

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/2021/122386/01-L01
Your ref: P/21/099/FUL
Date: 14 December 2021

Dear Mr King

**CHANGE OF USE OF THE LAND TO SITE ONE HOLIDAY LETTING SHEPHERDS HUT.
LAND TO SOUTH OF LOWER TOWN BARNS, LOWER TOWN, ST MARTIN'S,
ISLES OF SCILLY, TR250QN**

Thank you for consulting us on this planning application.

Environment Agency Position

We have no objections to this development.

Reasons

The site is shown to be located within Flood Zone 1 in the current 1 in 200 (0.5%AEP) return period tidal flood which includes some allowance for wave action. In accordance with NPPF, we would therefore have no objections to the proposal.

However, with the potential impacts of climate change, the site could be at risk in the future. We would therefore recommend that the permission should be time limited to 25 years and a flood warning and evacuation procedure implemented for users of the holiday accommodation

Yours sincerely

Mark Williams
Planning Advisor

