

From: [SPDC](#)
To: [Planning \(Isles of Scilly\)](#)
Subject: RE: P/21/103/FUL: Land at Hillside Farm, Southard, Bryher
Date: 21 December 2021 12:46:36

Good afternoon,

Thank you for consulting us on this development.

We are still awaiting comments from our groundwater team but we have received the following comments from our flood risk engineer. I thought it may be useful for the applicant to receive these comments as soon as possible in order to overcome our current objection:

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.

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/>

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

Kind regards

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