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


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

---

# PERMISSION FOR DEVELOPMENT

| | | | |
|---|---|---|---|
| **Application No:** | **P/24/094/COU** | **Date Application Registered:** | **16th December 2024** |

**Applicant:**
**Mr George Farrington**
**The Distillery Flat**
**The Distillery**
**Old Town Lane**
**Old Town**
**St Mary's**
**Isles Of Scilly**
**TR21 0NN**

**Site address:** The Chandlery The Thorofare Hugh Town St Mary's Isles Of Scilly
**Proposal**: Change of use of the ground floor of the building from Use Class E (shop/office/light industrial) to a mixed sui generis use (Use Classes B8 and E(g))

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 retained in accordance with the approved details only including:**

- **Plan 1 Location Plan, received 29.11.2024**
- **Plan 2 Site Plan, received 11.12.2024**
- **Plan 3 Chandlery East & West Elevations, received 16.12.2024**
- **Plan 4 Chandlery North Elevations, received 16.12.2024**
- **Plan 5 Ground Floor Plan, received 10.02.2025**
- **Plan 6 Flood Risk Assessment received, 16.12.24.**

**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).

**C2** **The ground floor of the building as outlined with a solid red line on plan "C2c - Chandlery Ground Floor - Proposed" received on 10/02/2025 shall not be used otherwise than for uses within use class B8 and/or use class E part (g). These uses pertain to:**
**Use Classes B8:**

- **Use for storage or as a distribution centre.**

**Use Class E(g):**

- **an office to carry out any operational or administrative functions,**
- **the research and development of products or processes, or**
- **any industrial process, limited to that being a use, which can be carried out in any**

**residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.**
Reason: In the interests of protecting the residential amenities of the islands.

**C3** **The area of hard standing as outlined with a dotted red line on plan "C2c - Chandlery Ground Floor - Proposed" received on 10/02/2025 shall not be used for any outside storage and / or industrial process.**
Reason: In the interests of protecting the residential amenities of the islands.

**C4** **No vehicles, plant or machinery shall be operated, and no process carried out and no deliveries taken or dispatched from the site outside the following times:**
**a) 08:00 - 17:00; Mondays to Saturdays,**
**b) 08:00 - 13:00; Sundays, Bank or Public Holidays.**
Reason: In the interests of protecting the residential amenities of the islands.

**C5** **The proposal hereby approved shall be carried out in strict accordance with the Property Flood Resilience Measures set out within Plan 6 of Condition C1: Flood Risk Assessment received, 16.12.24.**
Reason: To prevent any increased risk of flooding.

**POST-DECISION: Submission of a Flood Evacuation Plan**

**C6** **Within a period of 3 months from the date of this permission a detailed Flood Emergency/Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in full accordance with the approved plan.**
Reason: To prevent any increased risk of flooding.

## Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **DISCHARGE OF CONDITIONS:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £145 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
3. **BIODIVERSITY NET GAIN:** Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan2 has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be the Planning Department at the Council of the Isles of Scilly.

**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:** 13th February 2025

# 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 George Farrington

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/094/COU and the accompanying conditions have been read and understood by the applicant: Mr George Farrington.

1. **I/we intend to commence the development as approved:** Change of use of the ground floor of the building from Use Class E (shop/office/light industrial) to a mixed sui generis use (Use Classes B8 and E(g)) at: The Chandlery The Thorofare Hugh Town St Mary's Isles Of Scilly **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.

For the avoidance of doubt you are reminded to address the following condition(s) within 3 months of the date 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.

**PRE-DECISION CONDITION(S)**

C6 Within a period of 3 months from the date of this permission a detailed Flood

Emergency/Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in full accordance with the approved plan.

# 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-COMMENCMENT 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 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.

