



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/24/018/COU</b>	<b>Date Application Registered:</b>	<b>18 March 2024</b>
<b>Applicant:</b>	<b>Mr And Mrs Churchill Porthloo House, Porthloo, St Mary's, Isles Of Scilly, TR21 0NE</b>	<b>Agent:</b>	<b>Mr Matthew Wills 3 Coppice Gardens, Lanner Moor, Redruth, TR16 6BY</b>
<b>Site address:</b>	Porthloo House Porthloo St Mary's Isles of Scilly TR21 0NE		
<b>Proposal:</b>	Change of use of redundant gallery/studio space to domestic area, replacement of second floor balcony with Juliet balcony, replacement of second floor window with French doors and Juliet balcony and erection of balcony to two elevations at first floor level including replacement of two windows with French doors (Amended Plans) (Amended Title)		

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Plan 1 Site Location & Block Plan, drawing number 2303-MWA-XX-XX-DR-A-1000 rev 3, dated 24 February 2024**
  - **Plan 2 Existing & Proposed Area Use, drawing number 2303-MWA-XX-XX-DR-A-1006, dated 17 March 2024**
  - **Plan 3 Proposed Elevations, drawing number 2303-MWA-XX-XX-DR-A-1011 rev 4, dated 23 March 2024**
  - **Plan 4 Proposed Floor Plans Levels 0 & 1, drawing number 2303-MWA-XX-XX-DR-A-1004, dated 24 February 2024**
  - **Plan 5 Proposed Floor Plans Levels 2 & 3, drawing number 2303-MWA-XX-XX-DR-A-1005, dated 24 February 2024**
  - **Plan 6 Flood Risk Assessment ref J-3477-rev.01 dated May 2024**
  - **Plan 7 Site Waste Management Plan date stamped 16 July 2024**

## These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

### **C3 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

### Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
2. **NON-MATERIAL AMENDMENTS:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. **BALCONY:** Should there be any revisions to the balcony hereby approved to meet the requirements of building regulations; the applicant is advised that further approval from the Local Planning Authority may be required.
4. **BUILDING REGULATIONS:** This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).
5. **REGISTERING FOR APPROPRIATE BUSINESS RATES/COUNCIL TAX:** To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: [revenues@scilly.gov.uk](mailto:revenues@scilly.gov.uk).
6. **CONVERSION ONLY:** This planning permission has been granted on the basis that the development relates strictly to the conversion of the building(s) as shown on the approved planning application drawings forming part of this permission. Any works of rebuild or new build other than as detailed on the approved planning application drawings and any departure from these drawings will require separate planning permission and the Local Planning Authority should be notified at once in the event in works being required or having taken place outside the scope of this planning permission as such works could have the effect of invalidating the planning permission. This planning permission does not grant or imply any form of building control approval for which separate notification will be required under the Building Regulations.
7. **FIRE ACCESS:** Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access. Adequate water supplies for firefighting purposes will be achieved by complying with the requirements of Part B5 of Approved Document B.
8. **FIRE RISK ASSESSMENT:** Please be aware that the Regulatory Reform (Fire Safety) Order 2005 applies, and the responsible person will be required to carry out a fire risk assessment to identify the risks and take reasonable measures to ensure people are safe from fire.

Signed: 

**Chief Planning Officer**

*Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 12 September 2024



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
☎0300 1234 105  
✉planning@scilly.gov.uk

Dear Mr And Mrs Churchill

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/018/COU and the accompanying conditions have been read and understood by the applicant: Mr And Mrs Churchill.

1. **I/we intend to commence the development as approved:** Change of use of redundant gallery/studio space to domestic area, replacement of second floor balcony with Juliet balcony, replacement of second floor window with French doors and Juliet balcony and erection of balcony to two elevations at first floor level including replacement of two windows with French doors (Amended Plans) (Amended Title) at: Porthloo House Porthloo St Mary's Isles Of Scilly TR21 0NE **on:** .....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** \_\_\_\_\_ **Contact Telephone Number:** \_\_\_\_\_  
**And/Or Email:** \_\_\_\_\_

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Please sign and return to the **above address** as soon as possible.



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD

☎01720 424455

✉planning@scilly.gov.uk

## **THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

### **Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

### **Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £43per application
- Other permissions - £145 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £43 for householder type applications and £293 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals:](#)

[How long they take page.](#)

### **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall  
Council Pydar  
House Pydar  
Street Truro  
Cornwall  
TR1 1XU

Inspection Requests can also be made online:

<https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

### **Registering/Altering Addresses**

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

### **Connections to Utilities**

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



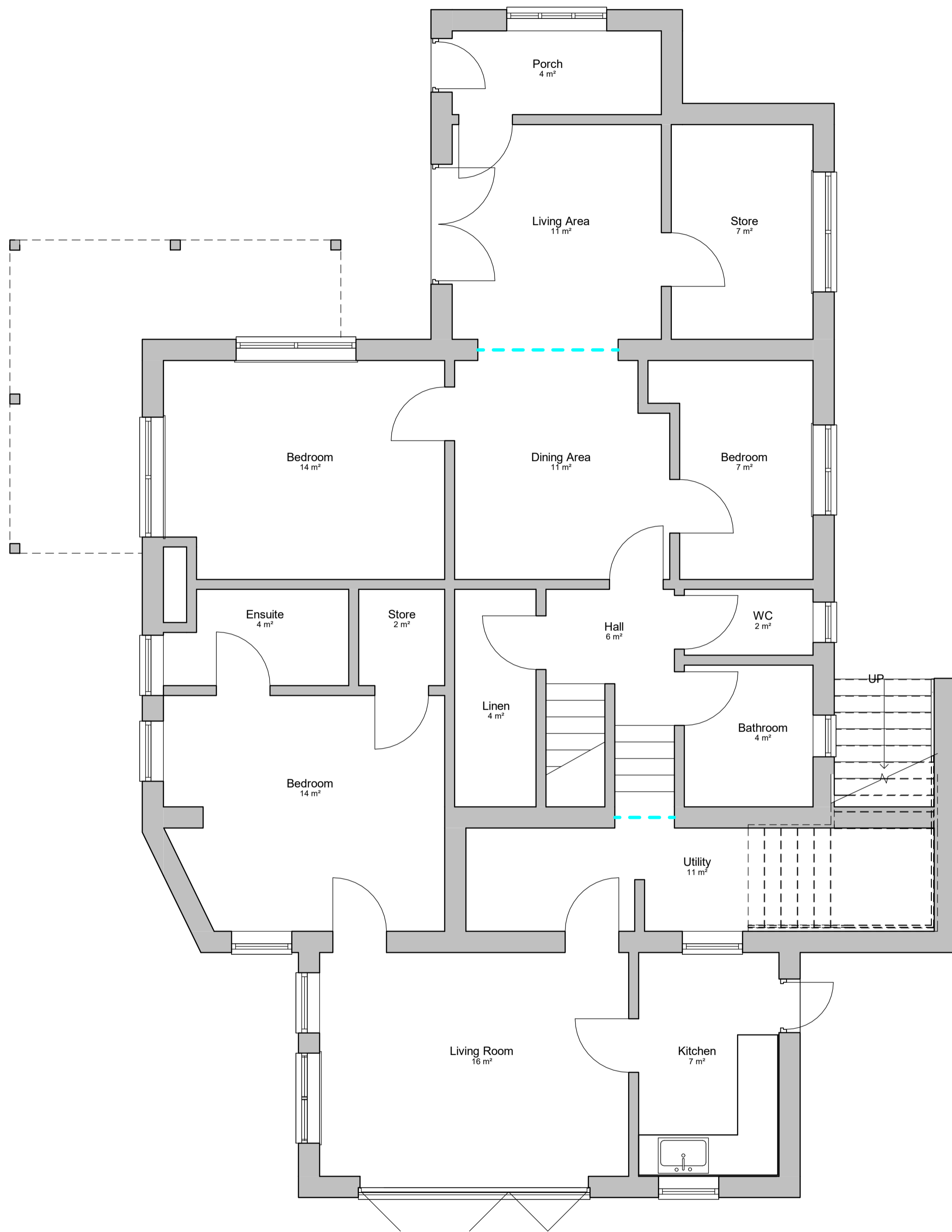




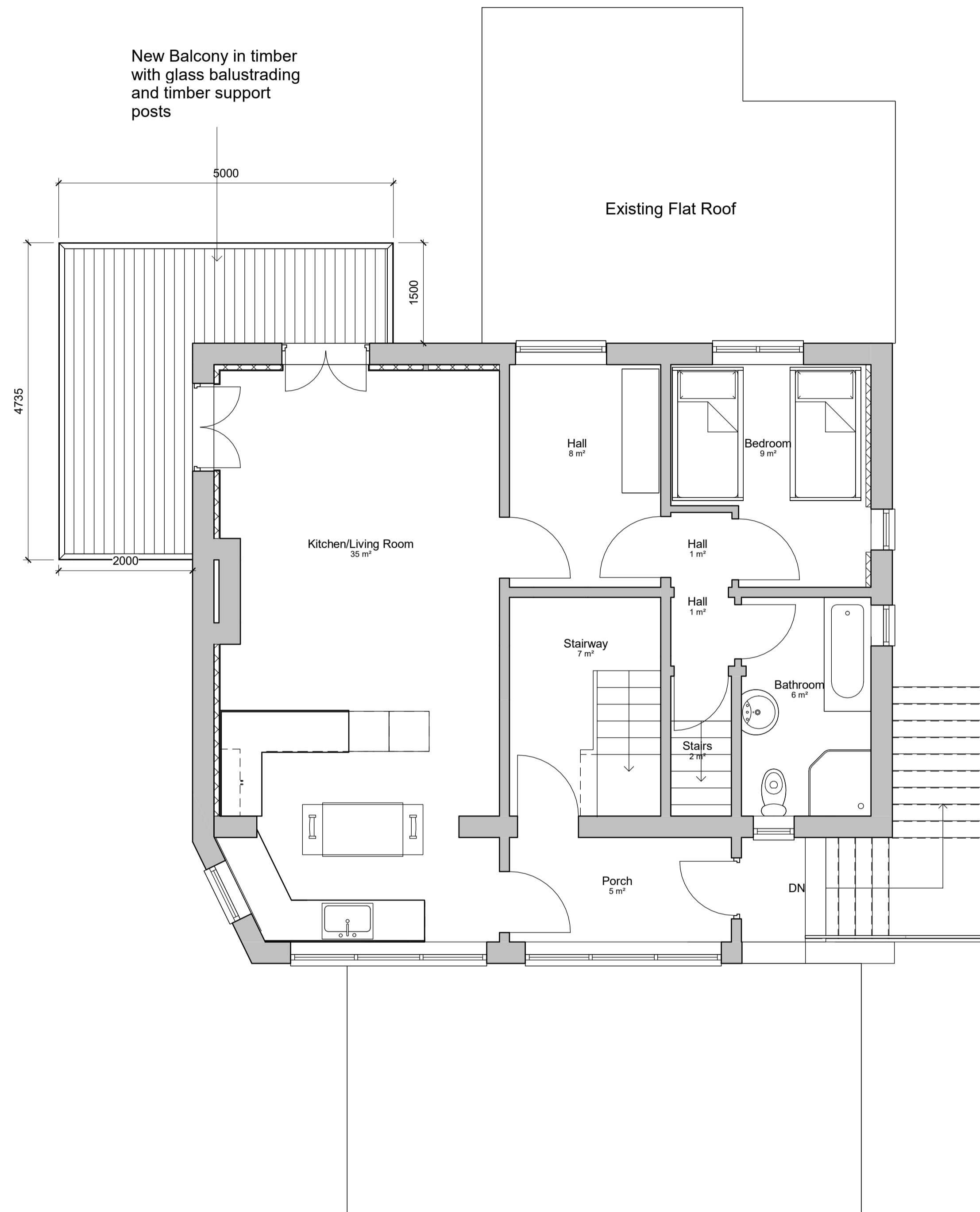
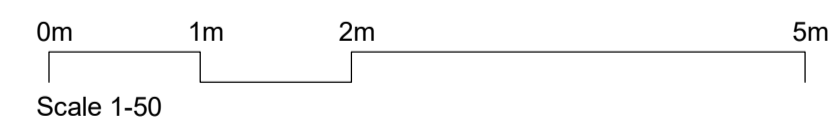








**1 Level 0 Proposed**  
1 : 50



**2 Level 1 Proposed**  
1 : 50

**RECEIVED**  
By Liv Rickman at 1:59 pm, Jul 16, 2024

**APPROVED**  
By Lisa Walton at 11:55 am, Sep 12, 2024

Rev	Description	Date
1	Client Preliminary Issue	24-02-25
2	Planning Submission	24-02-25
3	Planning Updates	24-06-26
4	Planning Submission	24-06-27
5	Planning Updates	24-07-14

CODE	SUITABILITY DESCRIPTION

STATUS	PURPOSE OF ISSUE

Matthew Wills - RIBA Chartered Architect  
3 Coppice Gardens, Lanner Moor, Lanner TR16 6BY  
Email: matthewwillsriba@gmail.com  
Tel: 07834453618

PROJECT  
**Porthloo, St Marys,  
Isles of Scilly**

TITLE  
**Proposed Floor Plans**

CLIENT  
**J & L Churchill**

DRAWN BY Author	CHECKED BY Checker	DATE 02/24/24
SCALE (@ A1) 1 : 50	PROJECT NUMBER 2303	

DRAWING NUMBER 2303-MWA-XX-XX-DR-A-1004	REV <b>5</b>
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**RECEIVED**  
By A King at 10:44 am, Jun 04, 2024

