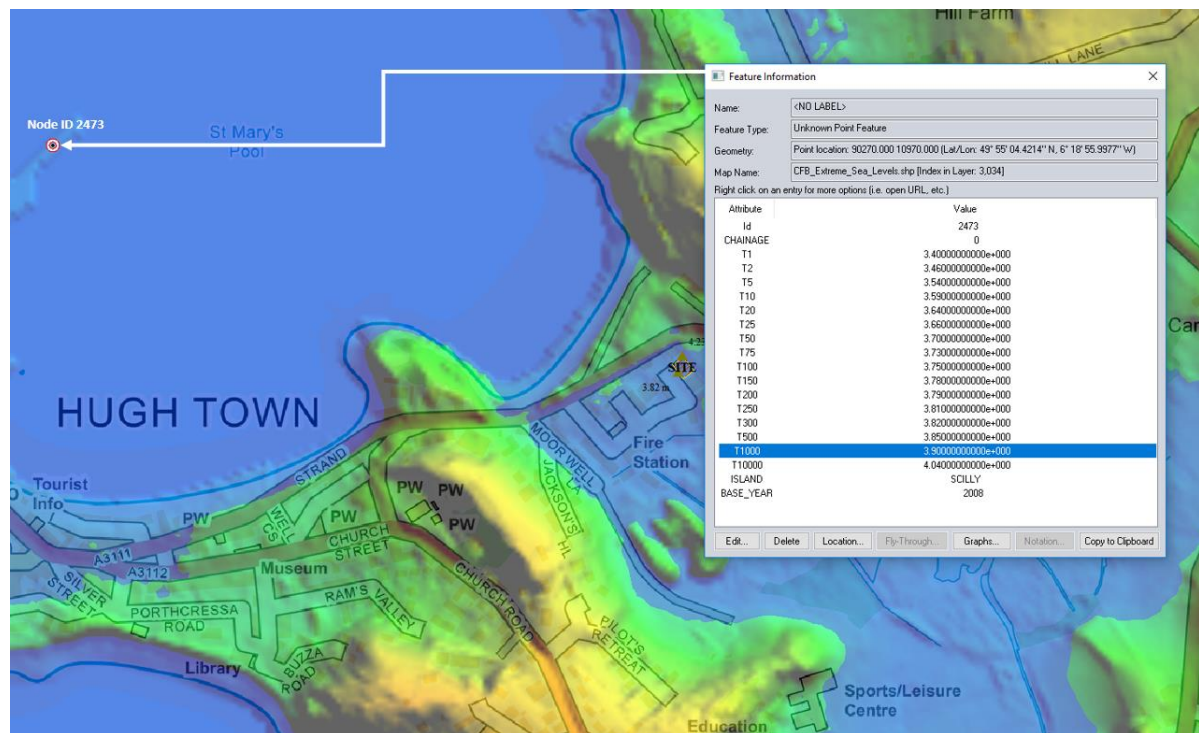


Figure 5: the CFB_Extreme_Sea_Levels shapefile (published by the EA from Node ID 2473)

- 4.9 The data are based on the 2008 model for the Island of Scilly. The data indicates for a 1:1000 year return period, the flood level reaches a 3.90mAOD. Furthermore, based on the 5m LiDAR, the minimum site levels have been shown to be 3.82mAOD. As such, the site will be flooded by 0.08m for 1:1000 year flood event.

Surface Water (Pluvial)

- 4.10 The EA's Online Flood Risk from Surface Water Map is not available in the Isle of Scilly. The topography and general setting of the Isles of Scilly suggest that the main concern is coastal flooding rather than inland flooding with the main threat coming from the west and the Atlantic Ocean.
- 4.11 In accordance with Defra Isles of Scilly Water Interests Survey Report on Flood Defences (August 2011), the risk from fluvial and pluvial flooding is considered to be very low. During periods of heavy rain, runoff is either attenuated in the Higher and Lower Moor areas, away from residential areas, or it finds its own way to the coast.
- 4.12 There is no historical evidence of surface water flooding on the site and also based on the Defra (August 2011), there is no historical evidence of surface water on the islands. If high intensity rainfall events occurred, there used to be a build-up of surface water at Rams Valley, behind Porthcressa, where there is a local depression. However, this has reportedly been resolved with the addition of a second, dual surface water pipe to double the discharge capacity. The outfall goes to Porthcressa Beach.
- 4.13 As such and based on the data provided by Defra (2011), the risk from fluvial and pluvial flooding is considered to be very low. During periods of heavy rain, runoff is either attenuated in the Higher and Lower Moor areas, away from residential areas, or it finds its own way to the coast.

4.14 As such, the risk of flooding to the site from surface water (pluvial) sources is deemed to be **Low**.

Groundwater

4.15 Based on the EA Isles of Scilly Source Protection Zone Delineation (December 2016) St Mary's delineation of ground water source protection zones (SPZ). The site is not located within a Groundwater Source Protection Zone (SPZ) Figure 6.

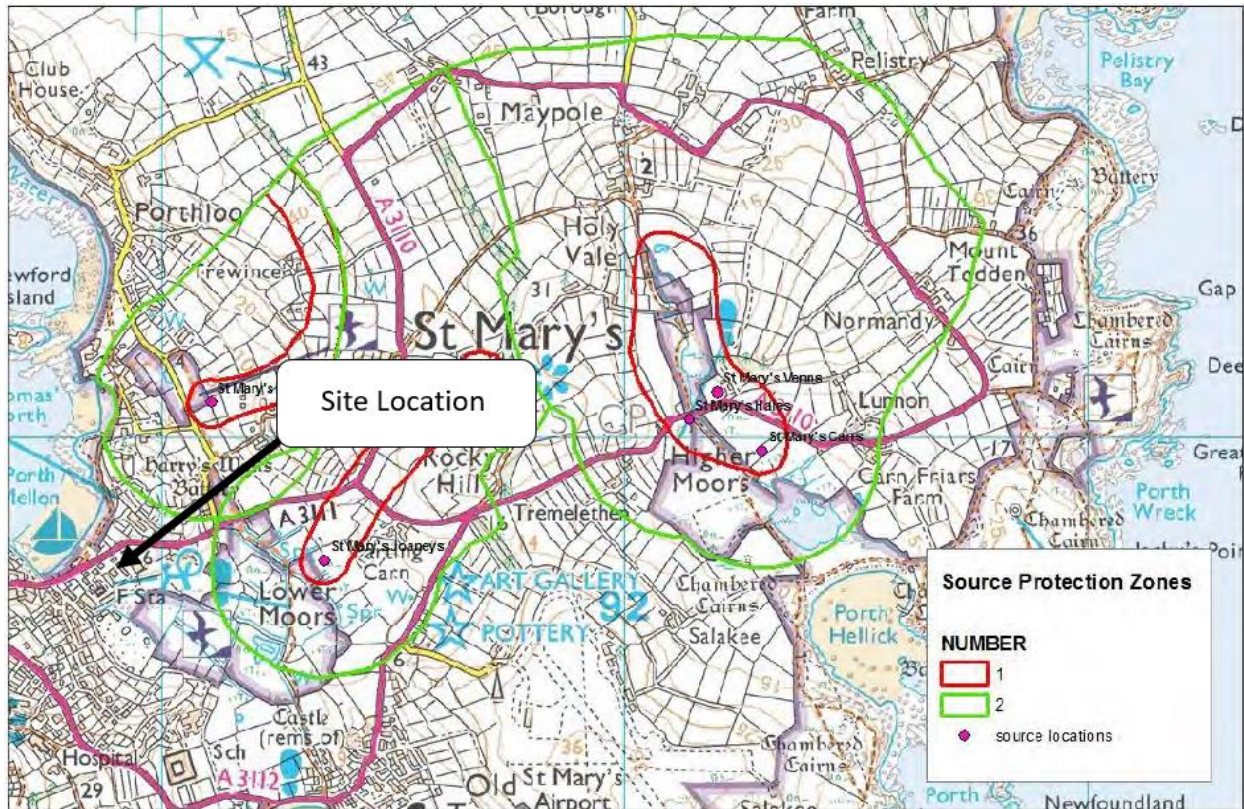


Figure 6: Ground water protection zone (Source: EA_Islles of Scilly December 2016)

4.16 As such, the risk of flooding to the site from groundwater sources is considered **relatively low**.

Sewer

4.17 No record has been provided by the EA of sewer flooding on the site, however, its outline in the Defra 2011 there is a problem of low velocities in the foul system due to slack gradients in the St Mary's especially around Hugh town.