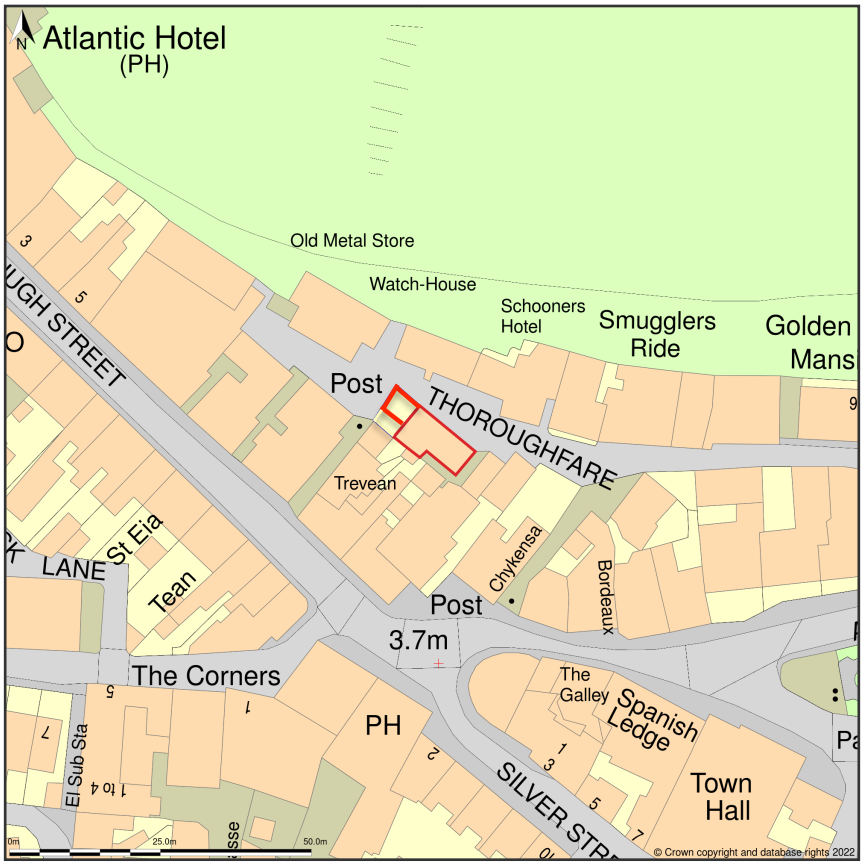
Buy A Plan®

RECEIVED
By Liv Rickman at 3:45 pm, Nov 29, 2024

APPROVED
By Lisa Walton at 5:17 pm, Feb 13, 2025

Ordnance Survey Licensed Data

The Chandlery, The Thorofare, Hugh Town, St Mary's, Isles Of Scilly, TR21 0LN




Location Plan shows area bounded by: 90203.29, 10497.26 90344.71, 10638.68 (at a scale of 1:1250), OSGridRef: SV90271056. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 31st Dec 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00786173-940867.

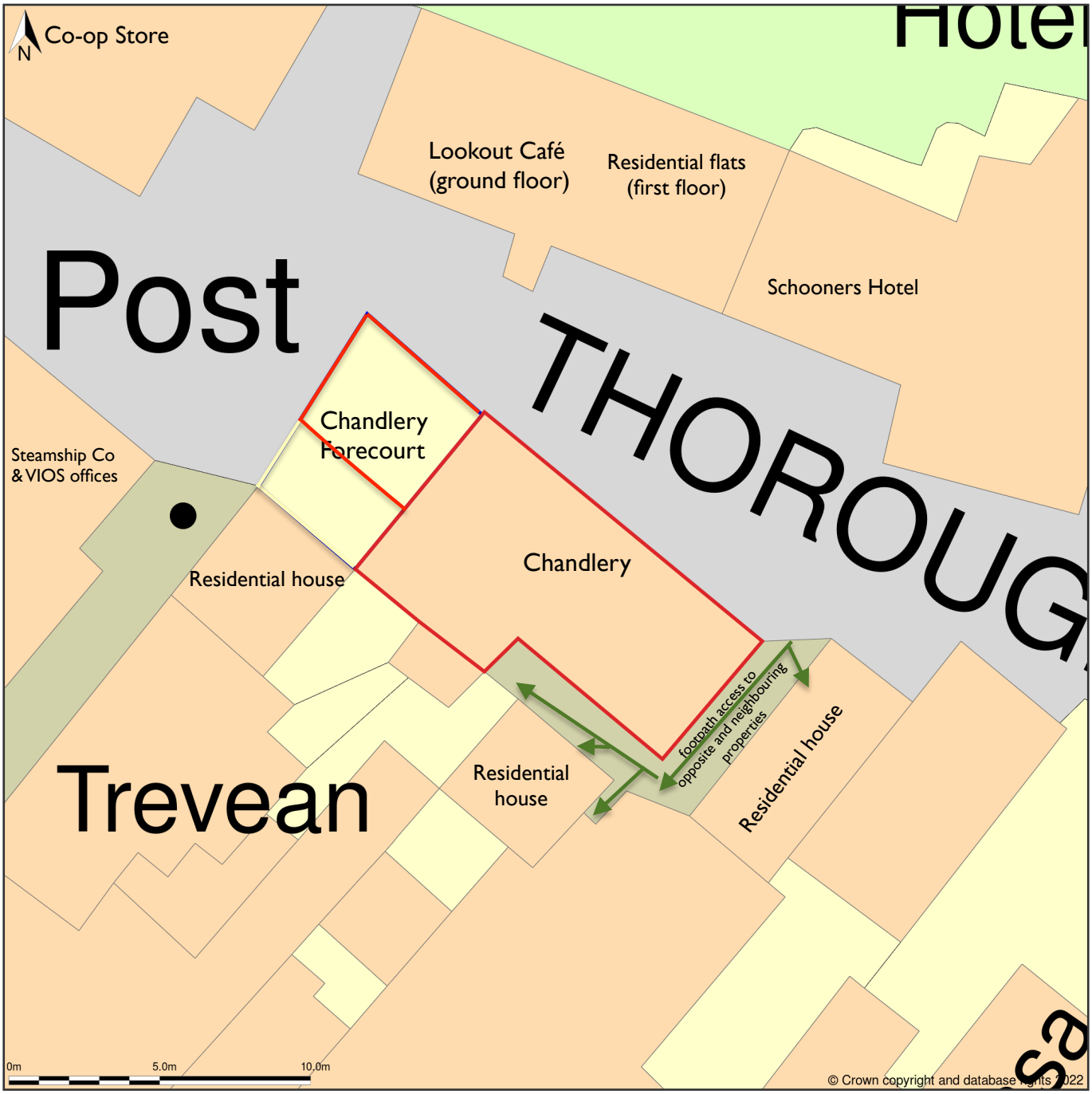
Buy A Plan®

**APPROVED**
*By Lisa Walton at 5:18 pm, Feb 13, 2025*

**RECEIVED**
*By Liv Rickman at 2:04 pm, Dec 11, 2024*

Ordnance Survey
Licensed Data

The Chandlery, The Thorofare, Hugh Town, St Mary s, Isles Of Scilly, TR21 0LN




Site Plan (also called a Block Plan) shows area bounded by: 90256.0, 10549.97 90292.0, 10585.97 (at a scale of 1:200), OSGridRef: SV90271056. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