**APPROVED**  
By Lisa Walton at 11:57 am, Sep 12, 2024

**PORTHLOO HOUSE . PORTHLOO.  
ST MARYS. ISLES OF SCILLY  
TR21 ONE**

**PROPOSED CHANGE OF USE FROM ARTIST  
STUDIO/GALLERY TO RESIDENTIAL  
ACCOMMODATION**

FLOOD RISK ASSESSMENT

J-3477-Rev.01





**PORTHLOO HOUSE. PORTHLOO.  
ST MARYS. ISLES OF SCILLY  
TR21 ONE**

**PROPOSED CHANGE OF USE FROM ARTIST  
STUDIO/GALLERY TO RESIDENTIAL  
ACCOMMODATION**

FLOOD RISK ASSESSMENT

<b>Report No.</b>	<b>Issue Detail</b>	<b>Originator</b>	<b>Date</b>	<b>Checked by</b>	<b>Date</b>
J-3477	01	TS	30/05/2024	JM	30/05/2024

**For:** Mr J Churchill  
Porthloo House  
Porthloo  
St Marys  
Isle of Scilly  
TR21 ONE

**Job No:** J-3391  
**Date:** May 2024  
**Edition:** 01

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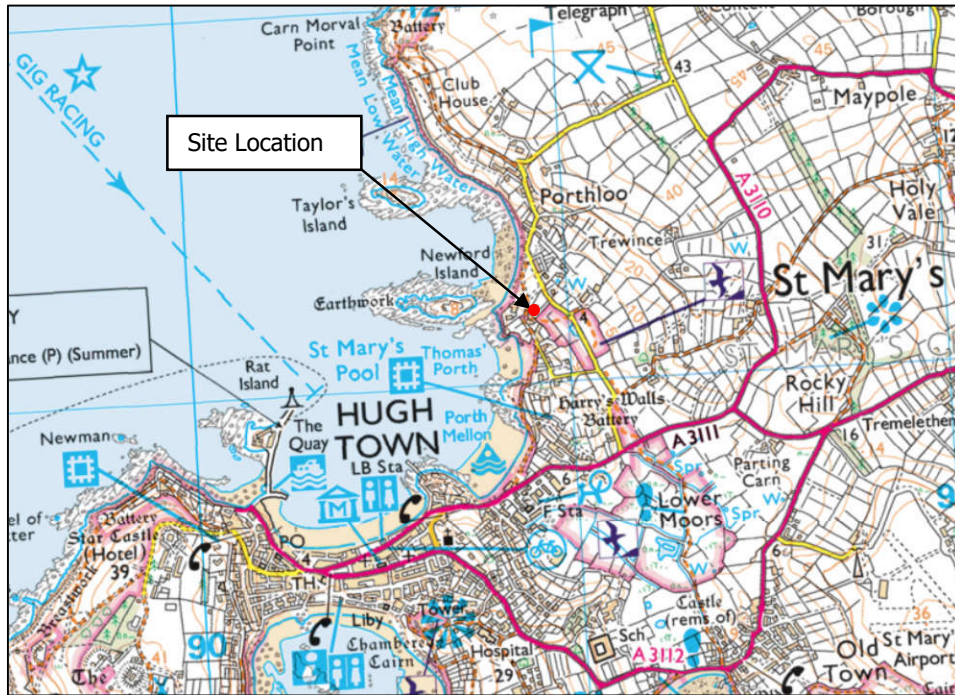
## APPENDICES

Appendix A	Development Proposals
Appendix B	Environment Agency Information

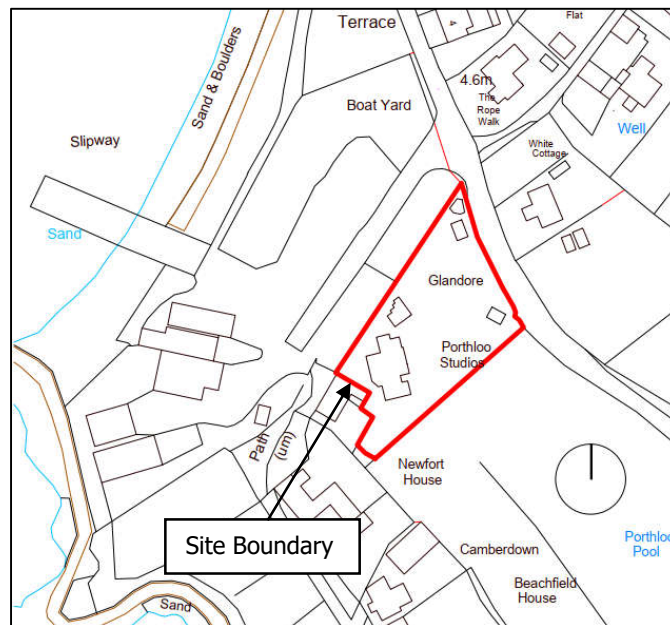
### 1.0 INTRODUCTION

Mr and Mrs Churchill are proposing to submit a planning permission to apply for a change in use of part of Porthloo House; the site is located within the Porthloo area of St. Marys in the Isles of Scilly (IoS).

The location of the site is shown in **Figures 1 & 2** below.



**Figure 1 – Location Plan**



**Figure 2 – Indicative Site Boundary**

The site lies close to/within Flood Zone 3 according to the Environment Agency's "Flood Maps for Planning". Footnote 59 of paragraph 173 of the National Planning Policy Framework requires a site specific flood risk assessment (FRA) to be provided for all developments in Flood Zones 2 and 3; therefore, any proposal to redevelop/change the use of the site will need to be supported by an FRA.

In addition to this, Policy SS7 of the Council of the Isle of Scilly Draft Local Plan ordinarily requires a suitable and proportionate Flood Risk Assessment (FRA) for coastal developments when the level of the development is set at an elevation of 5m AOD or lower. As the site is situated on land at a minimum elevation of about 4.3m AOD, then an FRA is required.

In order to satisfy this requirement, Engineering and Development Solutions (EDS) have been commissioned by the applicant to undertake an FRA for the site to assess the potential flood risks. This report comprises the FRA for the proposed development, in line with Policy SS7 of the IoS Council, National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

### **1.1 Site Description**

Porthloo House is a detached dwelling located in Porthloo on the western side of St Marys, to the north of Hugh Town; the approximate Ordnance Survey Grid Reference for the site is SV 90355 10548.

The building comprises three self-contained holiday lets arranged over four storeys, together with owners accommodation and an artist's studio/gallery area; the approximate Ordnance Survey Grid Reference for the site is SV 90914 11192.

There is a boat yard facility located to the immediate west of the site with Porthloo Beach being situated to the west of the boatyard. A concrete slipway links the beach with the boatyard area.

The north extent of the site is defined by Porthloo Lane and the east extent is defined by the boundary with the adjacent Porthloo Pool and wetland area which feeds into the Lower Moor SSSI. The south boundary of the site abuts other residential and commercial premises in Porthloo. Access to Porthloo House is off Porthloo Lane from the north east corner of the plot.

The topography of the site is relatively flat with a ground level of about 4.30m AOD in the vicinity of the dwelling house rising to about 4.60m AOD along the north boundary with Porthloo Lane. There is a low bank between the site and the boatyard with a crest level of about 4.80 to 5.00m AOD.

In the wider context, ground levels fall to the west down to Porthloo Beach and to the east into Porthloo Pool where ground levels are as low as 3.30m AOD. Ground levels rise to the north to a local high point at Telegraph Hill which is set at a maximum elevation of about 49m AOD.

### **1.2 Existing Usage**

As noted previously, the building comprises three self-contained holiday lets, together with owner's accommodation and artist's studio/gallery, all arranged over four storeys. The owner's accommodation and the studio/gallery area occupy the ground and first floors and the holiday accommodation occupies the third and fourth floors; a drawing showing the layout of the current accommodation is provided within **Appendix A**.

### **1.3 Proposed Usage**

The development proposal is to change the use of the artist's studio/gallery area at first floor level to from part of the domestic residence. The area will be utilised as a lounge and dining

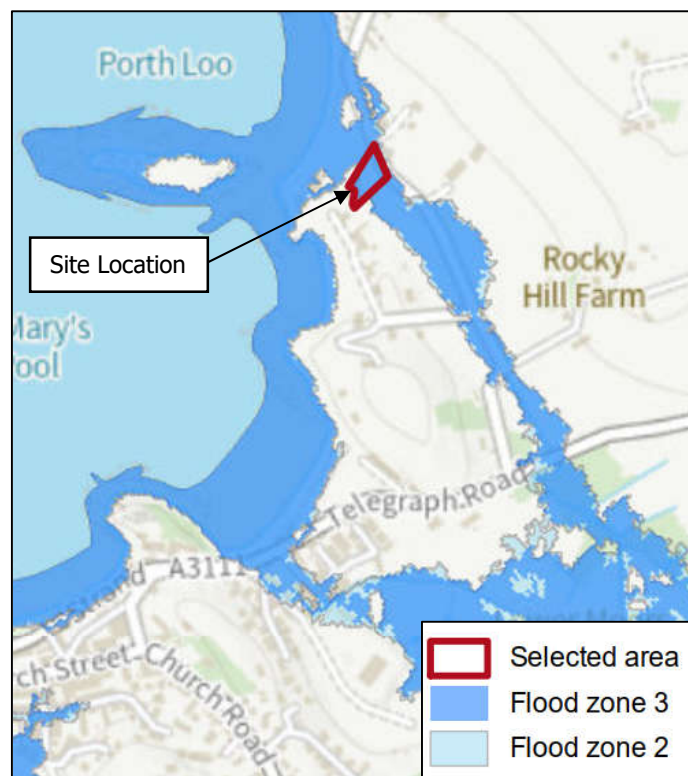


facility for the owners. No external or structural alterations are proposed and no additional sleeping accommodation will be introduced into the premises as part of the change of use.

#### 1.4 Flood Risk Context

The site is set at a relatively low elevation and situated close to the tidal waters of Porthloo Beach and the Roads beyond. As such, there is potential for the site to be effected by coastal inundation.

Reference to the Environment Agency (EA) indicative flood map in **Figure 3**, below and in **Appendix B**, shows that the site is located within Flood Zone 3.



**Figure 3 – Environment Agency Flood Map for Planning**

It is evident that the site may be at risk of flooding from tidal/wave overtopping effects and this is considered further within **Sections 2** and **3** of the report.

#### 1.5 Existing Flood Defences

Product 4 information provided by the EA does not indicate the presence of any flood defences benefitting the site. Notwithstanding this it is known that flood defences exist in this area.

In this regard the north section of the beach has recently been subject to flood defence improvements by the placement of a rock armour rip rap revetment to provide a level of protection of about 6.70m AOD. The new rock armour revetment links with an older length of engineered sand dune at the south end of the beach; the sand dune is provided with a timber retaining wall supporting the landward face of the dune. The dune has a level of protection of about 6.70m AOD also.

#### **Engineering and Development Solutions Ltd**

Registered Office: Engineering and Development Solutions, Unit E4, Threemilestone Ind Estate, Truro, Cornwall, TR4 9LD  
Registered in England and Wales No. 10467487  
Phone 01872 306311 Mobile 07973816457

The slipway is provided with a system of demountable stop logs and steel posts which allows the top of the slipway to be sealed off from the beach. The top of the stop logs are set at a similar level to the dune abutments on either side.

The rock armour revetment and engineered dune system tie in with higher ground to the north and south respectively. As such, the land behind the beach including Porthloo House benefits from a continuous length of flood protection infrastructure to a level of about 6.70m AOD.

## 2.0 FLOOD MECHANISMS

Several possible flooding mechanisms have been considered at the site and are discussed below.

### 2.1 Groundwater Flooding

Groundwater flooding is linked to the presence of aquifers and the ability of the underlying geological strata to bear water. Flooding occurs when water levels in the ground rise above surface elevations. The Environment Agency/BGS maps have been consulted to establish the aquifer designations of bedrock and superficial deposits underlying the site; the aquifer designation is classified as a **Secondary A** aquifer.

This type of aquifer is defined as a permeable layer capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

It is unlikely that groundwater would issue to the surface at this site as it is located in close proximity to the sea which will allow groundwater to drain down to the local sea levels. In addition, the nearby Porthloo Pool would act as a sump for groundwater. As such, flooding from groundwater is not considered to represent a meaningful risk to the site and this form of flooding is discounted from further consideration.

### 2.2 Overland Sheet Flow

The GOV.UK map for the risk of surface water flooding has also been consulted in order to assess the risk of flooding from overland sources; an extract is produced in **Figure 4** below. The mapping indicates that the site is set with an area of very low flood risk with a less than 0.1% chance of flooding in any one year.



**Figure 4 – Extract From GOV.UK Risk of Surface Water Flooding Map**

In view of this, the site is considered to be at no meaningful risk of flooding from surface water sources and this mechanism of flooding is discounted from further consideration.

#### **Engineering and Development Solutions Ltd**

Registered Office: Engineering and Development Solutions, Unit E4, Threemilestone Ind Estate, Truro, Cornwall, TR4 9LD  
Registered in England and Wales No. 10467487  
Phone 01872 306311 Mobile 07973816457

### **2.3 Flooding from Reservoirs**

The GOV.UK map for risk of flooding from reservoirs has also been consulted to assess risks from this form of flooding. The map shows no risk of flooding from such features.

### **2.4 Fluvial Flood Risk**

There are no significant watercourses near or upslope of the site. In consideration of this, flooding from fluvial sources is not considered to represent a meaningful risk to the site and this form of flooding is discounted from further consideration.

### **2.5 Flooding from Sewers**

There are unlikely to be any sewers in the area of significant size in the area of the site and as such it is concluded that the site is at low risk of flooding from sewerage.

### **2.6 Tidal/Wave Flooding**

The site is located in close proximity to the tidal waters of Porthloo and the Roads beyond. Due to the relatively low-lying elevation of the site and the proximity to the sea, there is a risk to the site from tidal/wave overtopping flooding. This potential form of flooding is therefore considered in more detail in **Section 3** of the report.

### **2.7 Historic Flooding**

The Environment Agency have provided information regarding historic events of flooding within the area as part of the Product 4 data request.

Historic flooding in the area of Porthloo is noted in the tabulated flood record provided, however, no flood outline is shown within the associated map extract also provided. Flooding is noted to have taken place on the road and slipway but no properties are specifically mentioned.

The IoS Local Flood Risk Management Strategy March 2017 does note breaching and overtopping of the embankment along the shoreline but there is no reference to property flooding.