4.18 As such, adopting a conservative approach, the risk of flooding from sewer sources to the proposed development site is considered **Low**.

Surface Water Drainage Strategy

4.19 The proposed development is for the change of use of the ground floor, Bay 5, including alterations to the redundant storage space to provide two self-contained staff units. As such there will be no change to the existing runoff rates from the site.

Records of Historical Flooding

4.20 No records have been found within the Defra (2011) to directly suggest that the proposed development has flooded from any source previously. It was noted, however, that a number of surface water flood events had occurred within some parts of the island and generally it is felt that surface water will make its way to the coast before threatening development.

5. Probability of Flooding

5.1 The site resides within Flood (tidal) and the EA has been advised to take into account the 1 in 1000 year event annual probability of tidal flooding Table 4.

5.2 Tidal flooding is generally caused by low pressure weather systems creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low pressure) create a 'bulge' of water which, if it coincides with high tide, can generate very high, stormy, water levels. However, because this mechanism is well understood, it is very likely that an early warning will be issued before such an event strikes. As such, it is very unlikely that the site would be subject to tidal flooding without several hours of early warning.

Zone	Description
1	Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
2	Medium Probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.
3a	High Probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
3b	The Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. SFRA's should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the EA, including water conveyance routes).

Table 4: Definition of the NPPF Flood Zones. Shaded cells denote the proposed development (Source: EA).

Climate Change on Site

- 5.3 Climate change is likely to increase the flow in rivers and raise sea levels and storm intensity. The site is mainly affected by the tidal flood.

Climate Change- Tidal

- 5.4 The FRA needs to assess flood risk to the building and access over the lifetime of development for a 1000yr coastal storm event. As such the EA have provided a 1 in 1000 year tidal flood level of 3.90m AOD at Node ID 2473. Site topography ranges between 3.82m AOD and 4.24m AOD, (Source: 5m LiDAR).
- 5.5 As such, comparison between the EA 1:1000 year adjusted flood level (3.90m AOD) with minimum topographic levels within the proposed built footprint (3.82m AOD) confirms that the proposed development could experience a maximum potential flood depth of 0.08m.
- 5.6 Figure 7 demonstrates this comparison. It shows the calculated 1:1000 year flood level of 3.90m AOD overlain across the proposed development. It can be identified that the proposed development site would be affected for the calculated 1:1000 year event.

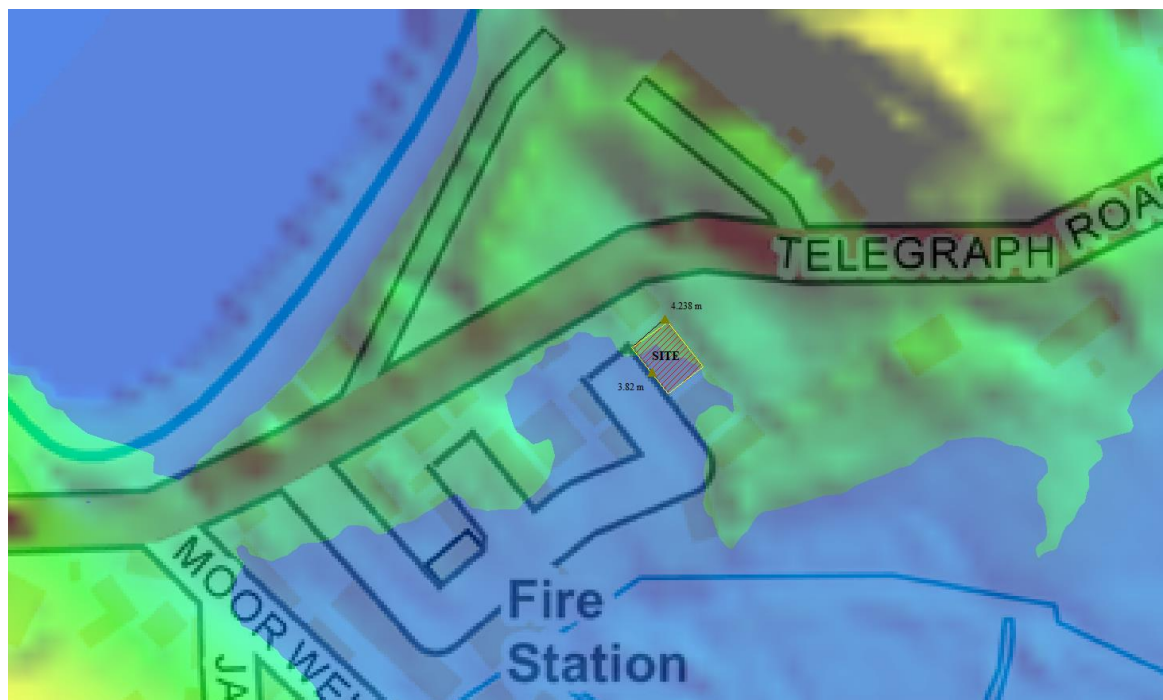


Figure 7: Comparison between the calculated 1:1000 year tidal flood level (3.907m AOD) with site topography (Sources: 5m LiDAR)

- 5.7 The SMP2 map has shown the site is currently protected by defences Figure 4 above but no detail of these defences has been provided.
- 5.8 It is important to note that tidal flooding is generally caused by low pressure weather systems creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low pressure) create a 'bulge' of water, which, if it coincides with high tide, can generate very high, stormy, water levels. However, because this mechanism is well understood, it is very likely that an early warning will be issued before such an event strikes. As such, it is very unlikely that the site would be subject to tidal flooding without several hours of early warning.

6. Residual Risks

- 6.1 Residual risks are those remaining after applying the sequential approach to the location of development and taking mitigating actions. Examples of residual flood risk include:
- 6.2 The failure of flood management infrastructure such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system;
- 6.3 A severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.
- 6.4 There is a residual risk of erosion to the frontage, particularly to the A3111 (Telegraph road).
- 6.5 The controlling residual flood risk mechanism on the site is tidal. Tidal flooding is generally caused by low pressure weather systems creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low pressure) create a 'bulge' of water which, if it coincides with high tide, can generate very high, stormy, water levels. However, because this mechanism is well understood, it is very likely that an early warning will be issued before a tidal flood event occurs. As such, it is very unlikely that the site would be subject to tidal flooding without several hours of early warning.

7. Flood Risk Management Measures

- 7.1 According to the EA Flood Map for Planning (Figure 3), the site is located in Flood Zone 1. However, previous correspondence with the Environment Agency has confirmed that the site is located in an area considered to be at risk of flooding over the lifetime of the development- this correspondence has advised to use the Shoreline Management Plan 2 (SMP2) in the absence of flood risk mapping of Scilly.
- 7.2 As such, The SMP2 maps show this area to be vulnerable to inundation due to coastal flooding in the long-term future under extreme event scenarios. And also, it has indicated that the site lines within the flood extent for the 1:200-year flood event plus 100 years for sea level rise, to represent the envisaged coastal flood risk to the area in 2105. As outlined the proposed development is considered to be "More Vulnerable" post development under the NPPF.
- 7.3 Furthermore, advice was given by LPA (Local Planning Authority) to analysis the development for a 1000yr coastal storm event and access the FRA base on 1000yr event.
- 7.4 The EA have provided a 1 in 1000-year tidal flood level of 3.90mAOD at Node ID 2473. Also, the site minimum topographic is 3.82mAOD using 5m LiDAR.
- 7.5 The proposed Bay 5 will incorporate sleeping accommodation on a ground floor and will require flood mitigation measures.