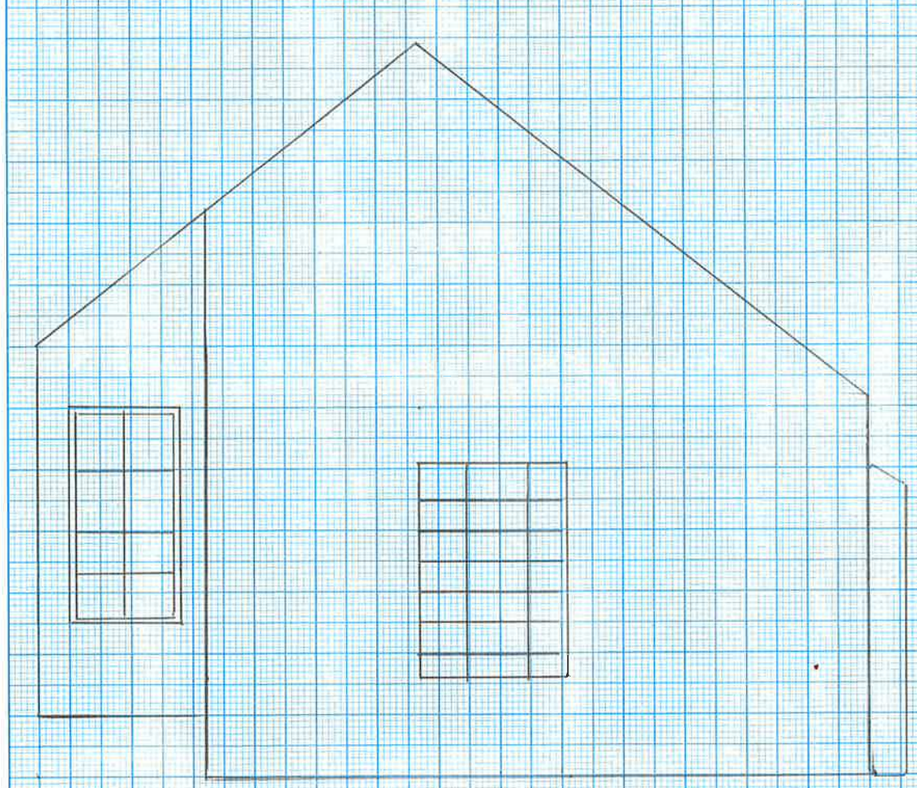
Produced on 31st Dec 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00786172-C573DC.

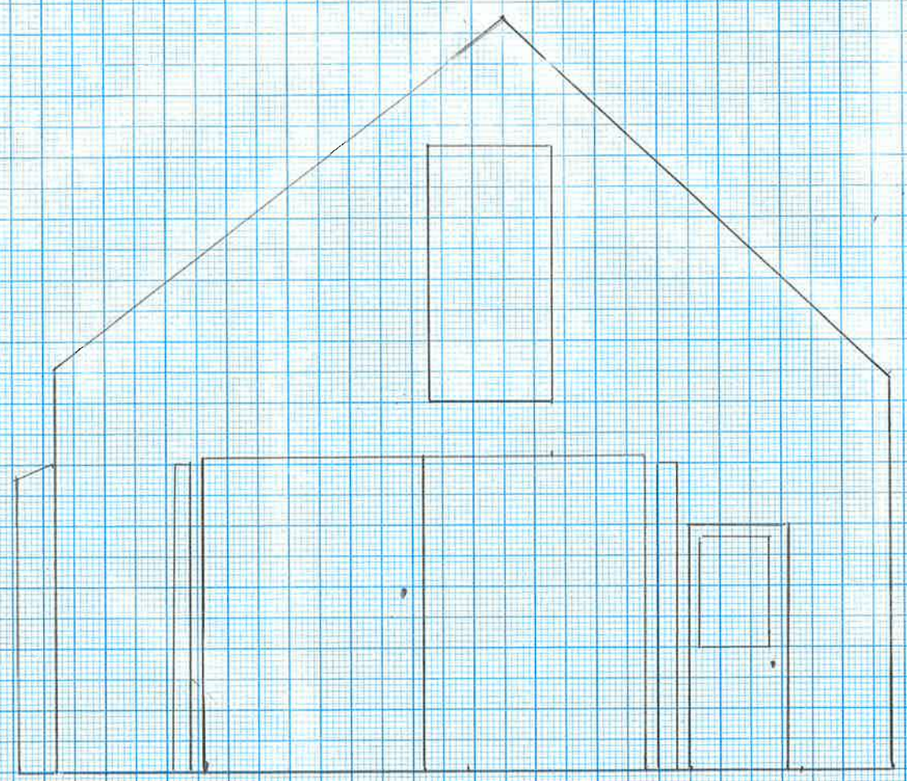
**RECEIVED**
*By Liv Rickman at 10:10 am, Dec 16, 2024*