Overall it is concluded that the road, slipway and boatyard area to the west of the site have been subject to historic flooding due to coastal/wave overtopping effects, but there is no readily available evidence to indicate that Porthloo House itself has been flooded in the past.



### 3.0 DETAILED CONSIDERATION OF TIDAL AND WAVE OVERTOPPING FLOODING

The EA have provided flood information for the area based upon their Isles of Scilly St Mary's Model (2019) which assesses the risk of flood inundation from extreme sea levels and wave overtopping. The EA have also provided information on extreme still water tidal level at St Marys in connection with previous projects undertaken by EDS.

A copy of the information recently received from the EA is provided in **Appendix B**.

#### 3.1 Tidal Flood Levels

Considering tidal sea levels, the EA have previously provided present day still water tidal levels for St Mary's, as outlined below:

- 1 in 200-year tidal level – **3.84m AOD**
- 1 in 1,000-year tidal level – **3.96m AOD**

The EA tidal flood levels do not account of sea level rise due to climate change; an allowance for climate change over the lifetime of the development (100 years for a residential property) should be undertaken. Information on climate change allowances has been outlined by the Environment Agency in the guidance entitled 'DCIS Climate Change Allowances- Strategic and Development Planning'. When accounting for climate change over the lifetime of a residential development the net sea level rise is taken to be 1.45m over the next 100 years. Therefore, the undefended 1 in 200-year still water tidal level with an allowance for climate change is taken to be **5.29m AOD**.

Comparing this to existing site levels taken from LIDAR survey (**Appendix A**), the elevation of the ground floor of the building is approximately 4.40m AOD and the minimum level on the access drive outside of the house linking the site to Porthloo Lane is about 4.30m AOD. It is therefore apparent that the ground floor of the building and the access is set at an elevation above the present day 1 in 200 year and 1 in 1,000 year still water tidal levels.

With the predicted effects of sea level rise over the lifetime of the development, it is apparent that tidal/coastal flooding of the site may take place.

Notwithstanding this, sea levels can be elevated above still conditions by surge effects, wave action and other environmental and physical effects, so seawater flooding in the form of wave overtopping is considered further below in **Section 3.2**.

#### 3.2 Flooding from Wave Overtopping

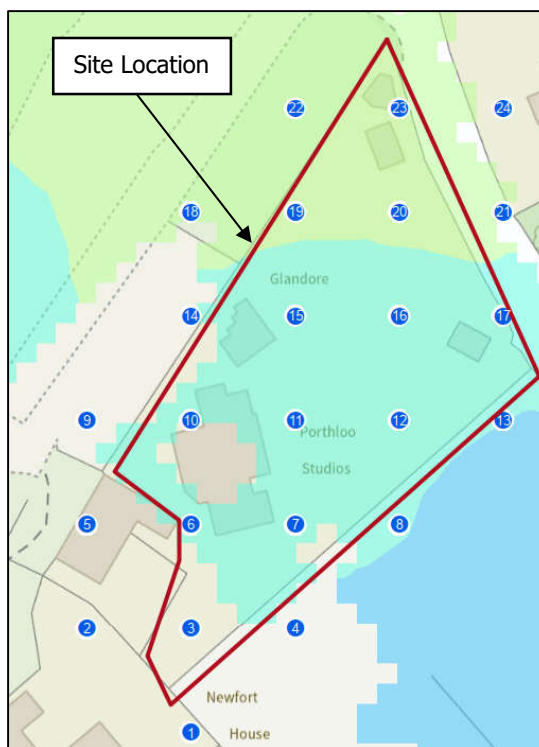
The Isles of Scilly Model (2019) provides information on flood inundation resulting from extreme sea levels and wave overtopping. This information has been consulted to assess risks from this source. Both undefended and defended flood cases are provided.

Counterintuitively the model results show that the defended case produces more onerous flood levels and depths at the site than the undefended case when considering the present day scenario. The exact reason for this is not known, though it may be the case that the defences act to trap water overtopping the defences on the landward side of the defences and prevent it flowing back into the sea. In this way the water level behind the defences could build up to a considerable depth and this may be what is reflected within the model results.

Whatever the reason, the defended water depths and levels only are considered within this study for the present day scenario as this represents the more onerous scenario and complies with the precautionary approach.

For the climate change scenario, the model shows that the undefended case produces the more onerous flood depths and levels; therefore the undefended case is considered for the long term scenario.

Flood information is provided for a number of node points on the site within the model as described in **Figure 5** below.



**Figure 5 – Environment Agency Model Node Points**

Considering the 1 in 200 (0.5% AEP) year present day defended case , water depths and levels provided by the EA at key node points are as shown below in **Table 1**. Nodes 10 and 11 have been selected for consideration as they represent conditions at the building and nodes 16 and 17 has been selected for consideration as they represent conditions on the access route to Porthloo Lane.

Reference Point	Water Depth (m)	Water Surface Elevation (m AOD)
Node 10	0.22	4.62
Node 11	0.22	4.62
Node 16	0.32	4.64
Node 17	0.32	4.64

**Table 1 – Summary of EA Flood Depths and Heights from IoS 2019 Model for Defended 1 in 200 Year Case Present Day**

Note: Water depths shown are based on LIDAR ground levels deducted from model WSE

With reference to **Table 1** above, the EA data indicates that some flooding would occur on the site due to surge/wave topping effects. The maximum water surface elevation across the footprint of the building is 4.62m AOD indicating that the depth of flooding over the ground floor of the building could be up to 0.22m. The depth of flooding on the access up to Porthloo Lane could be as deep as 0.32m.

Considering the 1 in 200 (0.5% AEP) year undefended case with allowance for climate change, predicted water depths and levels at the node points are as shown below in **Table 2**. It is noted that the predicted water surface elevation (WSE) shown in **Table 2** have been modified from those shown in the EA model in order to allow for a 1.45m rise in sea level for climate change. The EA model allows for a 1.037m rise in sea level for climate change.

The predicted water level at the site (Node 10) increases from 4.62m AOD to 5.14m AOD (0.52m) according to the EA model arising from a 1.037m rise in the general sea level. Pro-rating this 0.52m rise in the ratio of 1.45m to 1.037m, increases the predicted flood water level under the climate change event to 5.35m AOD at node 10, or a rise of 0.73m. This increase in water surface elevation has been applied to all the EA climate change node points levels to determine the climate change situation relating to a 1.45m rise in sea level.

Reference Point	Water Depth (m)	Water Surface Elevation (m AOD)
Node 10	0.95	5.35
Node 11	0.95	5.35
Node 16	1.05	5.35
Node 17	1.05	5.35

**Table 2 – Summary of EA Flood Depths and Heights from IoS 2019 Model for Undefended 1 in 200 Year Case with Climate Change.**

Note: WSE based on EA value AOD plus 0.44m

The maximum depth of flooding over the ground floor of the premises in the long term climate change case would be about 0.95m and the maximum depth of flooding to the access would be 1.05m.

Flow velocities are likely to be low in all cases due to the tidal nature of the flooding and pedestrians would be protected by direct wave effects by the action of the flood defences.

#### 4.0 ACCESS/EGRESS

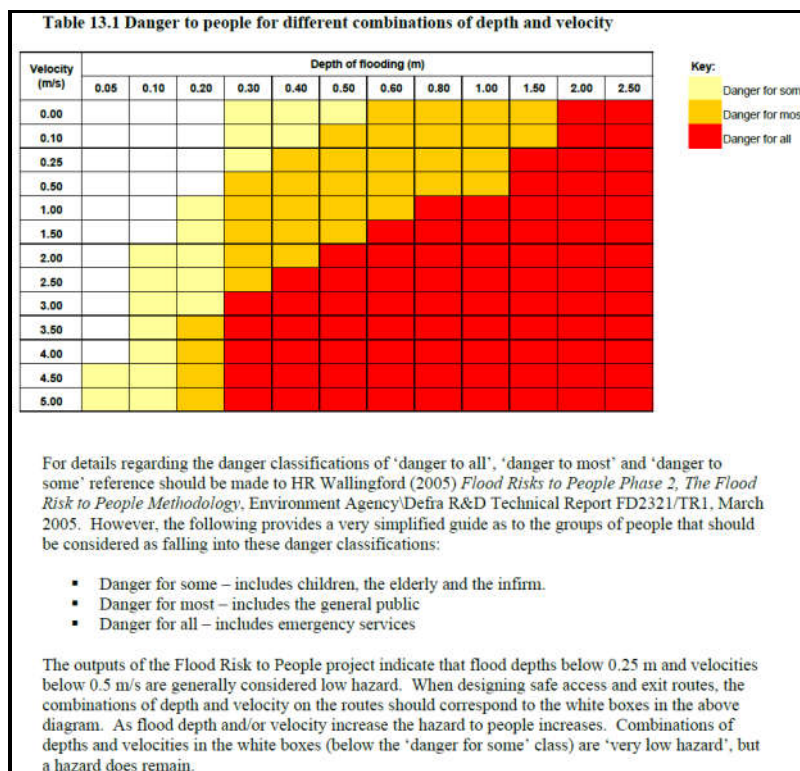
Access and egress to and from the site would be to the north along the driveway which serves the premises and then onto Porthloo Road. Porthloo Road would also potentially be flooded during an extreme event and dry conditions on the highway would not be available until reaching Rocky Hill Lane to the south or up the hill towards Porthloo Farm to the north.

Residents should avoid moving through flood water unless this is absolutely necessary and it is noted in all cases that the upper three floors of the premises would be well above any flood level and would act as a safe haven. There is an internal staircase within the building which would allow residents to move from ground floor to first floor level without having to go outside and through any flood water.

It is further noted that the area of the proposed change of use in on the first floor level of the premises and would therefore not be subject to flooding under any of the cases considered.

Tidal flooding would be of a finite duration and would subside after about 4 hours or so in the worst case, though the duration of flooding may be affected by the blocking of return flows back to the sea by the defences.

As mentioned, residents should avoid moving through flood water unless this is absolutely necessary, however, where this cannot be avoided, risks can be assessed by reference to Table 13.1 of Defra/EA R&D Technical Report FD2320/TR2, reproduced below as **Figure 6** below.



**Figure 6 Extract from Defra/EA R&D Technical Report FD2320/TR2 – Table 13.1**

The hazard classification for moving through the flood water in a present day extreme event with surge and wave overtopping would be *danger for some* which includes children, the elderly and the infirm.

In the long term scenario with the predicted effects of climate change the hazard classification for moving through the flood water would be *danger for most* which includes the general public.

It is noted that tidal flooding of this nature is readily predictable and this should give residents adequate time to prepare for/undertake an evacuation of the premises



## **5.0 FLOOD RISK CHANGES AS A RESULT OF DEVELOPMENT**

The proposed change in use does not act to increase occupancy levels within the property or alter sleeping accommodation as the area will be used for a lounge/diner function . Furthermore it has been demonstrated that the area is set well above any predicted flood level and it is therefore not at risk of direct flooding.

The current ground floor level of the premises and access/egress will not be altered by the change in use and the flood risk vulnerability classification for the site will not be affected by the proposed change.

No additional impermeable area is proposed as part of the change in use so there would be no increase in runoff rates or volumes. As such, existing surface water drainage arrangements may be retained as for the current scenario with no increase in flood risk.

Furthermore the proposed change in use will not act to redirect present day flow routes or act to infill the flood plain as the footprint of the current built development is unaffected.

In consideration of the above it is concluded that the proposed change in use will not increase flood risks within the property or elsewhere.

## **6.0 MITIGATION MEASURES**

As there will be no change in flood risk arising from the change in use ,and as no physical works are required ,then no mitigation measures are proposed.

## 7.0 FLOOD RISK POLICY

It has been demonstrated that the site is located within Flood Zone 3 when considering the effects of storm surge and wave overtopping. With reference to Annex 3 of the National Planning Policy Framework (NPPF) the change of use would be classified as “More Vulnerable” in terms of its flood vulnerability classification. However it is noted that a “More Vulnerable” form of use already applies to the premises as a whole and that the flood risk vulnerability classification or flood risk elsewhere will not be altered by the proposed change.

Referring to Table 3 of the NPPF technical guidance document, **Figure 7**, below, a ‘More Vulnerable’ development within Flood Zone 3 would be classified as appropriate development in Flood Zone 3 subject to the Exception Test being applied. However, the application would not be subject to a sequential test or an exception test as it is a minor development associated with an existing building with no change in its flood vulnerability classification.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

**Key:**  
 ✓ Development is appropriate  
 x Development should not be permitted.

**Figure 7 – Planning Practice Guidance (PPG) Table 3**

The application should still meet the requirements of a site-specific flood risk assessment as is presented here.

## 8.0 SUMMARY

This planning application at Porthloo House proposes the change of function of a room on the first floor of the property from its present use as an artist's studio/gallery to part of the domestic residence to be used as a lounge/dining area.

It has been demonstrated that the area subject to the proposed change of use is set at an elevation which places it above all flood events considered. The highest likely flood level that would occur over the lifetime of the premises is estimated to be **5.35m AOD** (1 in 200 year undefended tidal with climate change) whilst the floor level subject to the proposed change in use is set an elevation of approximately **6.80m AOD**.

The proposed change of use will not introduce any further sleeping accommodation into the dwelling nor encourage additional persons to live at the property compared to the existing situation. The flood risk vulnerability classification of the premises as a whole will therefore not be effected. It has also been demonstrated that the proposed change will not increase flood risk elsewhere.

The flood risk assessment has confirmed that the site is currently in Flood Zone 3 when considering the effects of storm surge and wave overtopping. There are flood defences in place at the top of Porthloo Beach, however, these do not prevent flooding of the site according to EA flood model information.

Access/egress to the site is ordinarily along Porthloo Lane to the north or south depending upon the direction of travel. Consideration of extreme seawater levels indicates that the access route could be flooded to a depth of 0.33m during a present day extreme event with surge and wave overtopping, increasing to a depth of 1.05m with the predicted effects of climate change.

In all cases the upper three floors of the premises, including the area subject to the proposed change in use, would be well above any flood level and would act as a safe haven. Tidal flooding would be of a finite duration and would subside after about 4 hours in the worst case, though this may be affected by blocking of return flows to the sea by the defences.