- 7.6 The analysis of this assessment has indicated a 1:1000 year tidal flood level of 3.9mAOD. As such, in line with policy, it is recommended that - where possible to set ground floor to 300mm above flood level of 1:1000 year (3.82+0.3=4.12mAOD).
- 7.7 Ground floor of the proposed development of Bay 5 will have two sleeping units for the working staffs. As such the following mitigation measure is proposed;
- it is recommended that - where possible to set ground floor to 300mm above flood level of 1:1000 year (3.82+0.3=4.12mAOD).
 - If the aforementioned floor raising is not viable on the site, the following mitigation measure could be implemented:
 - Provide demountable barriers to all entry thresholds, to provide mitigation to 4.42mAOD (600mm above calculated 1000 flood level);
 - Bringing down electrical services from ceilings, towards sockets, where possible;
 - All plumbing insulation to be of closed-cell design;
 - Solid, impermeable (concrete) walls and floors at ground level of the proposed replacement building, where possible;
 - Non-return valves to be fitted on sewers to prevent back-flow;

It is recommended that the residents sign up to the EA flood warning service.

Flood Evacuation Plan

- 7.8 The site resides within Flood (tidal) and the EA has been advised to take into account the 1 in 1000 year event annual probability of tidal flooding Table 4.
- 7.9 Due to the nature of tidal flooding, it is likely that there will be sufficient warning and prior evacuation will be sought before flood waters reach the site.
- 7.10 Based on the Defra 2011, the Flood Plan was prepared for the Isles of Scilly in 2010 by the Devon, Cornwall and Isle of Scilly Local Resilience Forum. The Flood Plan advises that the Flood Forecasting Centre (a partnership between the Environment Agency and the Meteorological Office) provide the Isles of Scilly Council via e-mail, text alert and/or fax both extreme rainfall alerts and National Flood Guidance Statements.
- 7.11 The Isles of Scilly Council also receives Severer Weather Warnings from the Meteorological Office via the National Severe Weather Warning Service (NSWWS).
- 7.12 The Isles of Scilly Council also monitor the weather forecasts themselves, particularly when there are significant Spring tides.
- 7.13 Weather/flood warnings are disseminated as follows:
- Council website
 - Community Message Board
 - Tourist Information Office
 - Town Hall

- Radio Scilly and Cornwall
- Posters
- Door knocking in specific vulnerable locations or by telephone for the off-islands
- Direct to the Isles of Scilly Fire and Rescue Service

7.14 It is recommended the site owner(s) signs up to the EA Flood Warning Service if they have not done so already, in order to provide betterment to the site. It is recommended that all new site owners or residents are made aware of the potential flood risk to the site and that they sign up to the EA Flood Warning Service.

- On receipt of a **FLOOD ALERT**, the owners/occupiers of the property should:
 - Monitor Weather/flood warnings are outlined above;
 - Make themselves aware of forecast local weather conditions;
 - Alert others resident in the property of the situation;
 - Prepare to evacuate if necessary.
- On receipt of a **FLOOD WARNING**, the owners/occupiers of the property should:
 - Follow advice to “go in, stay in, and tune in”;
 - Be prepared to follow instruction from the Emergency Services.
- On receipt of a **SEVERE FLOOD WARNING**, the owners/occupiers of the properties should:
 - Follow advice to “go in, stay in, and tune in”;
 - Remain attentive to local media forecasts and news bulletins;
 - Do not evacuate unless instructed to do so by the Emergency Services;
 - Only when instructed to evacuate by the Emergency Services, leave the property and follow the agreed evacuation route.

8. Off Site Impacts

Impact of Flood Risk Elsewhere

8.1 The proposed development is located in Flood tidal flood risk and under the NPPF guidance outline below there is no requirement for compensatory flood storage:

“Unless the development is located in an area which is subject to tidal flooding and which serves no conveyance function, land raising must be accompanied by compensatory provision of flood storage either on- or off-site”

Generation of Runoff

The proposed development is for the change of use of the ground floor, Bay 5, including alterations to the redundant storage space to provide two self-contained staff units. As such there will be no change to the existing runoff rates from the site.

9. Conclusion

- 9.1 Ambiantal Technical Solutions Limited has been appointed by the client to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at Unit 4, Hugh Town, Porthmellon Industrial Estate, Isle of Scilly, TR21 OJY.
- 9.2 The existing building is a substantial, detached warehouse unit. The building is sub-divided into five bays and office room which are occupied for various purposes see Table 1a.
- 9.3 Bays 1 & 2 are used as substances consent for supplies of fuel (i.e, petrol, diesel and bottle gas to visiting yachts and local boats). Bays 3 & 4 are used as Her Majesty’s Coastguard and Emergency Centre. There is a small office to engage in the marketing and sale of residential and commercial properties. Finally, Bay 5 industrial units are currently vacant.
- 9.4 Under the National Planning Policy Framework (NPPF) guidance, the existing Bays 1 & 2 are classified as “Highly Vulnerable” and will stay the same post development. Bays 3 & 4, under NPPF, are classified as “water-compatible development” and will stay the same. Furthermore, the small office is classified as “Less Vulnerable”.
- 9.5 The existing Bay 5 industrial unit is classified as “Less Vulnerable”. The proposed development is for a change of use of Bay 5 from the redundant storage space to provide two self-contained staff units on the ground floor, as such, under the NPPF Post-development, Bay 5 will be classified as “More Vulnerable”.
- 9.6 According to the EA Flood Map for Planning, the site is located in Flood Zone 1. However, previous correspondence with the Environment Agency has confirmed that the site is located in an area considered to be at risk of flooding over the lifetime of the development- this correspondence can be found in Appendix A. Furthermore, the applicant has been advised to undertake an FRA to assess flood risk to the building and access over the lifetime of the development for a 1000yr coastal storm event.

- 9.7 Analysis has shown that the EA nearest Node ID 2473 to the development site have provided a 1 in 1000-year tidal flood level of 3.90m AOD.
- 9.8 By using 5m LiDAR, comparison between modelled flood levels and existing minimum topographic levels within the proposed built footprint (3.82m AOD) indicates that the proposed development site could be affected by the 1:1000 year event.
- 9.9 The event 1:1000 year flood level (3.90m AOD) has shown that the site at minimum topographic levels (3.82m AOD) would be flooded by a maximum of 0.08m.
- 9.10 The analysis of this assessment has indicated a 1:1000 year tidal flood level of 3.9m AOD. As such, in line with policy, it is recommended that - where possible to set ground floor to 300mm above flood level of 1:1000 year (3.82+0.3=4.12m AOD). Should this not be deemed feasible for this site, an alternative approach may be to utilise demountable barriers and to use a formal flood evacuation plan to ensure that all ground floor bedrooms can be evacuated prior to flooding. Furthermore, if Finish Flood Level (FFL) cannot be raised to this level, it is recommended that other measures be installed to provide mitigation for this level.
- 9.11 Due to the nature of the development (change of use), the effect on runoff rate post development is deemed to be negligible.
- 9.12 The risk of surface water, groundwater and sewer flooding to the development has been deemed to be relatively low.
- 9.13 As such, and given that:
- The proposed development can incorporate flood resilient design;
 - The event 1:1000 year flood level (3.90m AOD) has shown that the site at minimum topographic levels (3.82m AOD) would be flooded by a maximum of 0.08m as such it is recommended to rise the ground floor to 4.12m AOD if feasible.
 - Safe refuge from flooding can benefit from Bays 3 & 4 which are used as Her Majesty's coastguard and Emergency Centre;
 - Given the nature of tidal flooding, prior evacuation could be sought before flood waters reach the site, and,
 - In terms of flood vulnerability, significant 'betterment' can be achieved through the implementation of warning procedures and formalisation of a flood evacuation plan.