**APPROVED**
*By Lisa Walton at 5:18 pm, Feb 13, 2025*

## Chandlery East & West Elevations  Scale 1:50 at A3

1 Meter  3 Meters



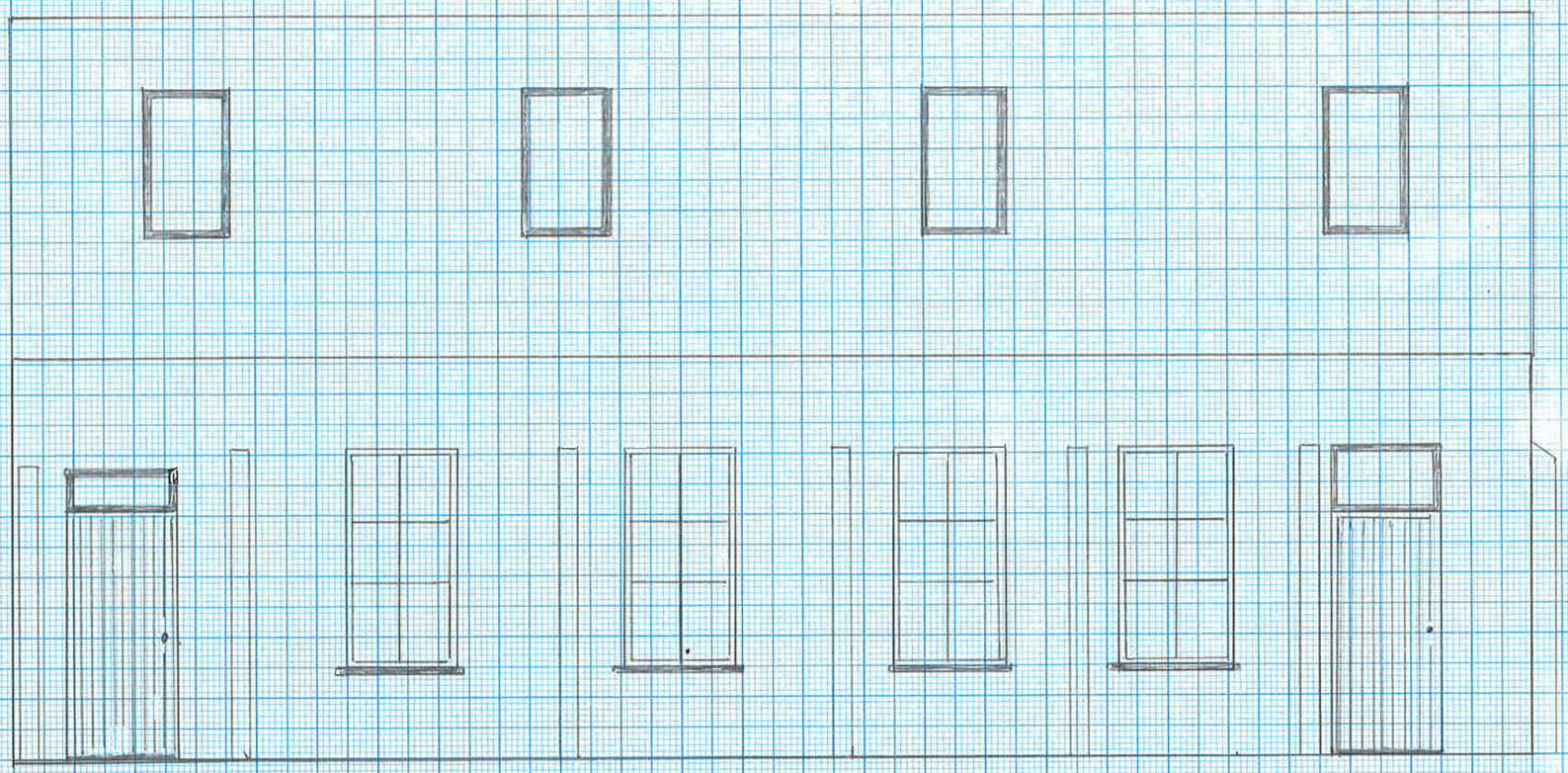


RECEIVED
By Liv Rickman at 10:11 am, Dec 16, 2024

APPROVED
By Lisa Walton at 5:18 pm, Feb 13, 2025

**The Chandlery North Elevation** **Scale: 1:50 at A3**

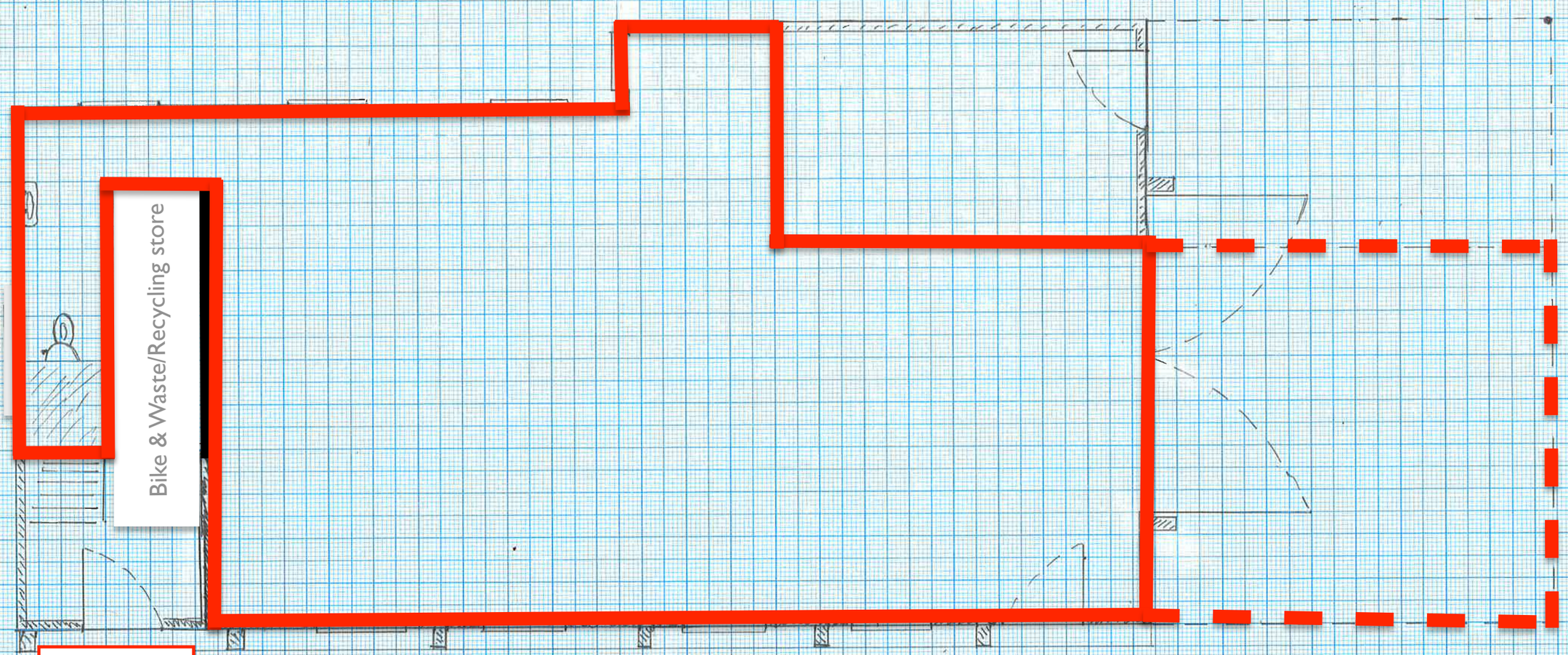
1 Meter 3 Meters



**RECEIVED**
*By Liv Rickman at 5:52 pm, Feb 10, 2025*

**APPROVED**
*By Lisa Walton at 5:18 pm, Feb 13, 2025*

## C2c - Chandlery Ground Floor - Proposed  Scale 1:50 at A3




Condition C3 - - - - - - -

**APPROVED**
*By Lisa Walton at 2:16 pm, Feb 13, 2025*

RECEIVED
By Liv Rickman at 10:10 am, Dec 16, 2024

APPROVED