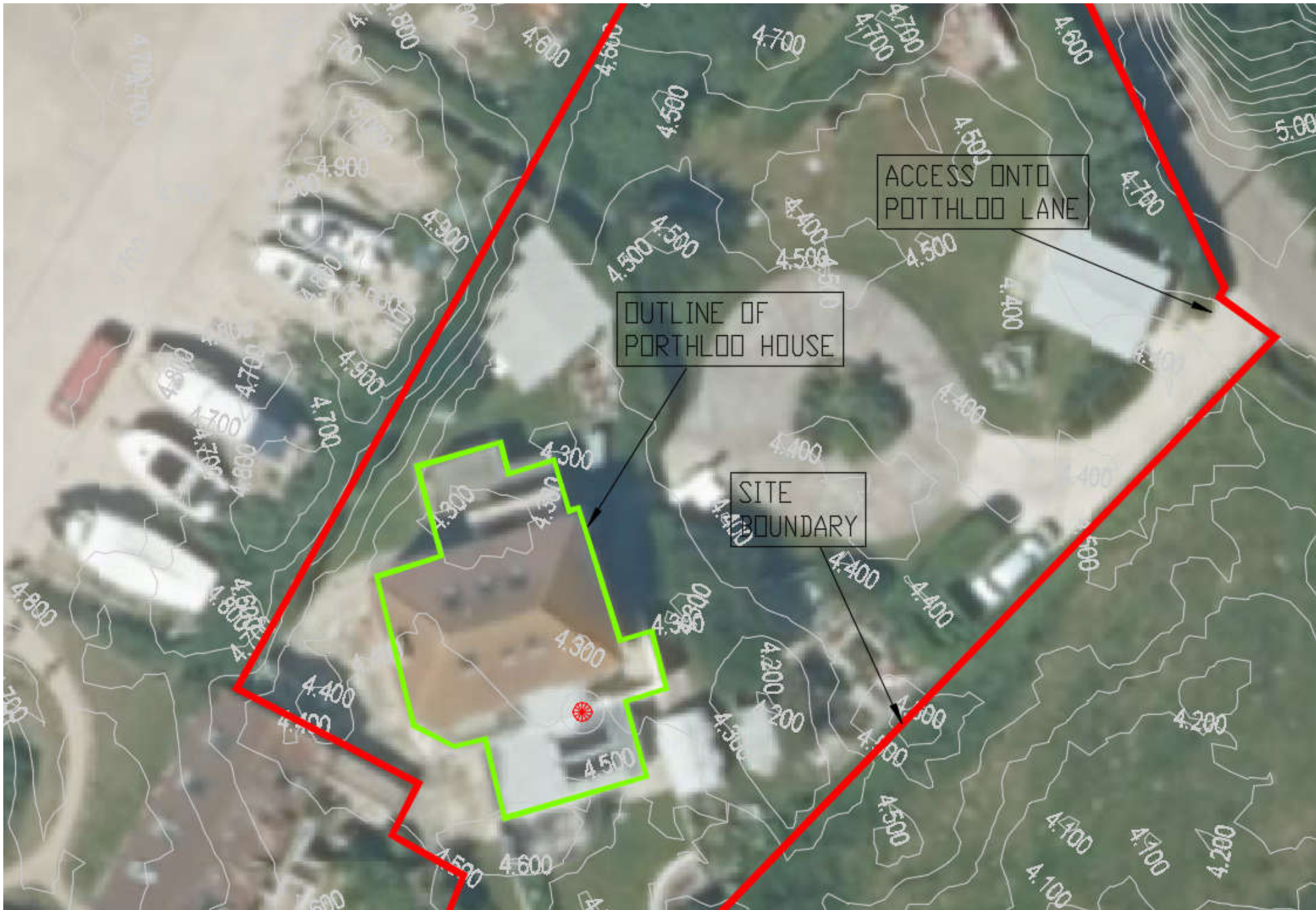
Flood mitigation measures are not deemed to be appropriate as there will be no change in flood risk arising from the change in use and no physical works are required.

With respect to flood risk planning policy, the application would be considered to be appropriate. The building is already in use for residential purposes and therefore the proposed change in use will not alter the flood risk vulnerability of the premises. The application would not be subject to a sequential or exception test as it is a minor development within the curtilage of an existing dwelling.

**APPENDIX A**

**SITE LIDAR LEVELS AND  
DEVELOPMENT PROPOSALS**











**APPENDIX B      ENVIRONMENT AGENCY  
INFORMATION**



## Use of Environment Agency Information for Flood Risk / Flood Consequence Assessments

### **Important**

If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:-

<http://www.environment-agency.gov.uk/research/planning/33580.aspx>

Depending on the enquiry, we may also provide advice on other issues related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

In **England**, you should refer to the Environment Agency's Flood Risk Standing Advice, the technical guidance to the National Planning Policy Framework and the existing PPS25 Practice Guide for information about what flood risk assessment is needed for new development in the different Flood Zones. These documents can be accessed via:

<http://www.environment-agency.gov.uk/research/planning/82587.aspx>

<http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance>

<http://www.communities.gov.uk/publications/planningandbuilding/pps25guideupdate>

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

In **Wales**, you should refer to TAN15 for information about what flood consequence assessment is needed for new development in the different flood zones

<http://new.wales.gov.uk/splash;jsessionid=8ylGTfGZthmB0t2vhp6hS1GcB1LXvZzB3Ylczf20Xn7LK3zk0nMk!981825250?orig=/topics/planning/policy/tans/tan15/>

You should also consult the Strategic Flood Consequence Assessment if one has been produced by your local planning authority.

In both **England and Wales** you should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk / Consequence Assessment (FRA / FCA) where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. The information produced by the local planning authority referred to above may assist here.
3. Where a planning application requires a FRA / FCA and this is not submitted or deficient, the Environment Agency may well raise an objection.
4. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your local planning authority.



# FIRST

Please check the latest Climate Change allowance :-

[Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/672244/Climate_Change_Allowances_-_GOV.UK.pdf)

We expect you to use the scenario values as shown on the adjacent table for the different types of development. You may provide different scenario ( i.e. High Cen for SLR) as additional assessment but we will use these values/allowances for our assessments of FRA/Designs

\*CFB = Coastal Flood Boundary – available at [data.gov.uk](https://data.gov.uk)

Valid June 2023 – FCRM

## DCIS Climate Change Allowances – Strategic and Development Planning

Development Vulnerability NPPG	Rainfall 1% Storms		River Less than 5km2		Fluvial	Sea Level Rise (SLR) Upper End
	Exe & East Devon	All others	Urban	Rural		
					Use 2080s values for all	Added to CFB* 2017 data
Commercial 75yr lifetime	45%	50%	50%	? - tbc	Central Allowance- See map next page	1.003m (2098 value)
Residential 100yr lifetime	45%	50%	50%	? - tbc	Central Allowance - see map next page	1.445m (2122 value)
Essential Infrastructure	45%	50%	50%	? - tbc	Higher Central - See map next page	Please confirm with EA office

SPDC@environment-agency.gov.uk or SW\_Exeter-PSO@environment-agency.gov.uk



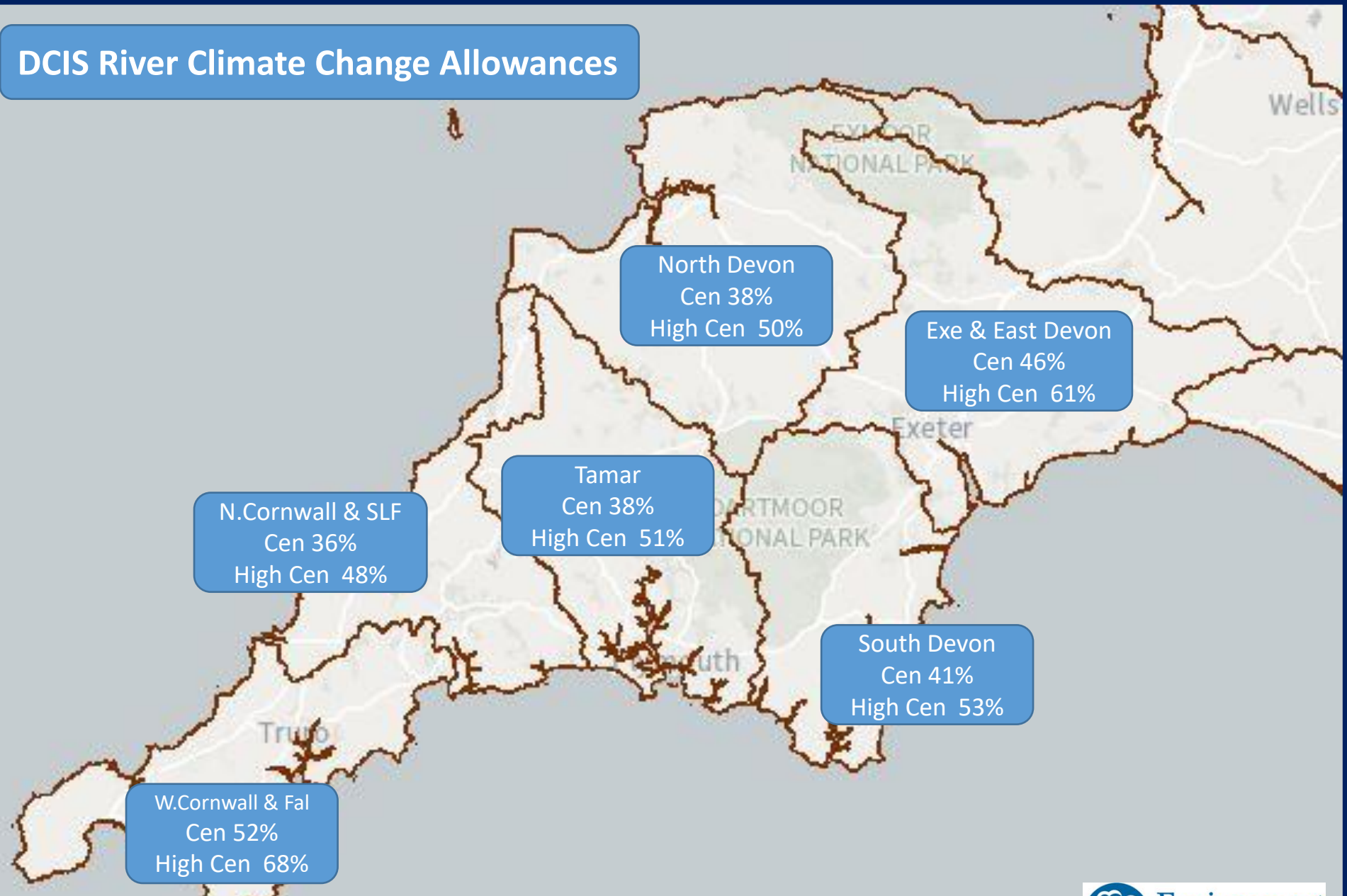
# FIRST

Please check the latest Climate Change allowance :-

Flood risk assessments:  
climate change allowances - GOV.UK  
([www.gov.uk](http://www.gov.uk))

- Wave Actions (Coastal & Estuary) will also have to be considered
- Freeboard will need to be added to set minimum floor or defence levels
- +40%CC Modelled scenarios, may still be used for some catchments (>5% diff from new values).

## DCIS River Climate Change Allowances



Valid June 2023 - FCRM

SPDC@environment-agency.gov.uk or SW\_Exeter-PSO@environment-agency.gov.uk

# Flood risk assessment data



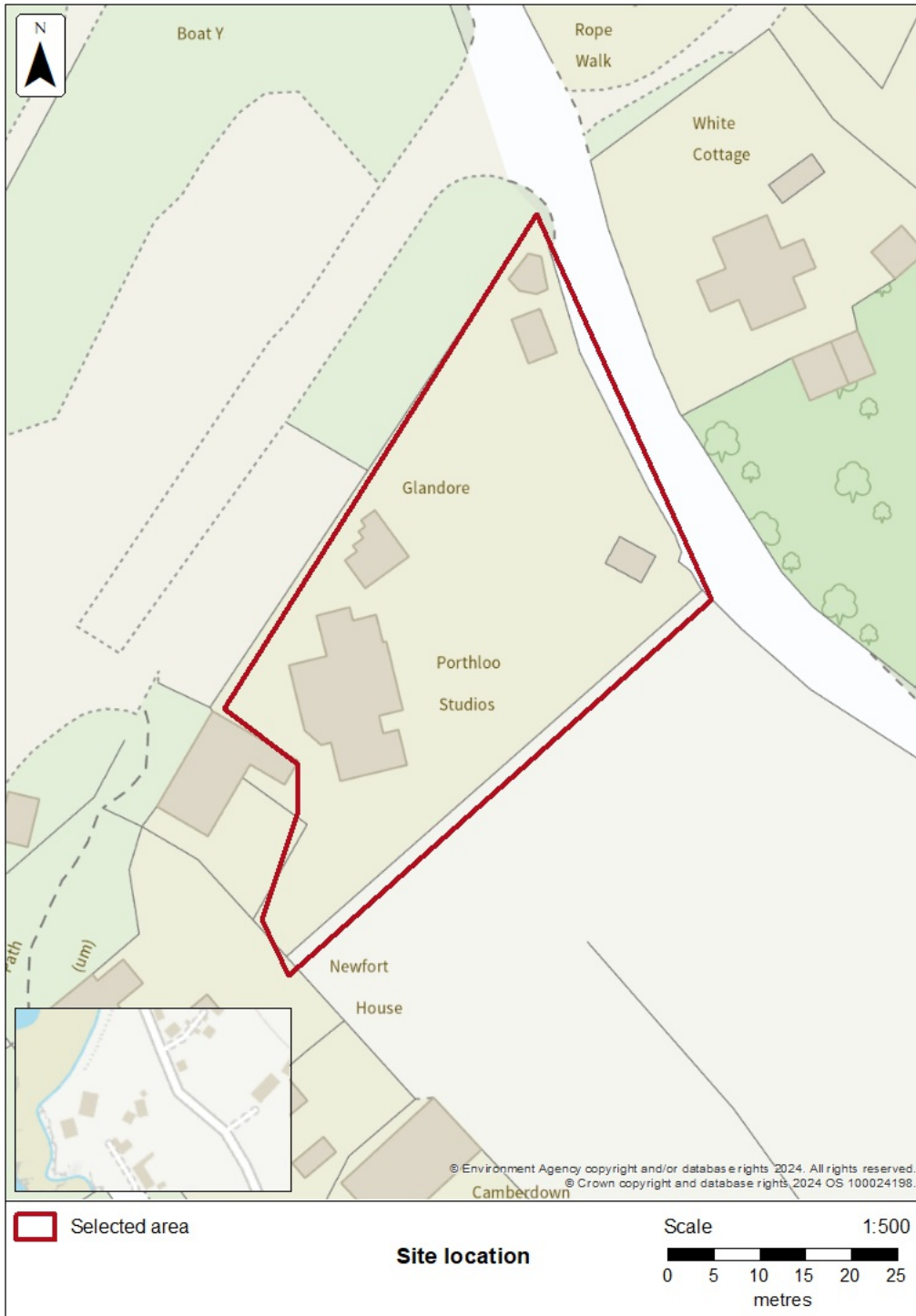
**Location of site:** 90931 / 11200 (shown as easting and northing coordinates)

**Document created on:** 23 May 2024

**This information was previously known as a product 4.**

**Customer reference number:** 9KG2UPXRNEJ2

Map showing the location that flood risk assessment data has been requested for.



## Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

The flood zones are not currently being updated. The last update was in November 2023. Some of the flood zones may have changed, however all source data is included in the models below.








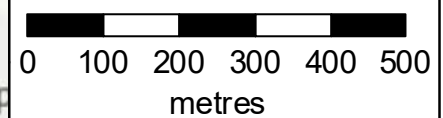
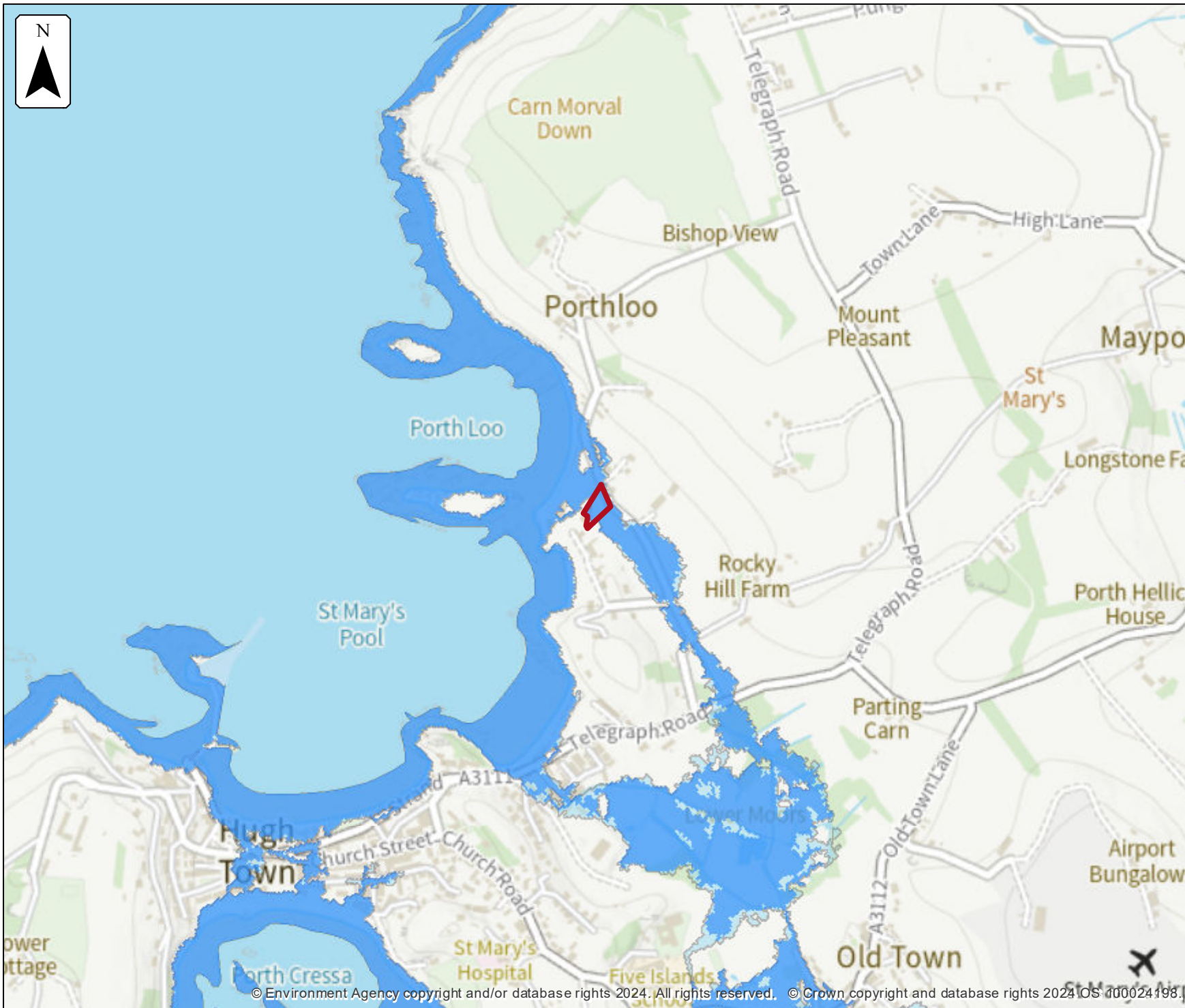
### Flood map for planning

Location (easting/northing)  
**90931/11200**

Scale  
**1:10,000**

Created  
**23 May 2024**

-  Selected area
-  Flood zone 3
-  Flood zone 2



## Historic Information

The map below is an indicative outline of areas that have previously flooded.

Historic outlines may not be visible where they overlap. You can download the outlines separately via the link below.

[Download recorded flood outlines in GIS format](#)

Our historic flood event outlines:

- are an indication of the geographical extent of an observed flood event. We map flooding to land, not individual properties.
- not give any indication of flood levels for individual properties. They also do not imply that any property within the outline has flooded internally.
- are based on a combination of anecdotal evidence, Environment Agency staff observations and survey.
- do not provide a definitive record of flooding.

It is possible that there will be an absence of data in places where we have not been able to record the extent of flooding. It is also possible for errors to occur in the digitisation of historic records of flooding.

Remember that: other flooding may have occurred that we do not have records for

Please note that our records are not comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at this location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.








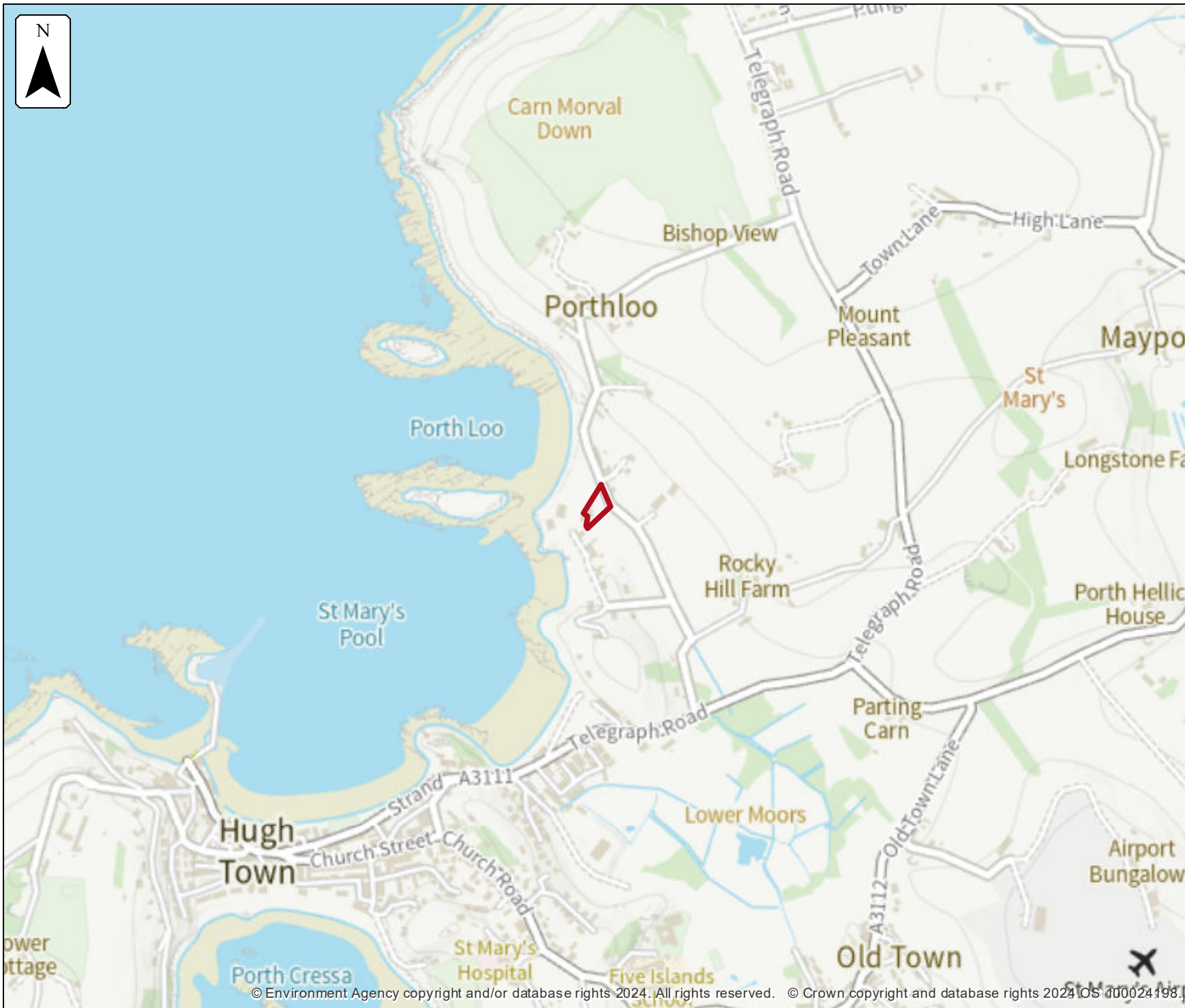
### Historic flood map

Location (easting/northing)  
**90931/11200**

Scale  
**1:10,000**

Created  
**23 May 2024**

-  Selected area
-  Main river
- Date of flood event  
 November, 2020



**Records of flooding in the Porthloo area.**

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
03/01/2018	IoS - St Mary's	Overtopping and debris onto road	Overtopping	0	Coastal
03/01/2014	IoS: St Mary's	Flooding in Porthloo due to wave overtopping in stormy conditions	Storm conditions		Coastal
18/10/2012	IoS: St Mary's - Porthloo Green	Flooding occurred up to a few inches from house doors, but no props flooded. Pumps required to remove water from area. No RFOs and exact extent unknown.	Storm causing heavy rain	0	Surface Water Runoff
01/01/1987	IoS: St Mary's - Porthloo slipway and Boathouse	Debris leaving outline of waves / sea inundation due to storm waves driving up slipway and track.	Waves driving up slipway and track		Coastal

This list contains all the records of flooding we hold, in a 1km radius of the specified location. Although this information is compiled to the best of our knowledge, the absence of flooding does not mean that an area has not flooded in the past, nor guarantee it will not flood in the future. Our records are updated as more information comes to light, and as flood incidents occur.

*Correct as of 23 / 05 / 2024*

## **Modelled data**

### **About the models used**

Model name: Isles of Scilly Coastal Model

Date: 2019

This model contains the most relevant data for your area of interest.

You will need to consider the [latest flood risk assessment climate change allowances](#) and factor in the new allowances to demonstrate the development will be safe from flooding.

### **Terminology used**

#### **Annual exceedance probability (AEP)**

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

#### **Metres above ordnance datum (mAOD)**

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

## Isles of Scilly Coastal Model (2019)

We have provided data from the Isles of Scilly Coastal Model, 2019. Please consider the following information when using this model data:

- This is coastal model, and does not consider the risk of flooding from other source, including fluvial or surface water flooding.
- We have supplied the results and data from both the defended (flood defences included) and undefended (flood defences removed) scenarios. You will need to review the data provided, and select the scenario which provides the maximum flood extent and level (or the worst case) for the site. The most appropriate scenario will depend on the location of the specific site in question.
- Climate change: Model scenarios were completed with increases to the still water levels, wind speeds and wave heights to represent the impacts of climate change. This model was produced following the guidance that was available at the time of the model build (UKCP09). For Flood Risk Assessments, this should be updated using the latest guidance available. For more information and advice, please see: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>
- The maps and digital data supplied should be considered only a summary of the conclusions of the study. It may be necessary to collect more detailed topographic information for particular sites where development is proposed and undertake a more detailed site-specific hydrological and hydraulic analysis for the location using guidance from the National Planning Policy Framework (NPPF)
- In this commission the focus has been on flooding from the sea rather than from fluvial sources. It is important that consideration is given to fluvial flooding for any development sites if appropriate. The impact of combined fluvial and tidal events should be examined to understand the impact that this has upon flood depth extent and the duration of inundation
- Any assessment of Flood Risk undertaken must be appropriate for the decisions that need to be based upon it, consider the risks and also take into account any limitations of the data used.
- Please be aware that the Environment Agency does not guarantee that this data is suitable for your purposes.