Following the guidelines contained within the NPPF, the proposed development is considered **to be suitable** assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Appendix A – Support information



Planning and Sustainable
Development Service

Emailed;
planning@scilly.gov.uk

Your Ref: P/17/081
My Ref: IOS15254/TJN/JS
Date: 13 October 2017

Dear Sir

PLANNING APPLICATION NO: P/17/081
28-29 PORTHMELLON INDUSTRIAL ESTATE, ST MARY'S

Further to your letter dated the 13 October 2017 regarding the above planning application, this Authority makes the following observations:

ACCESS FOR FIRE APPLIANCES

Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, 2007.

Should you require any further assistance please do not hesitate to contact this department.

Yours faithfully

Terry Nottle
Station Manager – Fire Protection
Cornwall Fire & Rescue Service
Tel: 01726 223620
Email: csadmin@fire.cornwall.gov.uk
PL1E

Enc: W102

Cornwall Fire, Rescue and Community Safety Service
St. Austell Community Fire Station, Carlyon Road, St. Austell, Cornwall PL25 4LD
Tel: 0800 3581 999 www.cornwall.gov.uk/fire

Working together to make Cornwall safer



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INVESTORS
IN PEOPLE



**SAFER
CORNWALL**
Kerrow Salwa



Cornwall Fire & Rescue Service

Water Supplies for Firefighting & Access for Fire Appliances

1.0 ACCESS FOR FIRE APPLIANCES

Pedestrian Priority

Pedestrian schemes must take into account the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of fire appliances, but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements of aerial appliances. Consultation must take place with the Fire Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

Access and Facilities for the Fire Service

If the application involves the construction of a building you will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances.

It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.

Appliance type	Pump	High Reach
Minimum width of road between kerbs(m)	3.7	3.7
Minimum width of gateways(m)	3.1	3.1
Minimum turning circle between kerbs (m)	16.8	26.0
Minimum turning circle between walls (m)	19.2	29.0
Minimum clearance height(m)	3.7	4.0

Minimum carrying capacity (tonnes)	12.5	17.0
------------------------------------	------	------

Design of access routes and hard standings

A vehicle access route may be a road or other route which, including any manhole covers and the like, meets the standards in Tables 1 and 2 (page 3).

Where access is provided to an elevation for high reach appliances in accordance with Table 1, overhead obstructions such as cables and branches that would interfere with the use of ladders etc. should be avoided.

Domestic Dwelling Houses

There should be vehicle access for a pumping appliance to within 45m of all points within the dwelling house. Every elevation to which vehicle access is provided should have a suitable door, not less than 750mm wide, giving access to the interior of the building.

Flats or Maisonettes

There should be vehicle access for a pumping appliance to blocks of flats or maisonettes to within 45m of all points within each dwelling.

Other Buildings

The access requirements for other buildings will depend upon the total floor area and the height. Further detailed guidance can be found in Table 19 of the Building Regulations Approved Document B Volume 2 (2006 edition (amended 2007)) B5.

2. HYDRANT INSTALLATIONS

Underground fire hydrants, surface box frames, covers, and indicator plates must comply with the specifications set out in British Standards BS750: 2012 and BS3251: 1976 (*see Fig 2 overleaf*) respectively and be installed in accordance with BS5306: Part 1: 2006 (*see Fig 1 overleaf*).

Additional requirements are:

- 2.1 *Hydrants should be sited in pavements wherever possible.*
- 2.2 *The screwed outlet of the hydrant shall be made of METAL in accordance with the laid down British Standards.*

2.3 *Indicator plates shall be fixed in accordance with Appendix 'A' of BS3251: 1976 to a purpose made concrete post which should be conspicuously sited facing and as close to the hydrant as practicable. These indicator posts shall have an all over durable finish conforming to colour reference no.309 (canary yellow) in BS381C. In exceptional circumstances where it is not possible to site an indicator post, then the indicator plate should be fixed in accordance with Appendix 'A' of BS3251: 1976 to a nearby wall at a height of not more than 1.2 metres or less than 0.6 metres from ground level.*

3. MAIN SIZES: FLOWS: SPACING

Housing

Minimum main size 100mm and spacing of hydrants not more than 180/210 metres apart.

Minimum of 8 l/sec (480 l/min) for detached or semidetached of not more than two floors up. Up to 35 l/sec (2100 l/min) for units of more than two floors, from any single hydrant on the development.

Transportation

Minimum of 25 l/sec (1500 l/min) for lorry/coach parks, multi-storey car parks and service stations from any hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry (industrial estates)

It is recommended that the water supply infrastructure should provide as follows with the mains network on site normally being at least 150mm nominal diameter and spacing not more than 60/90 metres apart:

Up to one hectare minimum of 20 l/sec (1200 l/min)

One to two hectares minimum of 35 l/sec (2100 l/min)

Two to three hectares minimum of 50 l/sec (3000 l/min)

Over three hectares minimum of 75 l/sec (4500 l/min)

Note: High risk areas may require greater flow rates and spacing not more than 60 metres apart.

Shopping, offices, recreation and tourism

Minimum of 20 l/sec (1200 l/min) to 75 l/sec (4500 l/min) depending on the nature and extent of the development.

Education, health and community facilities

a. Village halls

Minimum of 15 l/sec (900 l/min) through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

b. Primary schools and single storey health centres

Minimum of 20 l/sec (1200l/min) through any single hydrant on the development or within a vehicular distance of 70 metres of the complex.

c. Secondary schools, colleges, large health centres and community facilities

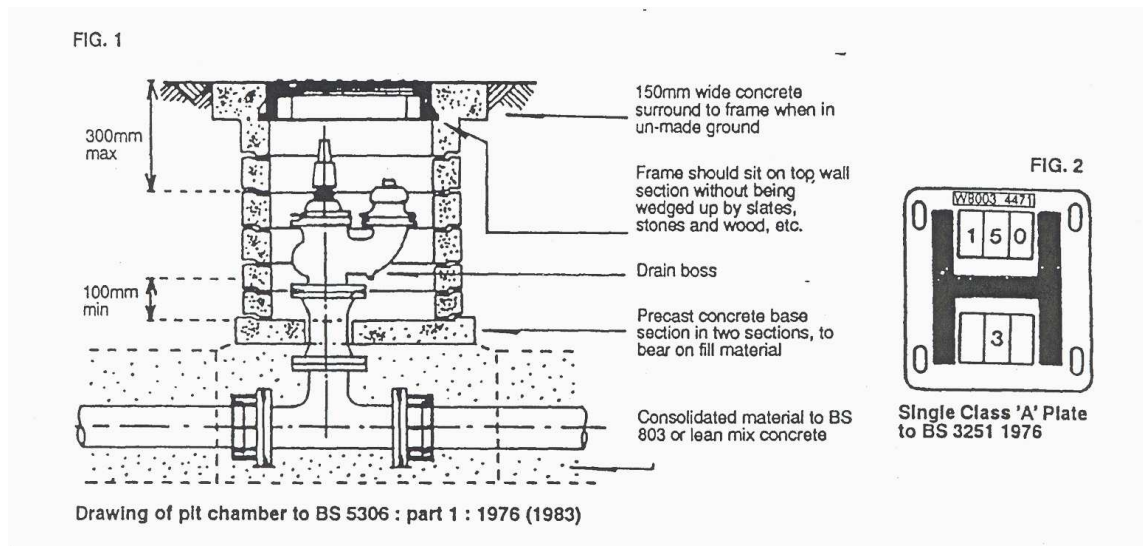
Minimum of 35 l/sec (2100 l/min) through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Caravan sites - caravans/chalets

A fire hydrant should be located at the entrance to the site and if necessary, at 300 metre intervals. The hydrant should provide a minimum of 8 l/sec (480 l/min). If no piped water supply is available or where there is insufficient pressure or flow in the water main an alternative source must be provided.