By Lisa Walton at 5:18 pm, Feb 13, 2025

# THE CHANDLERY, THE THOROFARE, St. MARY'S, ISLES OF SCILLY. PROPOSED CHANGE OF USE TO FIRST FLOOR.

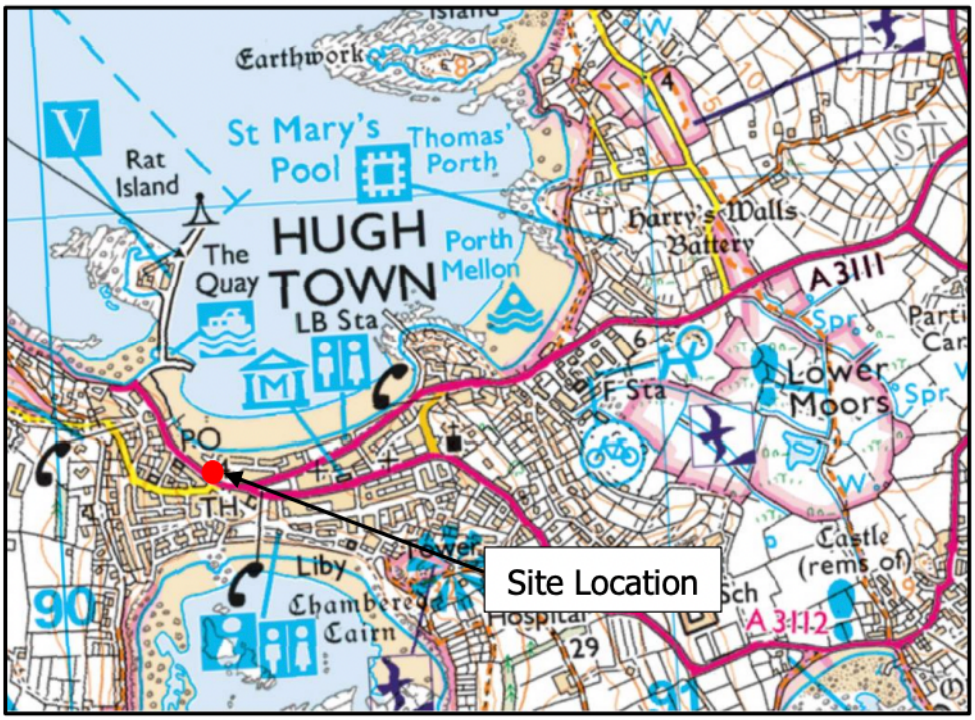
## FLOOD RISK ASSESSMENT

**Location**

The building is located at the end of Thorofare, St Mary's, Isle of Scilly, as shown in the map below.

The property is detached with the northern elevation butting the Thorofare public highway, with a narrow pathway off this, running around the east and south elevations, giving pedestrian access to neighbouring properties, and then a concrete forecourt to the west elevation, with pedestrian access off this leading to Hugh Street. Access to the front and west side of the property is solely off the Thorofare.

