

**From:** [Stephen Swabey](#)  
**To:** [Lisa Walton](#); [Rebecca Williams](#)  
**Subject:** RE: Flood Risk Assessment - LLFA  
**Date:** 06 October 2023 14:55:57  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Lisa

I've had a look through the flood risk assessment provided by the applicant. It's much better than most flood risk assessments provided for projects on the islands. There are a couple of things that might be worth considering:

1. Any piercings of the building fabric below the design flood level of 5.41 m, for example to run cables or pipes into the building, should be waterproofed to prevent water ingress during flooding
2. If the minimum floor level is 4.1 m AOD (page 10), and the design flood level is 5.41 m AOD (page 11), with water-proofing and water-resistance of electrics and materials occurring to 600 mm above the design flood level (ie, 6.01 m) then the whole of the ground floor is likely to require some form of treatment for flood resistance. However, having electric sockets 1.9 m above the minimum floor level of 4.1 m is unlikely to be practical for residents. I recommend this offer by the applicant is modified to be 'where practicable, electric sockets are raised as high as possible on the ground floor walls, ideally at least above 5.41 m AOD, with the electrical connection to the sockets ideally being made from the first floor level, not from the ground floor level'.

The applicant must be careful to use a consistent datum when calculating the heights for flood levels and design levels. They don't state which datum(s) is/are used in their analysis. The Ordnance Survey datum of 2002 for the Isles of Scilly (OSGM02) is 365 mm different to the Ordnance Survey datum of 2015 (OSGM15) for the Isles of Scilly. Flood heights, design heights and setting out heights must be given in the same datum to provide effective management of flood risk.

Stephen

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