4.0 CONSULTATION

These observations are offered for guidance. It is important that the Chief Fire Officer should be consulted at the design stage in respect of each scheme, especially with regard to the position of any private hydrants within the site area. The Water Company must also be consulted.



Developers should hold joint discussions with South West Water or the Environment Agency and the Fire Authority to ensure that adequate water supplies are available in case of fire.

The Fire Authority reserve the right to ask for static water supplies for firefighting on site as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
 Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
 ☎01720 424350
 ✉planning@scilly.gov.uk

Application Number: P/17/081/FUL	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Screened by: Yvonne Dale On: 20 th October 2017	

This is a schedule 2 development by virtue of 10 (b) of Schedule 2 of the EIA Regs

1. The characteristics of development must be considered having regard in particular to:

a) the size of the development;	This is an application for the change of use and alterations to an industrial unit to provide two self contained staff units.
b) the accumulation with other development;	The proposal would be amending the existing built environment with no additional footprint
c) the use of natural resources;	There would be no use of natural resources in terms of materials of construction
d) the production of waste;	Some production of waste from construction purposes
e) pollution and nuisances;	Some pollution and nuisance as a result of construction works
f) the risk of accidents, having regard in particular to substances or technologies used.	Likely to be low risk of accidents having regard to the standard technologies and methods to be used

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

a) the existing land use;	The existing land use is residential
b) the relative abundance, quality and regenerative capacity of natural resources in the area;	Outside the site there is a high abundance of high quality natural resources, both coastal and countryside of both designated international importance and local nature reserves.

<p>c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> I. Wetlands; II. Coastal zones; III. Mountain and forest areas; IV. Nature reserves and parks; V. Areas classified or protected under Member states' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b); VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded; VII. Densely populated areas; VIII. Landscapes of historical, cultural or archaeological significance; 	<p>The application is for the change of use of an industrial unit to provide two self contained staff units. The absorption capacity of the natural environment is considered to be high.</p>
--	---

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

a) The extent of the impact (geographical areas and size of the affected population);	The impact will be limited to the building and the site
b) The trans-frontier nature of the impact;	There will not be any trans-frontier impacts
c) The magnitude and complexity of the impact;	Low
d) The probability of the impact;	Low
e) The duration, frequency and reversibility of the impact.	The proposed alterations to the building will be permanent but reversible

- Q1 Is it a major development which is of more than local importance?
- Q2 Does it affect a particularly environmentally sensitive or vulnerable location?
- Q3 Does it have unusually complex and potentially hazardous environmental effects?

Conclusion

Environmental Impact Assessment

Planning Department
Council of the Isles of Scilly
Town Hall
The parade
St. Mary's
Isles of Scilly
TR21 0LW

Our ref: DC/2017/119416/01-L01

Your ref: P/17/081/FUL

Date: 31 October 2017

Dear Sir/Madam

CHANGE OF USE AND ALTERATIONS TO PROVIDE TWO SELF-CONTAINED STAFF UNITS 28-29 PORTHMELLON INDUSTRIAL ESTATE, PORTH MELLON, ST MARY'S, ISLES OF SCILLY, TR21 0JY

Thank you for consulting us on the above proposal.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reasons

The application site lies within an area considered to be at risk of flooding over the lifetime of development. The National Planning Policy Framework (NPPF) requires applicants for planning permission to submit an FRA when development is proposed in areas of flood risk.

An FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an FRA, the flood risk resulting from the proposed development are unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission.

Advice to LPA – flood risk

In the absence of published flood risk mapping for Scilly, we base our advice on anecdotal evidence, council advice and strategic assessments, such as the Shoreline Management Plan 2(SMP2). The SMP 2 maps show this area to be vulnerable to

Environment Agency
Sir John Moore House, Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506

www.gov.uk/environment-agency

Cont/d..

inundation due to coastal flooding in the long-term future under extreme event scenarios. The application site lies within the flood extent for the 1:200 year flood event, plus 100 years of sea level rise, to represent the envisaged coastal flood risk to the area in 2105. This is a still water projection and therefore doesn't account for wave run-up and over-topping, which would exacerbate the risk.

Sea flooding due to breach of coastal defences, tide locking and surface water run-off are all potential sources of flood risk. Whilst the building itself occupies an area towards the outer edge of the perceived zone of risk, it is possible that more substantial risks relate to access and egress to the industrial estate itself.

This application proposes two ground floor residential units (which, on our understanding would be occupied year-round) in an otherwise primarily light industrial area. This would increase the flood risk vulnerability from 'less' to 'more' vulnerable. Occupants of single storey/ground floor only residential units are generally considered to be at a greater risk than occupants of units with upper floors who will benefit from safe refuge during a flood event if they have not been able to evacuate in advance.

Overcoming our objection

The applicant can overcome our objection by undertaking an FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

The FRA needs to assess flood risk to the building and access over the lifetime of development for a 1000yr coastal storm event.

The FRA needs to demonstrate that flood resilience measures have been considered at the design stage. Additionally, the application should detail how the safety of potential residents has been considered in relation to flood risk, particularly in relation to the provision of alternative safe egress routes should the main access point to the industrial estate be impacted by flood water. It should also be demonstrated how safety information would be conveyed to potential residents. This is felt to be relevant, as the application itself has noted that residents of the units would be non-islanders and therefore likely to be less familiar with the local geography and terrain, which could potentially increase their exposure to risk during a sudden or unforeseen flooding event.

Further advice on FRAs can be viewed at:

<https://www.gov.uk/planning-applications-assessing-flood-risk>

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation.

Yours faithfully

Mrs Emma Whereat
Sustainable Places Planning Advisor

Direct dial 02084746247

Direct fax 01208 78321

Direct e-mail SPDC@environment-agency.gov.uk

cc Sibley's Fuel & Marine Services

End

3

Subject: FW: P/17/081/FUL

From: Campbell,Alexander
Sent: 19 October 2017 16:42
Subject: P/17/081/FUL

I visited site today with the applicant and I am satisfied about the potential suitability for residential units. The possibilities for nuisance are limited currently and future changes of use to neighbouring premises could be abated by any incoming commercial venture taking appropriate measures.

I would like the following to be considered.

1. The units should be expected to meet the standards for thermal comfort as Part L Building Regs. (A minimum standard for all rental properties by April 2018 is band E or above and these will not be exempt).
2. The fire resistance between the commercial and residential areas should be confirmed in writing with manufacturer's evidence of what materials have been used. This will allow appropriate fire detection to be determined. If there is 30 minute fire separation then interlinked automatic detection system should be considered.
3. A suggested clause in permission only allowing "workers accommodation" for those associated with the Sibleys business could be considered appropriate due to the unusual nature of the location.

Kind regards

Sandy Campbell
Officer: Environmental Health

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW

Appendix B- Site Plans



Council of the
ISLES OF SCILLY

COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

01720 424350

planning@scilly.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="CLIVE"/>	Surname:	<input type="text" value="SIBLEY"/>
Company name:	<input type="text" value="SIBLEYS FUEL & MARINE SERVICES"/>				
Street address:	<input type="text" value="PORTHCRESSA"/>				
	<input type="text" value="ST MARYS"/>				
	<input type="text" value="ISLES OF SCILLY"/>				
Town/City:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="TR210JQ"/>				
	Telephone number: <input type="text"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text"/>				
Are you an agent acting on behalf of the applicant?					
<input type="radio"/> Yes <input checked="" type="radio"/> No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Dustbins will be provided, which will be accommodated within a purpose built enclosure, adjacent to the service road near the front of the building. These will allow for the separation of recyclable material.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

7. Waste Storage and Collection

As above

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Timber ranch style fencing

Description of *proposed* materials and finishes:

Close boarded fencing with pedestrian gates at either end.