Town Beach, with St Mary's Pool beyond, is located to the north of the building's location on the far side of other buildings opposite the Chandlery at a distance of about 15m to the beach.




The Chandlery is a two-storey building with a sloping forecourt to the west elevation.

The finished floor level (FFL) of the ground floor is 3.81m AOD. The FFL of the first floor is 6.72m AOD.

In the wider context, the site is located on a narrow strip of land which joins the two land areas with higher elevations to the east and west of St Mary's.

Ground topography rises towards the south west of the building to a high point of 42m AOD at the Garrison. To the east the land rises to a high point of 32m AOD at Tower. The levels of the narrow strip of land are between 3m AOD and 5m AOD with slightly higher levels located on the south side.

**Existing and Proposed Usage**

The building consists of commercial open space on the ground floor, with a single toilet to the rear gable end/east elevation. The first floor is also commercial open space, which is accessed via its own ground floor entrance and internal porch area leading to stairwell up. Externally there is a small concrete forecourt at the west elevation/gable end.
An existing site plan is included with the associated planning application reference P/23/001/COU, and the proposed changes to the ground & first floors of the property are shown in drawings C1-C13, included with the same planning application.

## 2.0 ASSESSMENT OF FLOOD RISKS

### Groundwater

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 reviewed to establish the aquifer designations of bedrock and superficial deposits underlying the building, with the aquifer designation 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 building 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 ground levels are similar to that of the building and provide limited opportunity for excessive water to build up and create high groundwater levels. As such, flooding from groundwater is not considered to represent a meaningful risk to the building and this form of flooding is discounted from further consideration.

### Overland Flow

There is limited opportunity for significant overland flow to be generated upslope of the building. Assessment of the topography of the surrounding area indicates that flows from the west of the building generally travel to the north and will be conveyed out into the sea before reaching the building. Overland flows generated from the upslope areas to the east of the building generally travel to the north and west out towards the sea prior to reaching the building. The IoS Local Flood Risk Strategy 2017 notes that the heathland areas generally hold runoff after rainfall events. A portion of the upslope areas directly to the west of the building do have the potential to generate overland flows which may travel in the direction of the building. Due to the small catchment area and presence of built-up areas around the building/its location, it is anticipated that the existing drainage networks serving the locality will dispose of surface water runoff in the building's area. The IoS Local Flood Risk Strategy 2017 notes certain areas of Hugh Town, such as Porthcressa, have experienced surface water flooding during high tide lock conditions. However, improvements to the surface water drainage systems in the vicinity have reduced the occurrence of this. There is no mention of past surface water flooding events in the vicinity of the Chandlery building. This form of flooding is considered to be of low risk compared to tidal flooding, so this mechanism of flooding is discounted from further assessment, as consideration of tidal flooding will provide a much more onerous case.

**Fluvial Flood Risk**

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

**Tidal Flooding**

The elevation of the ground floor of the building is 3.81m AOD and the building is in close proximity to tidal waters in St. Mary's Pool.

Estimated still water tidal levels for St Mary's are provided below in Table 1, as provided by the Environment Agency (EA).

It is predicted that sea levels in the UK will be rising as a result of global climate change. Predictions provided by the EA recommend that an allowance of 1.45m should be assumed for net sea level rise in the south west of England over a 100-year horizon; 100 years is taken as a reasonable estimate for the lifetime of a mixed commercial/residential building such as this.

As such, sea level may be assumed to rise by 1.45m over the lifetime of the property. Predicted sea levels accounting for climate change over the lifetime of the property are provided within in the right-hand column of the table below.

| Tidal Event | Current Day Still Water Level (m AOD) | Still Water Level with Climate Change Allowance (m AOD) |
|---|---|---|
| | | |
| 2 Year Return | 3.48 | 4.93 |
| 5 Year Return | 3.56 | 5.01 |
| 10 Year Return | 3.61 | 5.06 |
| 50 Year Return | 3.74 | 5.19 |
| 200 Year Return | 3.84 | 5.29 |
| 1000 Year Return | 3.96 | 5.41 |

**Table 1 - Approximate Sea Levels – Current Day and with Climate Change Allowance**

With reference to the above flood levels, when compared to the existing and proposed ground floor FFL of 3.81m AOD, the site is at risk of flooding from the present day 1 in 200year tidal flood event. The flood depth would be 0.03m, which means the building is located in Flood Zone 3. With reference to Appendix A of the Cornwall and IoS Shoreline Management Plan 2 (reproduced in part in Figure 3 below), it is noted that the policy for this stretch of shoreline is to hold the line for the present time with a possible managed retreat from 2105. The building is located within policy unit 42.3 – The Quay to Custom House.

