

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/2019/121037/01-L01  
**Your ref:** P/19/064  
**Date:** 01 November 2019

Dear Sir/Madam

**ALTERATION TO EXISTING ACCESS ON MAIN ROAD AND CREATION OF NEW PARKING AREA, CHANGE OF USE OF GROUND FLOOR STORAGE AREA (USE CLASS B8) TO EXTEND RETAIL AREA (USE CLASS A1), CONVERSION OF PART OF FIRST FLOOR APARTMENT INTO STAFF FLAT INCLUDING SMALL EXTENSION, CONSTRUCTION OF ENTRANCE CANOPY, CONSTRUCTION OF NEW STORAGE SHED (USE CLASS B8), MINOR ALTERATIONS AND REGULARISATION OF CREATION OF BALCONY, ROOF TERRACE, LOBBY AND OFFICE.**

**WRIGHT CONSTRUCTION SUPPLIES 22 PORTHMELLON INDUSTRIAL ESTATE PORTH MELLON ST MARY'S ISLES OF SCILLY TR21 0JY**

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 Porth Mellon 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 complete 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 3.2m AOD (For SP to decide if this section can be included).

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.

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

Yours faithfully

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