

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/2021/122395/01-L01  
**Your ref:** P/21/103/FUL  
**Date:** 30 December 2021

Dear Mr King

**ERECTION OF STEEL FRAMED BARN/WORKSHOP FOR FARM MACHINERY REPAIRS, STORAGE AND VEGETABLE PREPARATION/PACKING ROOM WITH TOILET FACILITIES FOR STAFF AND CONTRACTORS.  
LAND AT HILLSIDE FARM, SOUTH'ARD, BRYHER, ISLES OF SCILLY**

Thank you for consulting us on this planning application.

**Environment Agency Position**

We require further information within a simple Flood Risk Assessment (FRA) and therefore object to this development until this is provided.

We have no groundwater quality objections.

**Reasons**

The Environment Agencies data suggests the site could be at risk of tidal flooding during the current 1 in 200 year (0.5%AEP) event. With the predicted impacts of climate change, the likelihood and depth of flooding is predicted to increase further. However, the proposed use is considered less vulnerable.

Therefore in order to remove our objections we would advise that further information should be provided in the form of a simple Flood Risk Assessment showing how the development will provide flood resilient and resistant construction up to a level of 5.1m AOD (this being the current 1 in 200 year flood level with an additional allowance for 75 years of climate change and 300mm freeboard to allow for uncertainties). These measure are need to reduce the impacts of flooding now and in the future. The site should also be registered to receive a flood warning to allow evacuation of users of the site should an flood event be predicted.

The following websites provide information on flood resilient and resistant construction to use in the production of an FRA

<https://nationalfloodforum.org.uk/about-flooding/reducing-your-risk/protecting-your-property/>

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..

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Yours sincerely

**Mark Williams**  
**Planning Advisor**

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Direct e-mail [spdc@environment-agency.gov.uk](mailto:spdc@environment-agency.gov.uk)

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