SUMMARY OF SPECIFIC POLICIES

| Policy Unit | | SMP1 Policy | SMP2 Policy Plan | | | |
|---|---|---|---|---|---|---|
| | | 50 yrs | 2025 | 2055 | 2105 | Comment |
| 42.1 | The Mermaid Wall | Hold the line | HTL | HTL | HTL | This part of the quay is integral to the continued shelter of the remainder of the Town Beach frontage. The preferred policy would be to continue with a policy of holding the line, at least while economic justification remains. |
| 42.2 | The Quay | Hold the line | HTL | HTL | HTL | This part of the quay is also integral to the continued shelter of the remainder of the Town Beach frontage. There is little scope to realign the defence but its continued presence is accounted for in the management approach to other parts of the frontage. For that reason, (in addition to its historic value and overall importance to the economic well being of St Mary's) the preferred policy would be to continue with a policy of holding the line, at least while economic justification remains. |
| 42.3 | The Quay to Custom House | Hold the line | HTL | HTL | **MR** | Increasing pressure upon this part of the frontage may dictate that a longer term accommodation of rising sea levels is made – this may be done through realignment of the existing defence line. The erosion mapping indicates some pressure on the frontage but its sheltered nature means it is under less pressure than the Porthcressa frontline defences. |
| 42.4 | Custom house to Carn Thomas | Hold the line | HTL | HTL | **MR** | As with the previous policy unit frontage, a longer term realignment to accommodate rising sea levels and address the increasing risk factors is likely to be necessary. |
| 42.5 | Porth Mellon | Hold the line | HTL | **MR** | **MR** | Significant pressure on the Thomas Porth frontage from sea level rise and increasing storminess dictate that a careful management approach is required. The hinterland behind is low-lying and provides a route for flood waters into the Lower Moors area. Therefore the future management strategy needs to accommodate the increases in sea level rise and avoid coastal squeeze and foreshore narrowing where possible but at the |

**Figure 3 - Extract from Appendix A Cornwall and IoS Shoreline Management Plan 2**

In view of this, it is evident that the building is at risk of flooding from tidal sources. This warrants further detailed consideration which is provided in Section 3.0 of this report.

**Flood History**

The Isle of Scilly Preliminary Flood Risk Assessment Report May 2011 records no evidence of past flooding to the building from surface water or ground water sources. The IoS Local Flood Risk Management Strategy March 2017 does not include any records of property flooding for the building's locality. The Defra Isles of Scilly Water Interests Survey Report on Flood Defenced produced by ARUP in 2011 does note there have been instances of flood water ponding in the Thorofare to the north of the building following high tides. Although only one instance of property flooding has been recorded at a property fronting Town Beach due to the installation of a basement window located at a low level. The report notes the north side of Hugh Town, behind which the building is located, is less susceptible to storm flooding than the Porthcressa side of the narrow land mass referred to earlier. This is due to the sheltered nature of the Town Beach. High tides coinciding with a storm surge pose the highest risk to the building.

**Flooding as a Result of Development**

Development works have the potential to increase flood risk to properties down slope of the Chandlery building, through the introduction of impermeable areas on previously permeable areas. However, the Chandlery is an existing building/site which is already covered in impermeable surfaces, so there is no risk of increasing runoff from the building/site, as the proposed first floor internal conversion and replacement doors/fenestration to the building as a whole will not increase the impermeable areas around/on the site of the building. Therefore, the proposed alterations present no risk of increasing flooding elsewhere.

**3.0 TIDAL FLOOD RISK**

Tidal flood risk to the building is considered in more detail below. The still water tidal flood levels for the building/site are shown in Table 1, Section 2.0 above. The 1 in 200 and 1 in 1000year data has been summarised below for reference which also includes a depth of flooding when compared to the buildings' ground floor FFL of 3.81m AOD.

| Event | Water Surface Elevation (m AOD) | Depth of Flooding at Ground Floor FFL (m) |
|---|---|---|
| 1 in 200 Yr. | 3.84 | 0.03 |
| 1 in 200 Yr. with CC | 5.29 | 1.48 |
| 1 in 1000 Yr. | 3.96 | 0.12 |

**Table 2 – Still Water Tidal Flood Levels and Depth at the Site Ground Floor Level**

Data from the EA also provides Depth of Flooding Maps and Head of Water Maps for undefended flood events for the 1 in 200year and 1 in 1000year horizons, with a climate change scenario being provided for the 1 in 200year event. This data is taken from the IoS Coastal Model 2019. It is noted that the maps include an allowance for wave overtopping. A summary of the flood depths and water surface elevations obtained from the EA mapping is provided in Table 2 below. This includes an assessment of the flood depth on the ground floor FFL of the building. The first floor FFL is 6.72m AOD.

| Event | Water Surface Elevation (m AOD) | Water Depth from Map (m) | Water Depth Based Upon Site Level of 3.81m AOD(m) |
|---|---|---|---|
| 1 in 200 Yr. | 3.0-4.0 | 0.0 to 3.0 | 0.19 |
| 1 in 200 Yr. with CC | 5.2 to 5.6 | 0.0 to 3.0 | 1.79 |
| 1 in 1000 Yr. | 3.5 to 4.5 | 0.0 to 3.0 | 0.69 |

**Table 3. Summary of Flood Depths and Levels Derived from EA Information**

Reference to the EA flood mapping (see Figure 3 below) indicates that the ground floor of the building is at risk of flooding during the present day predicted 1 in 200year tidal flood event. Therefore, the building can be described as being located in Flood Zone 3 (High risk of flooding). The flood depth at the ground floor level is predicted to be 0.19m in the present day 1 in 200year tidal flood event with the allowance for wave overtopping.