### Defended modelled tidal extent

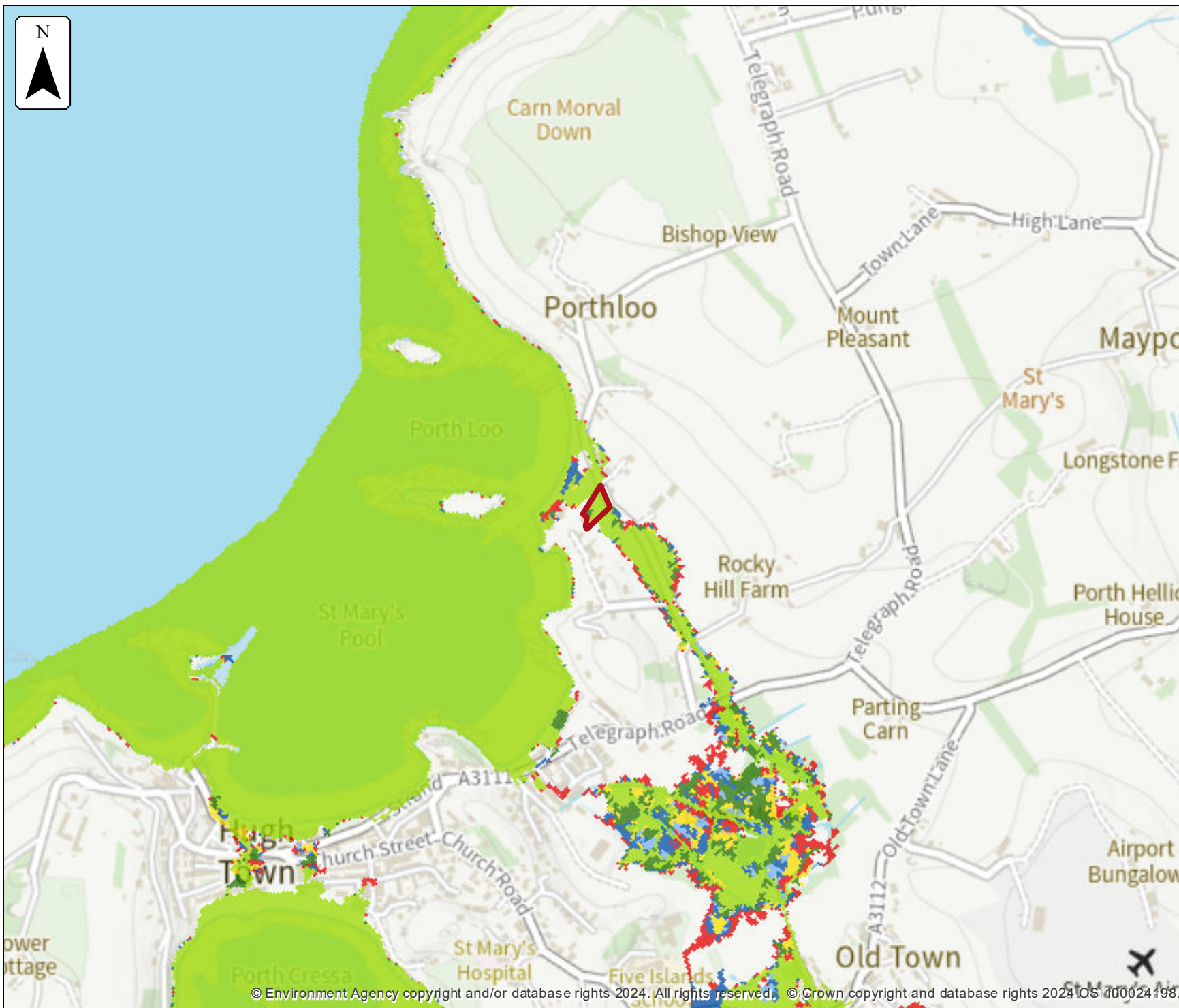
Location (easting/northing)  
**90931/11200**

Scale Created  
**1:10,000 23 May 2024**

Model name  
**Isles of Scilly. St. Mary's 2019.**

-  Selected area
- Modelled flood extent
  -  5% AEP
  -  2% AEP
  -  1.33% AEP
  -  1% AEP
  -  0.5% AEP
  -  0.1% AEP

Flood extents may not be visible where they overlap other return periods












### Defences removed modelled tidal extent

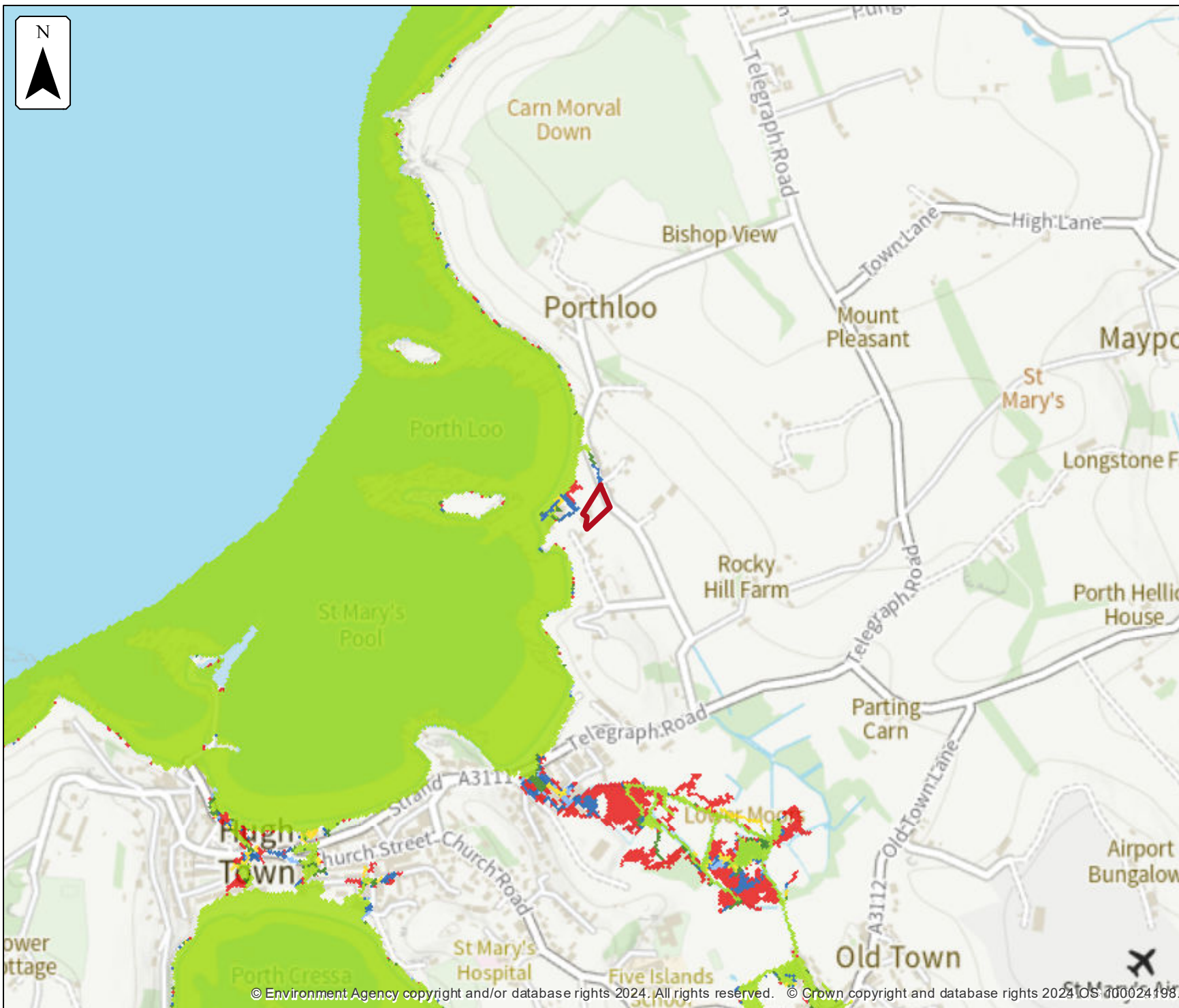
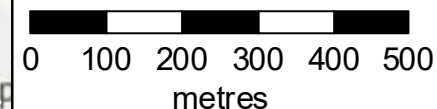
Location (easting/northing)  
**90931/11200**

Scale Created  
**1:10,000 23 May 2024**

Model name  
**Isles of Scilly. St. Mary's 2019.**

-  Selected area
- Modelled flood extent
  -  5% AEP
  -  2% AEP
  -  1.33% AEP
  -  1% AEP
  -  0.5% AEP
  -  0.1% AEP

Flood extents may not be visible where they overlap other return periods








### Defended climate change modelled tidal extent

Location (easting/northing)  
**90931/11200**

Scale Created  
**1:10,000 23 May 2024**

Model name  
**Isles of Scilly. St.  
Mary's 2019.**

 Selected area

 Main river

Modelled flood extent

 1.0% AEP (+351mm)

 1.0% AEP (+812mm)

 0.5% AEP (+351mm)

 0.5% AEP (+812mm)

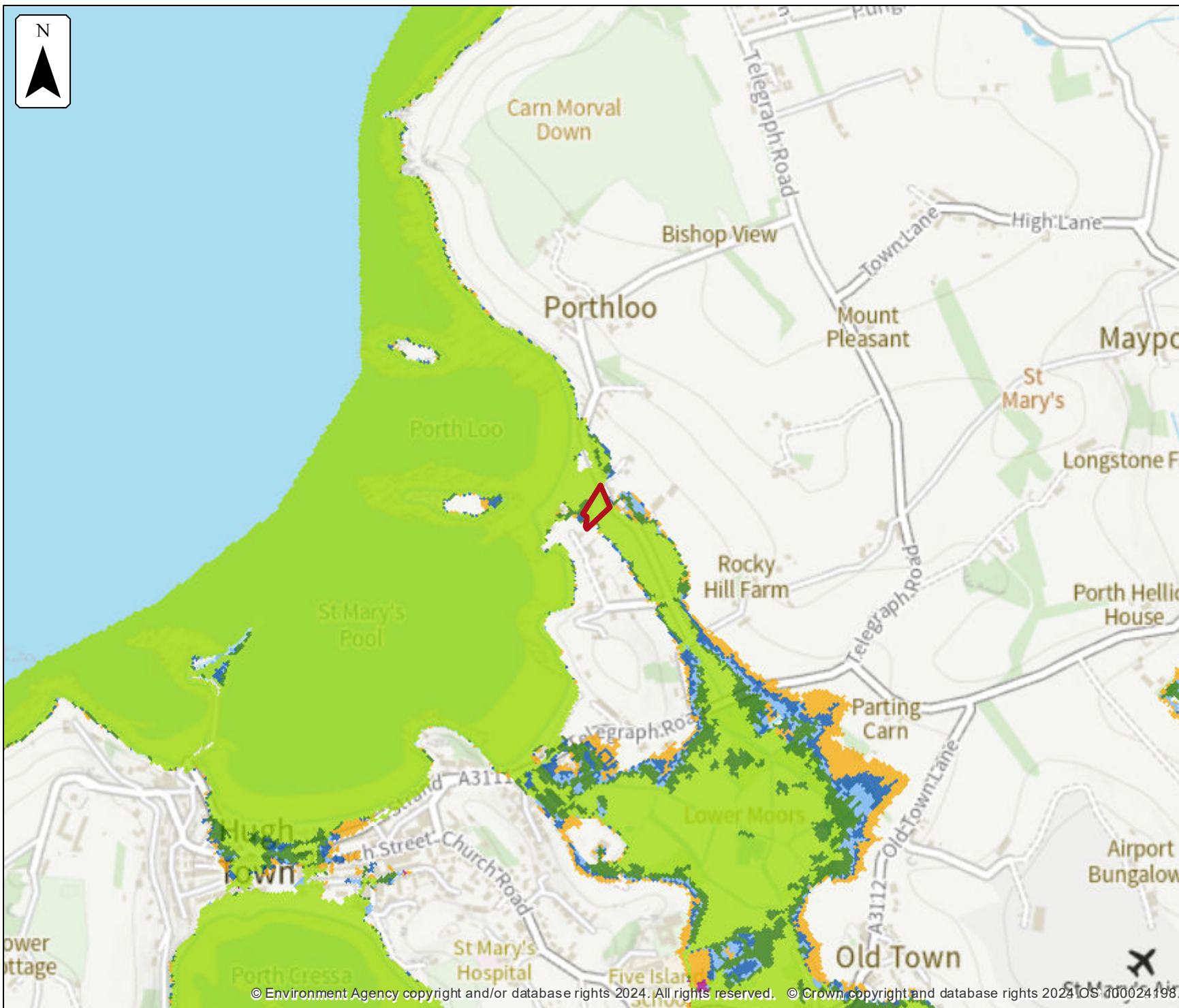
 0.5% AEP (+1037mm)

 0.1% AEP (+351mm)

 0.1% AEP (+812mm)

 0.1% AEP (+1037mm)