Doors - description:

Description of *existing* materials and finishes:

White uPVC double glazed units

Description of *proposed* materials and finishes:

As existing

Lighting - description:

Description of *existing* materials and finishes:

Bulkhead Lighting

Description of *proposed* materials and finishes:

As per existing

Roof - description:

Description of *existing* materials and finishes:

Cement profiled sheet

Description of *proposed* materials and finishes:

As existing.

Vehicle Access - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Walls - description:

Description of *existing* materials and finishes:

Part steel Frame with insulated timber in-fill & sand cement, pebble dashed rendered finish and part fair faced concrete block.

Description of *proposed* materials and finishes:

As existing with timber stud insulated internal sub-division.

Windows - description:

Description of *existing* materials and finishes:

uPVC white double glazed units

Description of *proposed* materials and finishes:

As per existing

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Black Plastic

9. Materials

Description of *proposed* materials and finishes:

As per existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Elevation Plan, Section, Site Plan, Location Plan, Design & Access Statement.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Mains drainage is provided around the periphery of the building with multiple connection points. The two staff units will simply connect to this existing facility.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

13. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Existing Use

Please describe the current use of the site:

The site comprises a substantial warehouse unit, which is subdivided, and in multiple use. These include two general storage units, a Coastguard Emergency Response Centre & an ironing facility.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	2	0	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	2
Total existing residential units	

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B2 - General industrial	350	55	55	0
Total	350	55	55	0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

18. All Types of Development: Non-residential Floorspace

Use Class/types of use

Existing rooms to be lost by change of use or demolition

Total rooms proposed (including changes of use)

Net additional rooms

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

625.00

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

25. Certificates (Certificate A)

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:
Person role: Declaration date: Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

DESIGN & ACCESS STATEMENT UNIT 4, PORTHMELLON INDUSTRIAL ESTATE

UNIT 4, Porthmellon Industrial Estate

UNIT 4, is a substantial, detached warehouse unit, located at the Eastern end of the Porthmellon Industrial Estate. The building is arranged in five bays, with an additional office/laundry facility positioned on the South West corner, in front of Bay 5.

The building is sub-divided and occupied on the following basis:-

Bay 1	Occupied by Sibley's Fuel & Marine and used for the garaging of vehicles & general storage.
Bay 2	Occupied by Sibley's Fuel & Marine and used for the garaging of vehicles & general storage.
Bay 3	Occupied by Her Majesty's Coastguard and used as an Emergency Response Centre.
Bay 4	Occupied by Her Majesty's Coastguard and used as an Emergency Response Centre.
Bay 5	Currently vacant & the subject area for this application.
Office / Store / Ironing Room	Occupied by Sibley's Island Homes and used for ironing the linen from managed holiday properties on the island & storage of essential items such as cots & high chairs.

The entire building has recently been upgraded with new service shutters, roof repairs & renewals, internal partitioning, improved insulation & works to the plumbing, sewerage & electrical installation.

Background to the Application

Sibley's Fuel & Marine & Sibley's Island Homes form part of the Sibleys Group, based at premises on Porthcressa bank.

Sibley's Fuel & Marine provide a comprehensive fuel service to the islands including the supply of petrol, diesel & bottled gas, as well as fuels to visiting yachts and local boats.

Sibley's Island Homes are engaged in the marketing & sale of residential & commercial property, as well as the management of self catering property (including the laundry & ironing of linen, as well as cleaning & maintenance).

Both of the above business's are labour intensive, and rely heavily on good, reliable staff to enable them to provide the first class service, visitors' and locals deserve. Where possible, we employ local staff who are generally adequately housed. Unfortunately, as our business's have expanded, we have found that there are insufficient staff available locally, and we have had to employ staff from further afield. These staff will only come to the islands' if there is quality accommodation

provided. Sourcing such accommodation has become increasingly difficult, as there is virtually no letting property available outside of the self catering market. Our staff this year have had to share units of accommodation, such that family units do not have their own private spaces. There are a multitude of low quality, 'unlawful' units around the islands with many sheds & garages being turned over for residential use during the letting season. Conversely, this proposal, if passed, will result in the addition of two, high quality staff units.

Bay 5, of Unit 4 Porthmellon Industrial Estate, is located to the rear of the warehouse, and is currently unused. It has no vehicular access, no external service doors and limited headroom to the rear. It is of little use, other than for the storage of small items.

With this in mind, we feel that a conversion of the space into two, quality, self-contained staff units would be a far better use of existing floorspace with no need for greenfield development required.

Residential amenity

The site enjoys a pleasant rear outlook over farmland, and It is our intention to ensure that the occupants of the proposed units, enjoy a private and pleasant outside space. We propose the erection of a close boarded fence along the southern boundary of the property, with gated access from the front pavement.

We envisage only adult occupants, some of whom will be employed in the laundry/ironing facility at the front of the property.

Recent planning consents have allowed occupation within the Industrial Estate, as well as the introduction of a laundry within a residential area. In addition, the Gleaner House development introduced residential accommodation to a commercial area, close to a Filling station, Commercial Kitchen & Launderette. These developments show that residential & industrial uses can sit well together, if properly planned and detailed.

We feel confident that the addition of fencing & high quality sound insulation on this scheme, will mean that other nearby commercial users can carry on their business without any adverse effects.

A bin enclosure will be provided adjacent to the access-way.

The units will be fully sound & thermally insulated and constructed to a high standard.

Loss of Commercial Floor Space

Unit 5 is of very little commercial use, as it is located to the rear of the property, with no vehicular access, limited head room to the rear and no external doorways. It has sat empty for a number of years, and has contributed nothing at all to the economic well being of the islands. The proposed scheme is very modest, and reduces the overall commercial space by less than 15%. We would suggest that the change of use to residential, is a far better use of this small area of the warehouse.

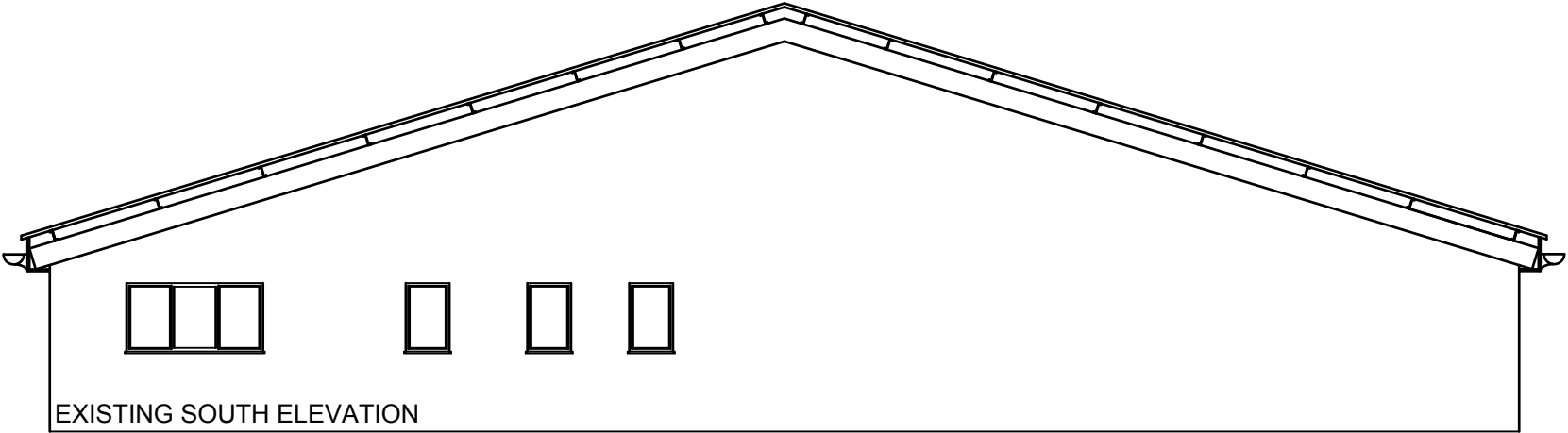
Sustainability

The proposed scheme will incorporate photovoltaic panels and water harvesting & recycling.

