

# 4197 NEW GRIMSBY TEMPORARY ACCOMMODATION, TRESCO

## FLOOD RISK STATEMENT

25<sup>th</sup> September 2023

### INTRODUCTION:

This document has been prepared in response to consultation comments by Climate Adaptation Scilly received 11<sup>th</sup> September 2023. It has been composed by Llewellyn Harker Lowe Architects & Tresco Island Ltd. to support the application P/23/069/COU for a temporary change of use to facilitate the retention of 2no. existing static caravans to provide temporary builders accommodation on Tresco.

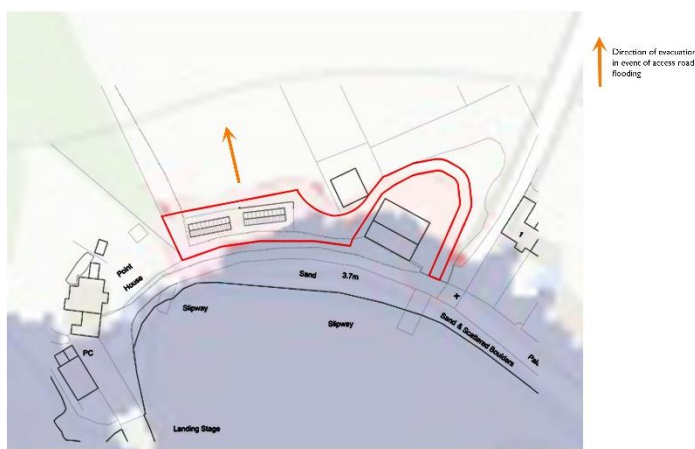
This report should be read in conjunction with the drawings and design and access statement already submitted.

### FLOOD RISK:

According to the Environment Agency Flood Risk Mapping, the application site within the red line boundary is partially located within flood zones 2 and 3 (which suggests a high probability of flooding to these areas).

The static caravans (which are to be retained) are to be used as temporary residential accommodation. Under the National Planning Policy Framework, such accommodation falls under the 'More Vulnerable' flood risk vulnerability classification.

However, the static caravans themselves (and the land around them) are sited outside the flood risk zones. This land on this portion of the site is set at an elevation above +5m AOD (as required by the Isle of Scilly Local Plan). This portion of the site has no history of flooding. The caravans themselves are positioned behind a solid boundary wall and hedge, and are raised. Given that this application is for short term temporary accommodation, long term flood risk due to climate change should not be a consideration. Consequently the risk of flooding to the caravans themselves is minimal.



The primary access route to the caravan site is through the adjacent boat yard to the east. Parts of this access lie within flood zone areas. No alterations or development is proposed to this portion of the site.

The caravans are located at the bottom of open sloping fields, in the event that the boatyard access does become inundated, it is possible to evacuate to higher ground across these fields to reach an elevated access road (Back Lane).

The builders who will be occupying the caravans will be able-bodied and therefore this route will be suitable. Accessible accommodation is available elsewhere on the island if required. The route will be kept clear of boats and other materials during the period that the caravans are occupied.