

Liv Rickman
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/2022/122573/01-L01
Your ref: P/22/029/FUL
Date: 17 May 2022

Dear Liv Rickman

**ERECTION OF A DWELLING LAND ADJACENT TO WHITE COTTAGE,
PORTHLOO LANE, ST MARY'S, ISLES OF SCILLY**

Thank you for consulting us on this planning application.

Environment Agency Position

We have no objections to this development.

We advise that the development is within flood zone 1 defined as having a low probability of flooding. However, the flood map for planning indicates that the access/egress to the development may be located within the high probability Flood Zone 3. We recommend that the applicant considers the risks within a simple Flood Risk Assessment.

Access and egress during a flood event

Paragraph 7-038-20140306 of the Planning Practice Guidance and paragraph 167 of the NPPF are clear that access and egress needs to be part of the consideration of whether new development will be safe. Paragraph Reference ID: 7-039-20140306 provides further guidance.

We advise that a flood plan is prepared which outlines how occupants will respond in a flood event. We have worked with the Association of Directors of Environment, Economy, Planning and Transport (ADEPT) to produce some joint guidance on flood risk emergency plans for new development. The guidance is available online:

www.adeptnet.org.uk/floodriskemergencyplan.

Our role is to provide advice to LPAs on the flood hazards at the site and to issue Flood Warnings during a flood event. In considering the safety of access and egress the LPA should also consult with their Council's emergency planners. Where no safe access and egress route exists the LPA will need to consider the hazards and advice from their

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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emergency planners and take a view on whether a safe refuge above the design flood level is a suitable alternative.

It is for the local authority's emergency planning function to advise on whether the access/egress, evacuation or refuge arrangements during a flood event are safe and whether the additional occupants can be incorporated into their emergency evacuation plans.

Further information

Further guidance on what should be included within a site specific FRA can be found within the Planning Practice Guidance as well as on the GOV.UK website <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Yours sincerely

Mark Williams
Planning Advisor

Direct dial 020 84 746199

Direct fax

Direct e-mail spdc@environment-agency.gov.uk