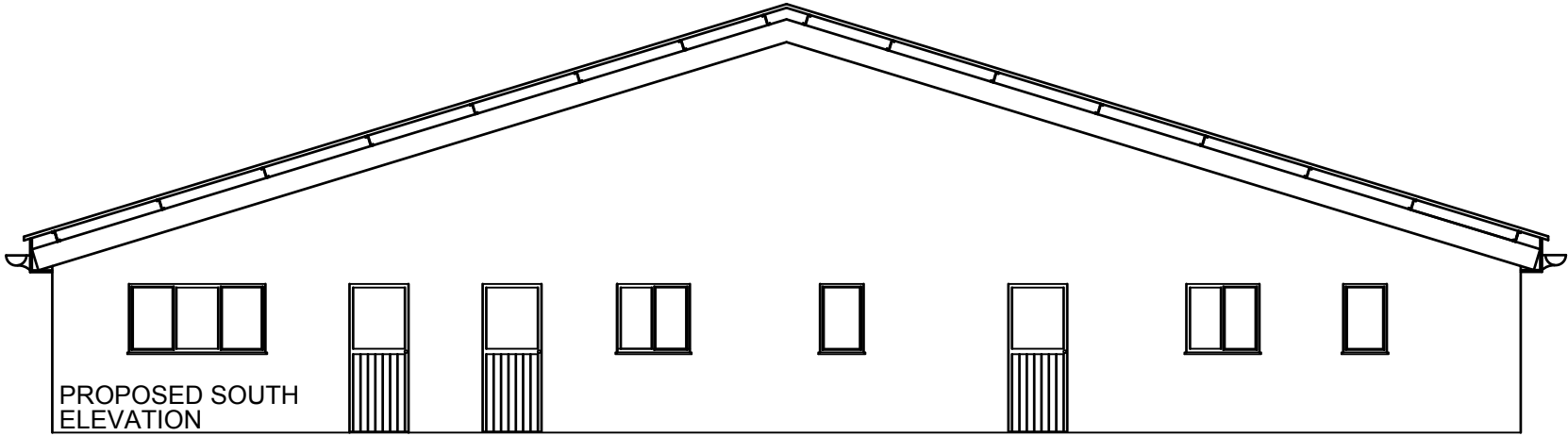
Access

There will be only pedestrian access to the units, which will be through a gate at the front of the property.

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE.
 ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM.
 DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER BEFORE PROCEEDING.
 PRELIMINARY DRAWINGS MUST NOT BE USED FOR CONSTRUCTION PURPOSES.
 ALL DIMENSIONS IN mm UON

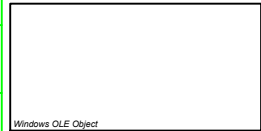


EXISTING SOUTH ELEVATION

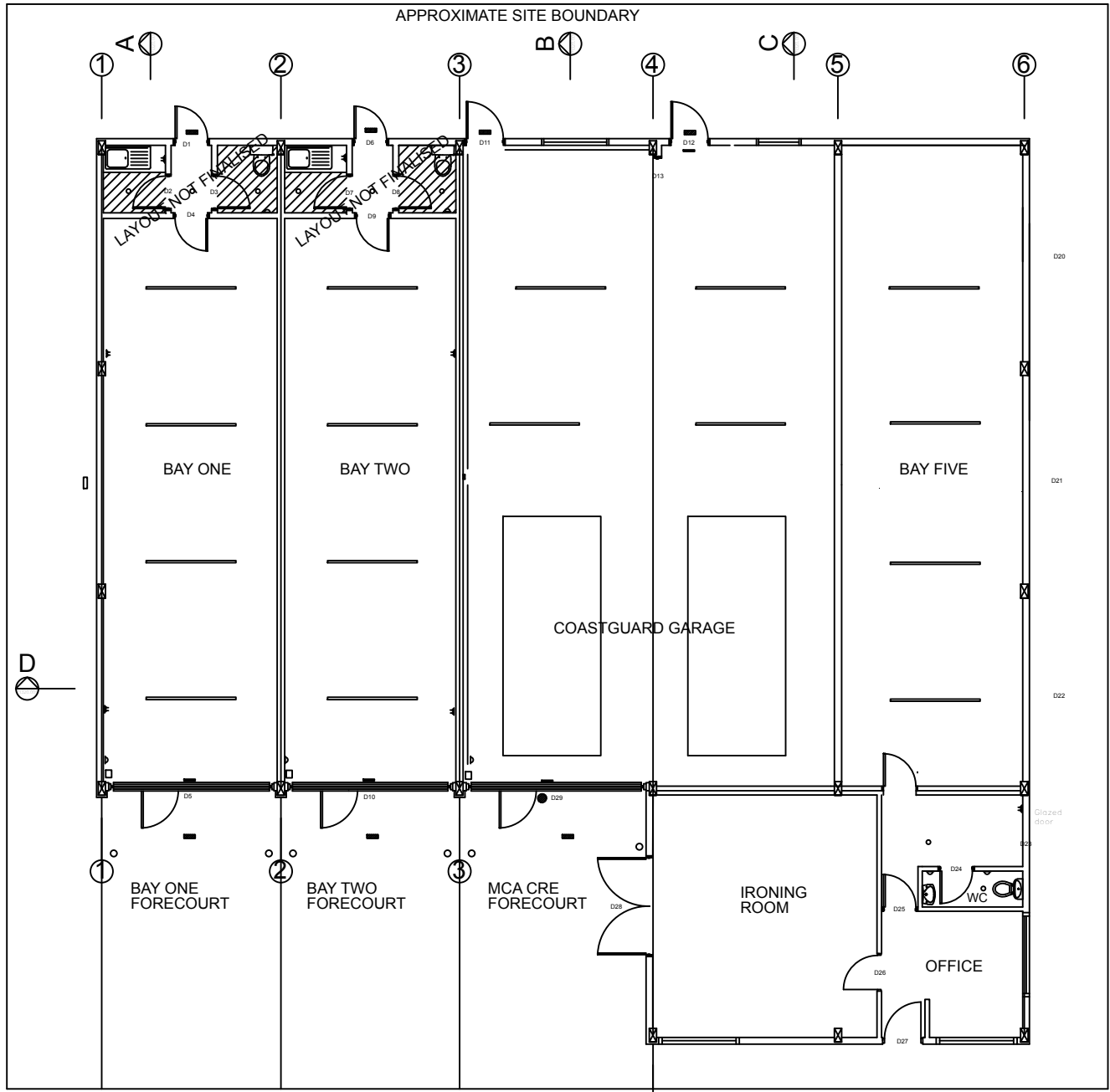


PROPOSED SOUTH ELEVATION

DRAWN BY: C S	DATE: Sept 17	CHECKED BY: J.A.J.S	APPROVED BY: J.A.J.S	DATE: Sept 17	PROJECTION:
NAME: C Sibley		DRAWING TITLE: UNIT 4, ELEVATIONS			SCALE: 1 : 100
MODULE: ACAD 101		DRAWING NUMBER: PM1/CS/S001			REVISION: P1