Flood extents may not be visible where they overlap other return periods













### Defences removed climate change modelled tidal extent

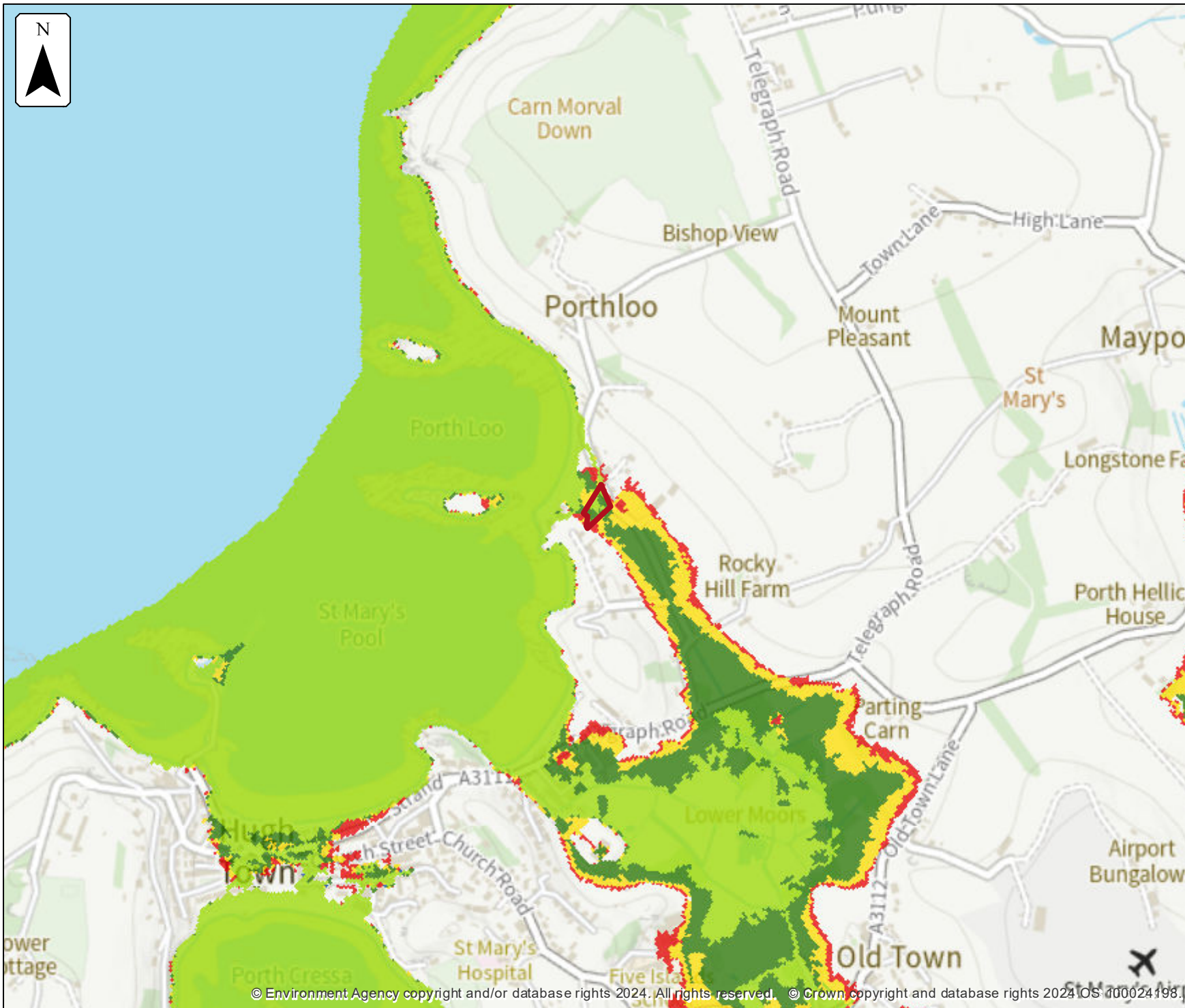
Location (easting/northing)  
**90931/11200**

Scale Created  
**1:10,000 23 May 2024**

Model name  
**Isles of Scilly. St. Mary's 2019.**

-  Selected area
-  Main river
- Modelled flood extent**
  -  0.5% AEP (+351mm)
  -  0.5% AEP (+812mm)
  -  0.5% AEP (+1037mm)
  -  0.1% AEP (+351mm)
  -  0.1% AEP (+812mm)
  -  0.1% AEP (+1037mm)

Flood extents may not be visible where they overlap other return periods







### Defended modelled tidal extent and height

Location (easting/northing)  
**90931/11200**










Scale Created  
**1:500 23 May 2024**

Model name  
**Isles of Scilly. St. Mary's 2019.**

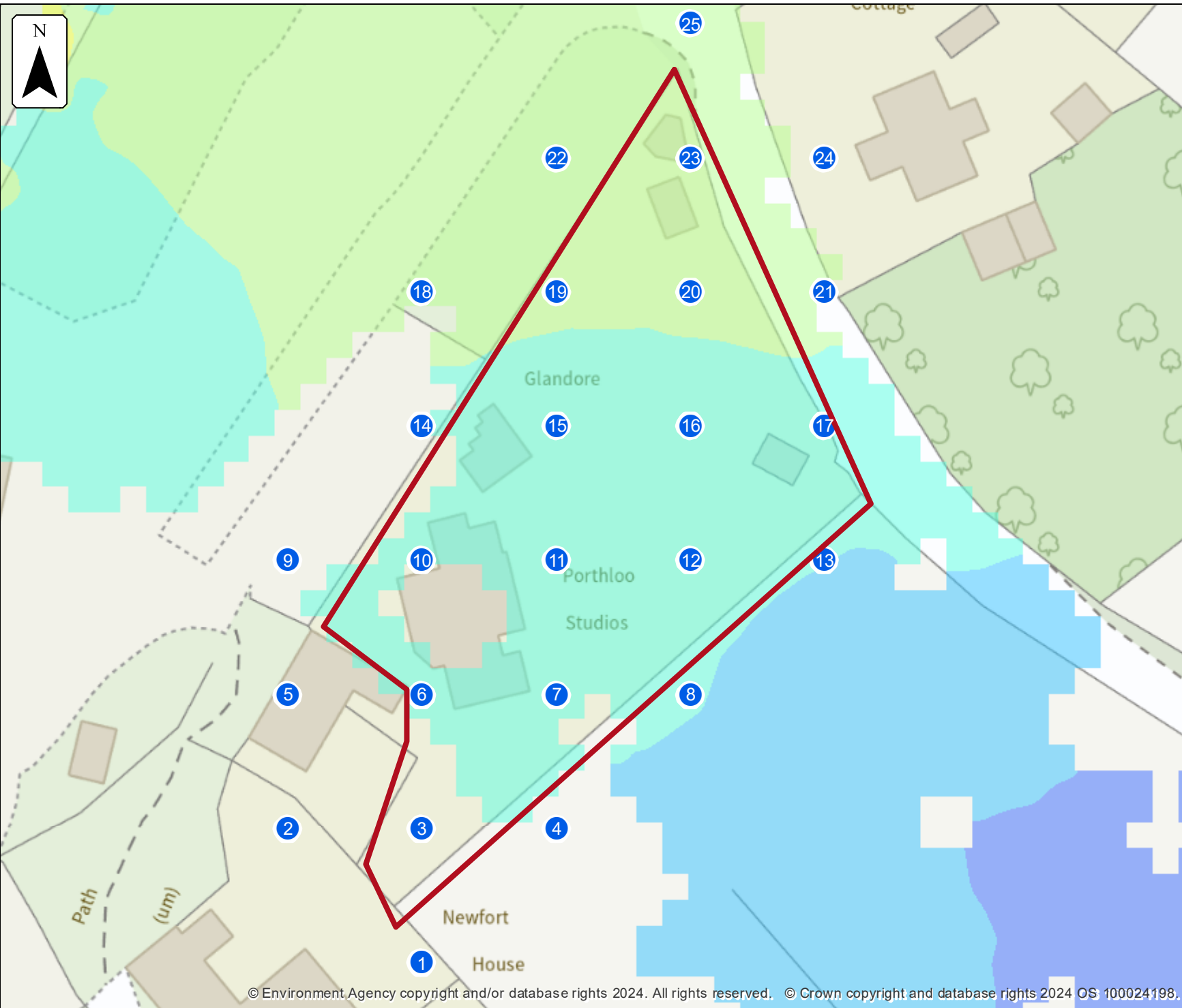
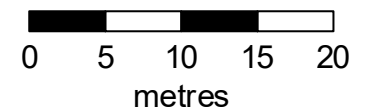
 Selected area

 Main river

Modelled 2D grid  
*Water level in mAOD*

-  0 - 4.0
-  4.0 - 4.25
-  4.25 - 4.5
-  4.5 - 4.75
-  4.75 - 5.0
-  5.0 - 5.25
-  5.25 - 5.5
-  5.5 - 5.75
-  5.75 - 6.0

This map shows the  
0.1% AEP height data



# Sample point data

## Defended

Label	Easting	Northing	5% AEP		2% AEP		1.33% AEP		1% AEP		0.5% AEP		0.1% AEP	
			Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height
1	90914	11156	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90901	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90914	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90927	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90901	11182	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90914	11182	NoData	NoData	0.02	4.58	0.02	4.59	0.03	4.60	0.05	4.62	0.08	4.65
7	90927	11182	0.09	4.57	0.11	4.58	0.12	4.59	0.12	4.60	0.14	4.62	0.18	4.65
8	90940	11182	0.03	4.48	0.03	4.48	0.04	4.48	0.04	4.49	0.05	4.49	0.06	4.51
9	90901	11195	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	90914	11195	NoData	NoData	0.12	4.58	0.13	4.59	0.13	4.60	0.14	4.62	0.17	4.65
11	90927	11195	0.20	4.57	0.22	4.59	0.23	4.60	0.23	4.61	0.25	4.62	0.30	4.67
12	90940	11195	0.12	4.56	0.14	4.57	0.14	4.58	0.15	4.59	0.16	4.60	0.20	4.64
13	90953	11195	0.07	4.44	0.09	4.46	0.09	4.46	0.09	4.47	0.10	4.47	0.14	4.51
14	90914	11208	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90927	11208	0.12	4.59	0.15	4.61	0.16	4.62	0.16	4.63	0.18	4.65	0.23	4.70
16	90940	11208	0.12	4.58	0.15	4.61	0.15	4.62	0.16	4.62	0.18	4.64	0.23	4.69

Label	Easting	Northing	5% AEP		2% AEP		1.33% AEP		1% AEP		0.5% AEP		0.1% AEP	
			Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height
17	90953	11208	0.05	4.60	0.07	4.62	0.08	4.63	0.08	4.63	0.09	4.64	0.12	4.67
18	90914	11221	0.01	4.77	0.03	4.79	0.03	4.80	0.04	4.80	0.05	4.81	0.08	4.84
19	90927	11221	0.08	4.70	0.10	4.72	0.10	4.73	0.11	4.73	0.12	4.75	0.16	4.79
20	90940	11221	0.09	4.73	0.10	4.75	0.11	4.75	0.11	4.75	0.13	4.77	0.16	4.80
21	90953	11221	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90927	11234	0.11	4.80	0.13	4.82	0.14	4.83	0.14	4.83	0.16	4.85	0.19	4.88
23	90940	11234	0.11	4.80	0.13	4.83	0.14	4.83	0.15	4.84	0.16	4.85	0.20	4.89
24	90953	11234	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
25	90940	11247	0.16	4.83	0.19	4.86	0.20	4.87	0.20	4.87	0.22	4.89	0.26	4.93

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.

Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.





### Defences removed modelled tidal extent and height

Location (easting/northing)  
**90931/11200**










Scale Created  
**1:500 23 May 2024**

Model name  
**Isles of Scilly. St.  
Mary's 2019.**

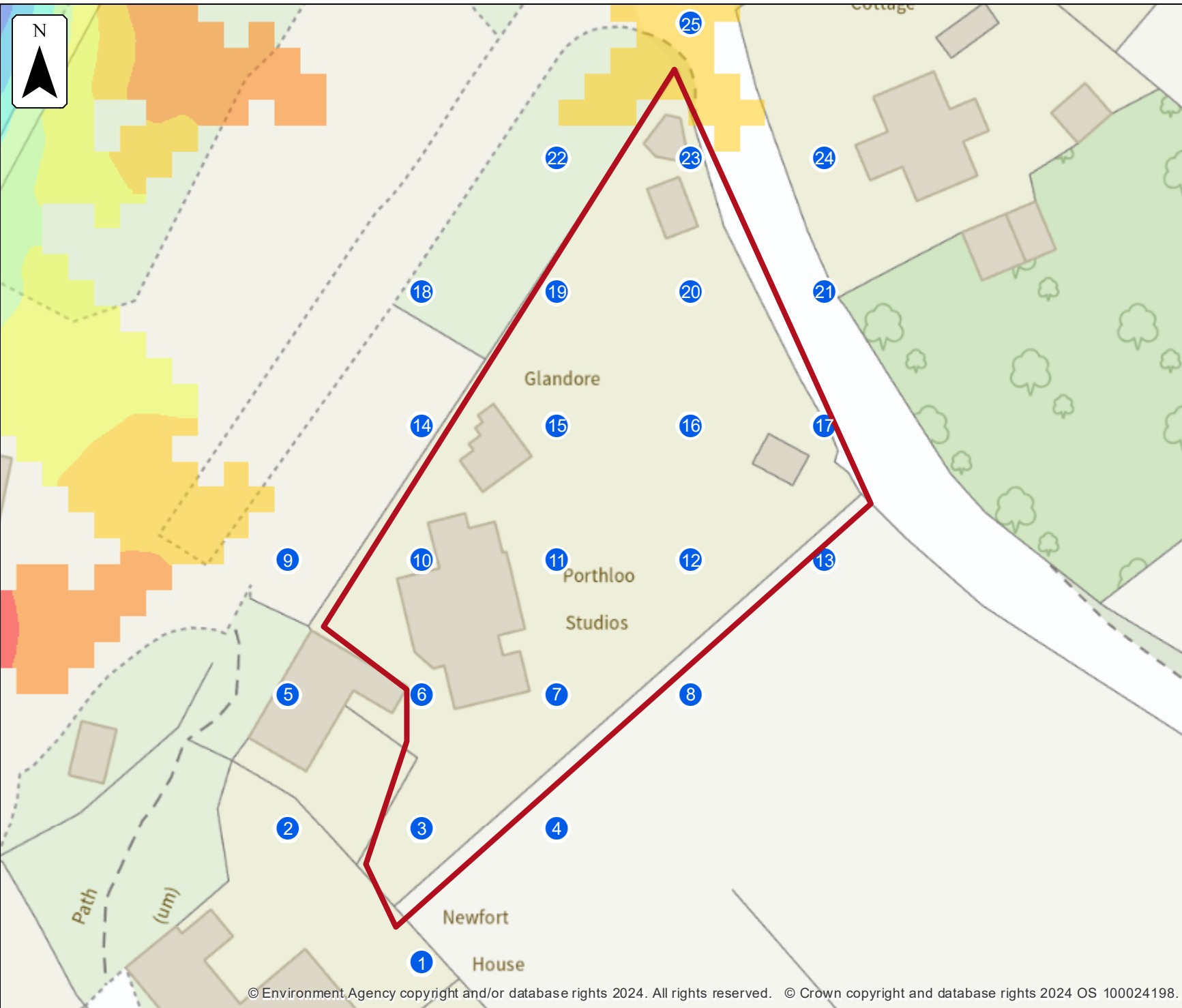
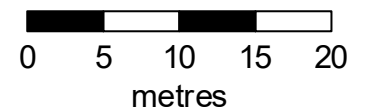
 Selected area

 Main river

Modelled 2D grid  
*Water level in mAOD*

-  0 - 4.0
-  4.0 - 4.125
-  4.125 - 4.25
-  4.25 - 4.375
-  4.375 - 4.5
-  4.5 - 4.625
-  4.625 - 4.75
-  4.75 - 4.875
-  4.875 - 5.0

This map shows the  
0.1% AEP height data





Label	Easting	Northing	5% AEP		2% AEP		1.33% AEP		1% AEP		0.5% AEP		0.1% AEP	
			Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height
17	90953	11208	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90914	11221	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90927	11221	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	90940	11221	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	90953	11221	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90927	11234	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	90940	11234	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	90953	11234	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
25	90940	11247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01
														4.68

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.

Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.



### Defended climate change modelled tidal extent and height

Location (easting/northing)  
**90931/11200**










Scale Created  
**1:500 23 May 2024**

Model name  
**Isles of Scilly. St.  
Mary's 2019.**

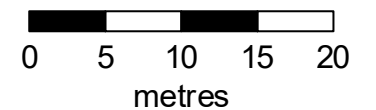
 Selected area

 Main river

Modelled 2D grid  
*Water level in mAOD*

-  0 - 4.0
-  4.0 - 4.25
-  4.25 - 4.5
-  4.5 - 4.75
-  4.75 - 5.0
-  5.0 - 5.25
-  5.25 - 5.5
-  5.5 - 5.75
-  5.75 - 6.0

This map shows the  
0.1% AEP +1037mm height data



## Sample point data

### Defended climate change

Label	Easting	Northing	1% AEP (+351mm)		1% AEP (+812mm)		0.5% AEP (+351mm)		0.5% AEP (+812mm)		0.5% AEP (+1037mm)		0.1% AEP (+351mm)		0.1% AEP (+812mm)		0.1% AEP (+1037mm)		
			Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	
1	90914	11156	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	
2	90901	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	
3	90914	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	
4	90927	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.08	4.94
5	90901	11182	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90914	11182	0.10	4.67	0.21	4.78	0.12	4.69	0.24	4.81	0.31	4.88	0.15	4.72	0.29	4.86	0.40	4.97	
7	90927	11182	0.19	4.67	0.28	4.76	0.21	4.69	0.31	4.78	0.37	4.84	0.24	4.71	0.35	4.82	0.46	4.94	
8	90940	11182	0.07	4.52	0.13	4.57	0.08	4.53	0.15	4.59	0.21	4.66	0.10	4.54	0.19	4.63	0.34	4.79	
9	90901	11195	NoData	NoData	0.09	4.83	NoData	NoData	0.12	4.86	0.22	4.96	0.03	4.77	0.18	4.92	0.35	5.10	
10	90914	11195	0.18	4.67	0.30	4.81	0.19	4.70	0.33	4.85	0.43	4.94	0.22	4.73	0.40	4.91	0.57	5.08	
11	90927	11195	0.32	4.69	0.42	4.79	0.34	4.71	0.44	4.81	0.51	4.88	0.36	4.74	0.49	4.86	0.61	4.99	
12	90940	11195	0.22	4.65	0.30	4.74	0.23	4.67	0.32	4.76	0.38	4.82	0.26	4.70	0.36	4.80	0.48	4.92	
13	90953	11195	0.16	4.53	0.26	4.64	0.18	4.55	0.29	4.66	0.35	4.72	0.21	4.59	0.33	4.70	0.46	4.83	
14	90914	11208	NoData	NoData	NoData	NoData	NoData	NoData	0.11	4.89	0.17	4.95	NoData	NoData	0.15	4.92	0.29	5.07	
15	90927	11208	0.25	4.72	0.36	4.83	0.27	4.74	0.39	4.86	0.47	4.94	0.30	4.77	0.44	4.91	0.58	5.05	
16	90940	11208	0.25	4.71	0.35	4.81	0.27	4.73	0.38	4.84	0.45	4.91	0.30	4.76	0.43	4.89	0.55	5.01	
17	90953	11208	0.13	4.68	0.21	4.76	0.15	4.70	0.23	4.78	0.29	4.84	0.17	4.72	0.27	4.82	0.38	4.93	
18	90914	11221	0.09	4.85	0.17	4.93	0.10	4.86	0.19	4.95	0.26	5.02	0.13	4.89	0.24	5.00	0.36	5.13	
19	90927	11221	0.18	4.80	0.28	4.90	0.20	4.82	0.31	4.93	0.37	4.99	0.23	4.85	0.35	4.97	0.47	5.09	
20	90940	11221	0.17	4.81	0.27	4.91	0.19	4.83	0.29	4.93	0.35	4.99	0.22	4.86	0.33	4.98	0.43	5.07	



Label	Easting	Northing	1% AEP (+351mm)		1% AEP (+812mm)		0.5% AEP (+351mm)		0.5% AEP (+812mm)		0.5% AEP (+1037mm)		0.1% AEP (+351mm)		0.1% AEP (+812mm)		0.1% AEP (+1037mm)	
			Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height
21	90953	11221	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06	5.03	NoData	NoData	0.05	5.02	0.09	5.09
22	90927	11234	0.21	4.90	0.30	5.00	0.23	4.92	0.33	5.02	0.39	5.08	0.26	4.95	0.37	5.06	0.47	5.16
23	90940	11234	0.21	4.91	0.31	5.00	0.23	4.92	0.34	5.03	0.39	5.08	0.26	4.96	0.38	5.07	0.46	5.15
24	90953	11234	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
25	90940	11247	0.28	4.95	0.39	5.06	0.30	4.97	0.42	5.09	0.48	5.15	0.34	5.01	0.46	5.13	0.55	5.22

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.

Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.



### Defences removed climate change modelled tidal extent and height

Location (easting/northing)  
**90931/11200**

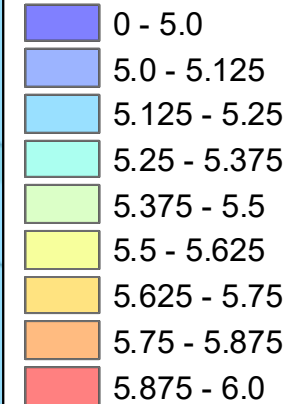
Scale Created  
**1:500 23 May 2024**

Model name  
**Isles of Scilly. St.  
Mary's 2019.**

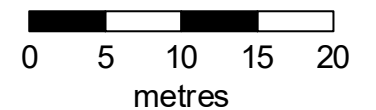
 Selected area

 Main river

Modelled 2D grid  
*Water level in mAOD*



This map shows the  
0.1% AEP +1037mm height data



# Sample point data

## Defences removed climate change

Label	Easting	Northing	0.5% AEP (+351mm)		0.5% AEP (+812mm)		0.5% AEP (+1037mm)		0.1% AEP (+351mm)		0.1% AEP (+812mm)		0.1% AEP (+1037mm)		
			Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth
1	90914	11156	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90901	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90914	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.16	5.14
4	90927	11169	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.28	5.14
5	90901	11182	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.12	5.14
6	90914	11182	NoData	NoData	0.01	4.56	0.13	4.70	NoData	NoData	0.02	4.58	0.57	5.14	
7	90927	11182	NoData	NoData	0.02	4.49	0.23	4.70	NoData	NoData	0.02	4.50	0.66	5.14	
8	90940	11182	NoData	NoData	NoData	NoData	0.26	4.70	NoData	NoData	NoData	NoData	0.69	5.14	
9	90901	11195	NoData	NoData	0.02	4.77	0.09	4.83	0.00	4.74	0.04	4.78	0.39	5.14	
10	90914	11195	NoData	NoData	0.12	4.59	0.22	4.74	0.01	4.40	0.14	4.62	0.62	5.14	
11	90927	11195	0.01	4.38	0.10	4.47	0.33	4.70	0.07	4.44	0.11	4.48	0.77	5.14	
12	90940	11195	NoData	NoData	0.03	4.47	0.26	4.70	NoData	NoData	0.04	4.48	0.70	5.14	
13	90953	11195	NoData	NoData	0.01	4.37	0.33	4.70	NoData	NoData	0.04	4.41	0.77	5.14	
14	90914	11208	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.36	5.14
15	90927	11208	0.01	4.48	0.01	4.48	0.23	4.70	0.01	4.48	0.02	4.49	0.67	5.14	
16	90940	11208	NoData	NoData	0.03	4.49	0.24	4.70	0.02	4.48	0.03	4.49	0.68	5.14	

Label	Easting	Northing	0.5% AEP (+351mm)		0.5% AEP (+812mm)		0.5% AEP (+1037mm)		0.1% AEP (+351mm)		0.1% AEP (+812mm)		0.1% AEP (+1037mm)		
			Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth	Height	Depth
17	90953	11208	NoData	NoData	0.00	4.49	0.15	4.70	0.00	4.48	0.01	4.49	0.59	5.14	
18	90914	11221	NoData	NoData	NoData	NoData	0.08	4.84	NoData	NoData	0.00	4.76	0.37	5.14	
19	90927	11221	0.01	4.63	0.01	4.63	0.08	4.70	0.01	4.63	0.02	4.64	0.51	5.14	
20	90940	11221	NoData	NoData	NoData	NoData	0.06	4.70	NoData	NoData	0.02	4.66	0.50	5.14	
21	90953	11221	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.13	5.14
22	90927	11234	0.01	4.70	0.01	4.70	0.08	4.77	0.00	4.70	0.02	4.71	0.45	5.14	
23	90940	11234	0.01	4.70	0.01	4.70	0.06	4.75	0.01	4.70	0.02	4.71	0.45	5.14	
24	90953	11234	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
25	90940	11247	0.04	4.71	0.04	4.71	0.10	4.76	0.04	4.71	0.05	4.71	0.47	5.14	

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.

Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

## Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

## About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

## Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

## Help and advice

Contact the Devon Cornwall and the Isles of Scilly Environment Agency team at [dcisenquiries@environment-agency.gov.uk](mailto:dcisenquiries@environment-agency.gov.uk) for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for





**Engineering and Development Solutions Ltd**

Registered Office: Unit 10 | Penstraze Business Centre | Truro | Cornwall | TR4 8PN  
Registered in England No. 10467487



**RECEIVED**  
By Liv Rickman at 1:47 pm, Jul 16, 2024

**APPROVED**  
By Lisa Walton at 11:58 am, Sep 12, 2024

## COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
☎01720 424455  
✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

# Site Waste Management:

Details of how waste from your development will be dealt with



## **Site Waste Management Plan**

Dealing with and minimising waste on the Islands is an important consideration with any proposal. It is difficult to dispose of waste locally as, if it is not re-used on site, it needs to be shipped to land fill sites on the main land.

The intention of a Site Waste Management Plan is to ensure that waste is considered at an early stage and as much material is re-used on site as possible.

A Site Waste Management Plan is needed for all types of proposed development and should demonstrate the efficient use of construction materials and methods so that waste is minimised and any waste that is produced can be re-used, recycled or recovered in other ways before disposal options are explored.

A Site Waste Management Plan is intended to encourage, at an early stage the identification of the volume and type of material to be demolished and/or excavated, opportunities for the re-use and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

The Council of the Isles of Scilly aims to work with local businesses and the community to reduce, reuse and recycle as much of the Islands' waste as possible. The Council currently cannot accept construction and demolition waste (including mixed construction skips, tiles and ceramics, excavated soils and aggregate, mixed rubble and plasterboard) due to site space restrictions and resources.

The Council have produced guidelines on what information should be incorporated into a Site Waste Management Plan and a Site Waste Management Plan template.

Please complete the template and submit along with your planning application. If you experience any problems in filling out this template the Planning Department of the Council of the Isles of Scilly would be pleased to help you and can be contacted on 01720 424455 or by email at [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

A Site Waste Management Plan forms an integral part of your application submission and applications may not be valid for registration without one.

## Site Waste Management Plan Information Guidelines

Your site waste management plan should include the following information:

Responsibilities	1. The name of the applicant
	2. The name of the principal contractor
Location and description of the construction works	3. Location of the construction site
	4. Description of works
Estimated Schedule for new Construction Materials	<p>5. Describe each material expected to be used during the project for e.g. doors, plasterboards, paint, floorboards, timber, plaster and insulation. Please include sizes.</p> <p>6. For each proposed material identified please estimate the quantity required.</p> <p>7. For each proposed material identified please indicate the unit size required.</p> <p>8. For each proposed material identified please indicate who will supply these items.</p> <p>9. For each proposed material identified please indicate how these will be transported on to the island and by whom.</p>
Waste Management	10. Description of each waste type expected to be produced during the project.
	11. For each waste type estimate the quantity of waste that will be produced.
	12. For each waste type identify the waste management action proposed (including re-use, recycling, other types of recovery and disposal).
	13. Waste types (as a minimum) should be recorded as inert, non-hazardous or hazardous. Further information on waste types can be found using the European Waste Catalogue system - <a href="https://www.gov.uk/how-to-classify-different-types-of-waste/overview">https://www.gov.uk/how-to-classify-different-types-of-waste/overview</a>
	14. Quantity of waste should usually be specified in m <sup>3</sup> .
	15. Where the waste type has a waste management action of recycling off site, sent to landfill or other disposal full details will be required for example a site plan at a scale of 1:2500, 1:1250 or 1:500 clearly identifying any off site location areas, full details of licenced waste carriers/handlers/haulier companies and containerisation details.







Additional Information:

	Yes	N/A
1.Excavated Material: The submitted plans show all areas and volumes where excavated material will be disposed of and this is included within the red lined application site area		X
2. Hazardous Material: All hazardous waste materials will be dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990, The Waste (England and Wales) Regulations 2014 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2016.		X
3.Declaration: I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  Signed: Mr & Mrs Churchill (Applicant)  Dated: 14th July 2024		