

**From:** [SPDC](#)  
**To:** [Lisa Walton](#)  
**Subject:** RE: P/21/045/COU: Land at Lawrence's Brow, Churchtown, St Martins  
**Date:** 14 September 2021 12:10:26  
**Attachments:** [image001.png](#)

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Hi Lisa

We have the following comments from our engineer.

*The site is outside of the 1 in 200 flood extent with climate change and therefore would appear very low risk. It's on the sheltered side of St Martins so is unlikely to be impacted significantly by waves and as such the erosion extents are reasonably small as well. The SMP policy for all of St Martins is No Active Intervention for all epochs so the site is unlikely to ever be defended (at least from public funding) but given the low risk I doubt this would be a concern to the applicant.*

Please let us know if you require any more information.

Kind regards  
Mark

Mark Williams  
Planning Advisor - Sustainable Places  
Environment Agency - Devon, Cornwall & the Isles of Scilly  
Tel: +44 2084 746199 / Mob: 07876 817405  
Email: [SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)



<https://www.gov.uk/government/publications/environment-agency-ea2025-creating-a-better-place>

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**From:** Lisa Walton [mailto:[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)]  
**Sent:** 01 September 2021 17:21  
**To:** SPDC <[SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)>  
**Subject:** FW: P/21/045/COU: Land at Lawrence's Brow, Churchtown, St Martins

Hi Mark,

Are you able to confirm whether the EA 'object' to this and whether the applicants own FRA is considered acceptable to address any flood risk here? Its not clear to me (as I don't have access to the flood maps for scilly yet) to determine whether this is a change of use to a more vulnerable use in a flood zone – The applicant has attempted to produce a FRA and evacuation plan.

Can you let me know as I am in the process of writing my committee report and its one of the fundamental issues.

Thanks  
Lisa

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**From:** Emma Kingwell <[Emma.Kingwell@scilly.gov.uk](mailto:Emma.Kingwell@scilly.gov.uk)> **On Behalf Of** Planning (Isles of Scilly)  
**Sent:** 01 September 2021 16:23  
**To:** Lisa Walton <[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)>  
**Subject:** FW: P/21/045/COU: Land at Lawrence's Brow, Churchtown, St Martins

FYI

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**From:** SPDC <[SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)>  
**Sent:** 01 September 2021 13:54  
**To:** Planning (Isles of Scilly) <[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)>  
**Subject:** RE: P/21/045/COU: Land at Lawrence's Brow, Churchtown, St Martins

Thank you for consulting us on this application.

\*Happy to ask our flood risk engineer to review this one if you require further advice but otherwise our standard comment below applies:

For consultations on planning applications for change of use, we are responding with a standard planning advice note and supporting Flood Risk Assessment checklist, which will allow you to determine the suitability of the application with regard to flood risk. These are attached for reference.

If your Authority is minded to refuse any such applications on flood risk grounds please notify us. If refusal of permission is appealed by the applicant we would be happy to support you at appeal.

Kind regards

Mark Williams  
Planning Advisor - Sustainable Places  
Environment Agency - Devon, Cornwall & the Isles of Scilly  
Tel: +44 2084 746199 / Mob: 07876 817405  
Email: [SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)



<https://www.gov.uk/government/publications/environment-agency-ea2025-creating-a-better-place>

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**From:** Andrew King [<mailto:Andrew.King@scilly.gov.uk>] **On Behalf Of** Planning (Isles of Scilly)  
**Sent:** 23 August 2021 14:33  
**To:** Planning (Isles of Scilly) <[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)>  
**Subject:** P/21/045/COU: Land at Lawrence's Brow, Churchtown, St Martins

Good Afternoon,

Please find attached a consultation request.

Regards,

**Andrew King**

Officer: Planning & Development Management

### **COVID -19 INFORMATION**

**Please note that currently I am working remotely and have limited access to the Council's phone network. Voicemails can be picked up and calls returned as necessary. If you do have a planning enquiry then please put this in writing, ideally by email as there is a delay in the processing of post.**

**If you would like to arrange a 'virtual meeting' with me or staff in the Planning Department then please let us know. We have the Teams applications available if you would like to make an appointment.**

**Thanks for your patience at this time.**

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

**Direct Line:** 01720 424457 (please leave a message) **Reception:** 0300 1234 105

**Email:** [andrew.king@scilly.gov.uk](mailto:andrew.king@scilly.gov.uk) | [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) |

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