

**From:** [SPDC](#)  
**To:** [Lisa Walton](#)  
**Subject:** FW: P/21/075/COU Land at Lower Town Barns, Lower Town St Martins, Isles of Scilly  
**Date:** 03 November 2021 15:46:52  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**From:** Pask, John  
**Sent:** 03 November 2021 15:33  
**To:** SPDC <[SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)>  
**Subject:** RE: P/21/075/COU Land at Lower Town Barns, Lower Town St Martins, Isles of Scilly

Hello Mark,

I have had a look at the JBA report and some of the available model outputs.

The site is shown to be in Flood Zone 1 in the current 1 in 200 year return period tidal flood which includes an allowance for wave action. However, when you factor in sea level rise as a result of climate change (including wave action) for 100 years lifetime, model outputs show that the site is at risk of flooding to depths of between 0.5m to 2m. This is quite a range of depths and it doesn't necessarily mean that the site will be affected by the maximum depth of 2m at the upper end of this range. Parts of the access/egress route are also likely to be flooded in this scenario.

The risk of flooding to the proposal would be less severe for example during the first 25 years. This is because sea level rise is predicted to increase at a faster rate later on in the 100 year lifetime of the residential development proposal. Therefore time limiting any permission granted for this period would result in a significantly reduced flood risk when compared to having no time restriction at all. A new application could then be submitted at the end of that 25 year period when further up-to-date information on sea level rise will be available.

The storms which are likely to produce such flood depths would be more likely to occur in the Autumn/Winter months and would be likely to be well forecast in advance giving time for a flood warning and evacuation procedure to be implemented. Are the shepherd huts likely to be used in the Autumn/winter when severe storms are more likely?

I don't think it would be of any benefit to request that the applicant provide a FRA as they would not be any further available information than I have set out above.

Our position would be that the proposal should be time limited to perhaps 25 years and a Flood Warning and Evacuation procedure implemented for users of the holiday accommodation.

regards

**John Pask**

Flood and Coastal Risk Management Officer  
Partnership and Strategic Overview (West)

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