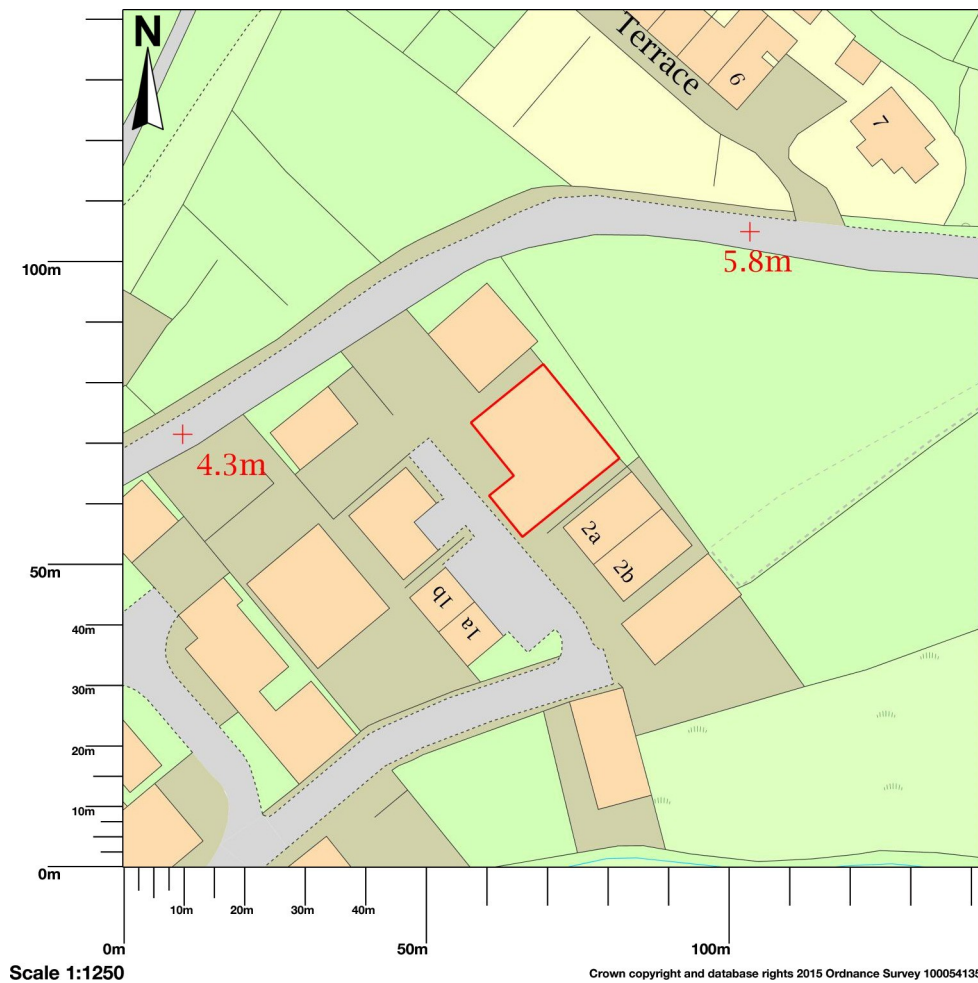


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 ALL DIMENSIONS IN mm UGN



DRAWN BY : C S	DATE : Sept 17	CHECKED BY : J.A.J.S	APPROVED BY : J.A.J.S	DATE : Sept 17	PROJECTION :
NAME : C Sibley	DRAWING TITLE : EXISTING GROUND FLOOR PLAN			SCALE : 1 : 100	
MODULE : ACAD 101	DRAWING NUMBER : 4 PORTHMELLON REV 1			REVISION : P1	

UNIT 4 PORTHMELLON INDUSTRIAL ESTATE

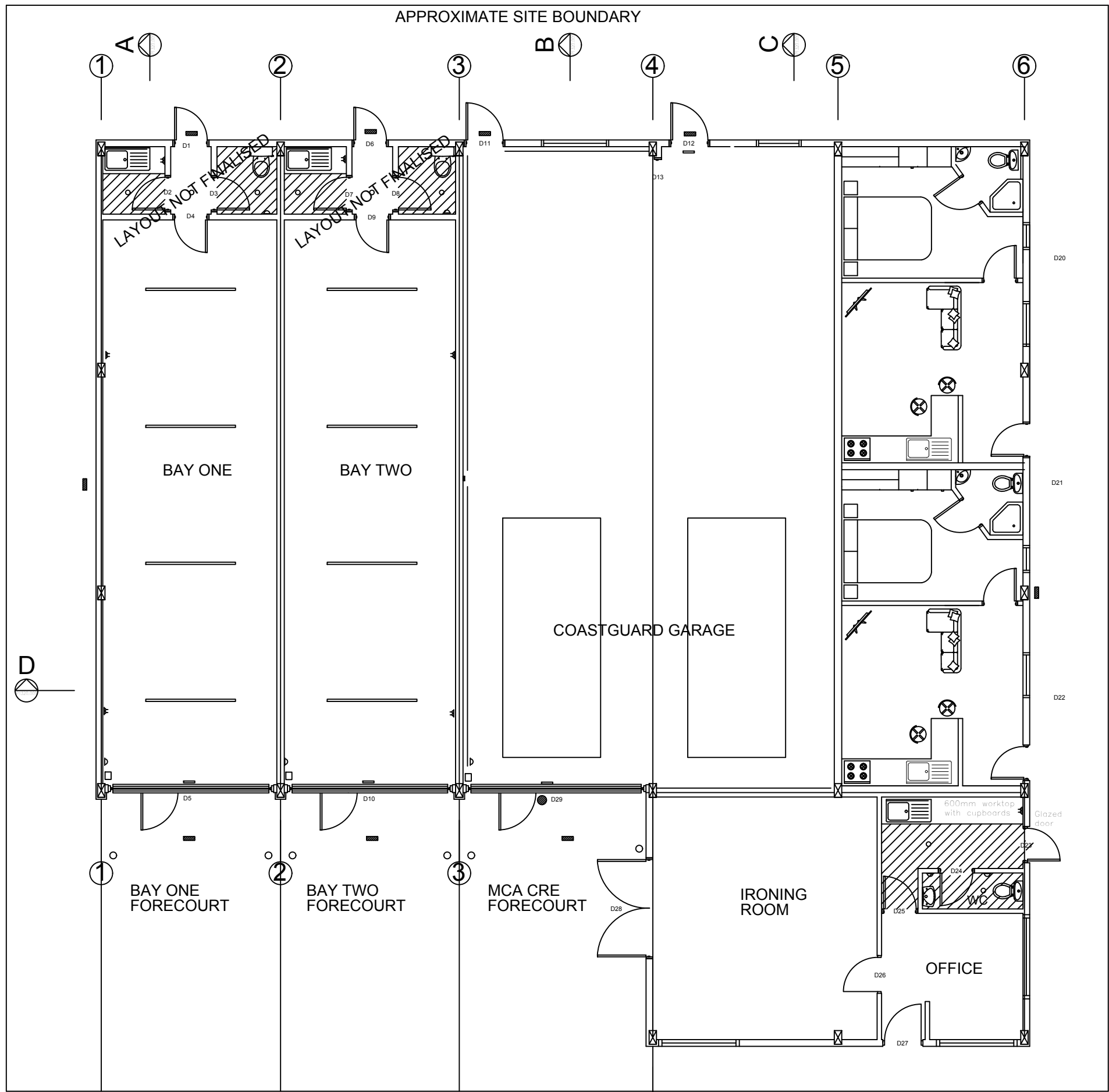


Map shows area bounded by: 90866.29,10664.29,91007.71,10805.71 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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DRAWN BY: C S	DATE: Sept 17	CHECKED BY: J.A.J.S	APPROVED BY: J.A.J.S	DATE: Sept 17	PROJECTION:
NAME: C Sibley	DRAWING TITLE: UNIT 4, GROUND FLOOR PLAN			SCALE: 1 : 100	
MODULE: ACAD 101	DRAWING NUMBER: PM1/CS/S001			REVISION: P1	

Windows OLE Object

Appendix C

