

Mr Andrew King
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/2021/121891/01-L01
Your ref: P/21/002/OUT
Date: 29 January 2021

Dear Mr King

**OUTLINE PLANNING APPLICATION FOR 13 DETACHED AND SEMI-DETACHED
SELF-BUILD HOMES WITH APPEARANCE AS A RESERVED MATTER (MAJOR
DEVELOPMENT)
LAND TO NORTH OF ENNOR FARM, OLD TOWN LANE, OLD TOWN, ST MARY'S.**

Thank you for consulting us on this planning application.

Environment Agency Position

We have no objection to this development subject to the inclusion of the following condition.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref [Flood Risk Assessment & Drainage Strategy, January 2021, Project Number 13394, Campbell Reith]) and the following mitigation measures:

- Finished Floor levels shall be set no lower than 5 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

As part of the site is at risk from tidal flooding from a 1 in 200 Climate Change event, floor levels should be raised above 5m AOD to provide a suitable freeboard above tidal inundation to reduce the risk of flooding to the proposed development and future occupants.

We have also reviewed:

1. 'Ennor Farm, Old Town, St Mary's - phase 1 geoenvironmental and geotechnical desk study', Campbell Reith, January 2020

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..

2. 'Ground investigation - factual report - Ennor Farm, IOS', Wheal Jane Consultancy, 24 January 2020

We do not consider that the risks to controlled waters of the proposed development at this greenfield site are significant. We assume that the soakaway/cess pit on the site will not be disturbed by construction.

Yours sincerely

Mark Williams
Planning Advisor

Direct dial 020 84 746199

Direct fax

Direct e-mail mark.williams@environment-agency.gov.uk