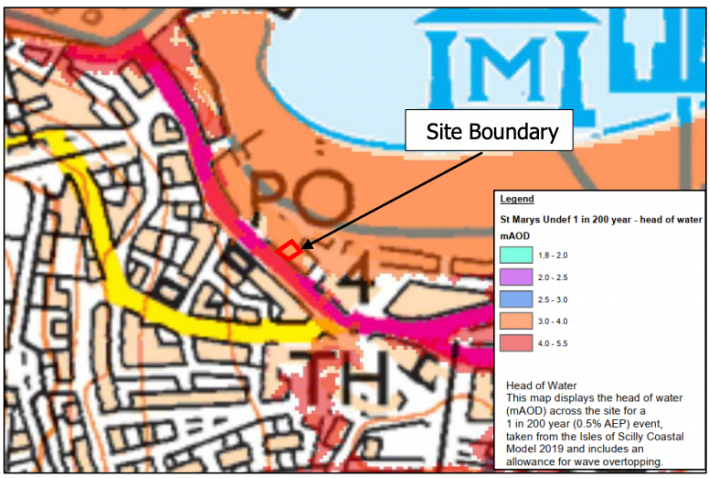



**Figure 3** **Extract from EA Flood Map for Planning 1in 200 Year – Level (m AOD)**

During the climate change event (Figure 4), water is shown to inundate a larger area around the building and the building itself is shown to be located in an area with the highest flood levels of 5.2 to 5.6m AOD.

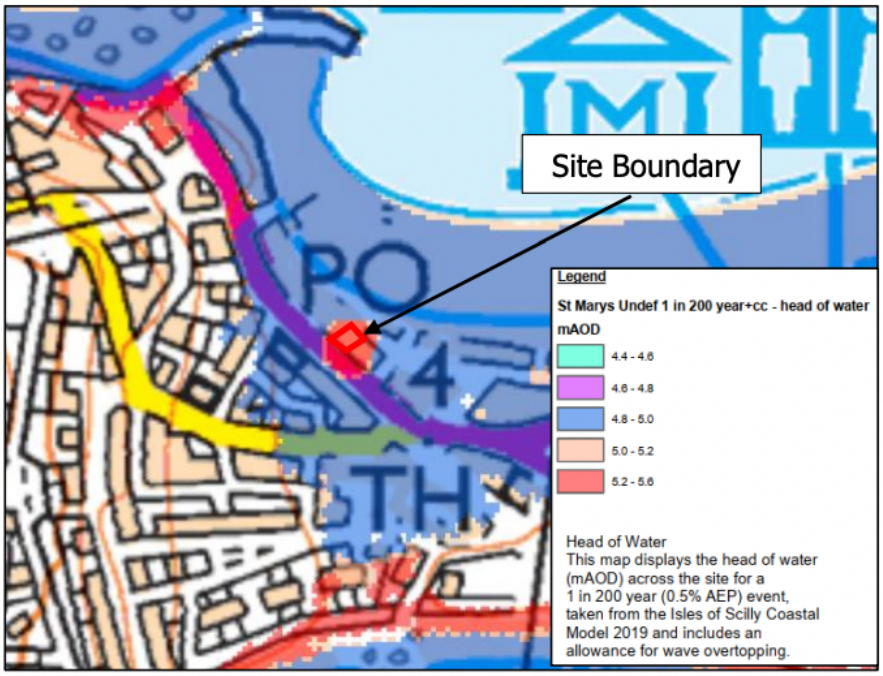



**Figure 4** **Extract from EA Flood Map for Planning 1 in 200 Year with Climate Change - Depth**

The maximum depth of flooding on the building's location in the climate change situation is predicted to be 1.79m based on a minimum ground elevation at the site of 3.81m AOD.

The flood map without climate change shows portions of the access into the building being flooded. The flood map for climate change shows a larger proportion of nearby Hugh Street flooded. Access/departure is discussed further in Section 5.0 of this report. Using the Rule of Twelfths for tidal movement and assuming a tidal range of 7.64m, it is estimated that the ground floor of the building (3.81m AOD) will be subject to flooding for a period of about 6 minutes, centred around the peak of the tide for the present day 1 in 200year tidal flood event.

In comparison, for the future predicted 1 in 200year event with an allowance for climate change, the ground floor could be inundated for a period of 2 hours 40 minutes. Given the timing of spring tides in this area, the high-risk times will be centred around the early morning and late afternoon periods during a spring tide cycle. Spring tides occur on a consistent bi-weekly basis with the peak of the tide typically occurring between 5:00am-7:00am and 17:00pm-19:00pm. High spring tides are predictable, but weather conditions can create storm surges and ground swell that add to the water levels, so unfavourable conditions could still occur outside of the spring tide cycle, though the worst conditions will always occur during the coincidence of a high spring tide, strong winds from the north to north-west and storm surge caused by low barometric pressure.

**4.0 FLOOD SUMMARY**

The risk of flooding to the building from various sources have been considered, with the only meaningful risk of flooding considered to be from tidal flooding propagating from the direction of St. Mary's Pool. The present day predicted tidal flood level for the 1 in 200year return period event is 3.84m AOD. As the FFL of the building is 3.81m AOD the depth of flooding during this event is predicted to be 0.03m which means the building is in Flood Zone 3. With the predicted effects of climate change and rising sea levels, the risk of tidal flooding will increase, and the building is predicted to experience flooding during an extreme still water tidal event (1 in 200 year) to a maximum depth of about 1.48m. With reference to the EA IoS Coastal Model 2019, which includes an allowance for wave overtopping, these flood levels are predicted to increase.

In summary, the current 1 in 200year event could result in flood depths at ground floor FFL of up to 0.19m. With an allowance for climate change these depths could be up to 1.79m. For the 1 in 1000year event depths could be up to 0.69m. The building itself will not increase runoff rates. Also, it will not result in any redirection of flood flow routing or infilling of any fluvial flood plain, and as such will not act to raise flood risk elsewhere.

## 5.0 ACCESS AND DEPARTURE

Access and departure for the ground floor of the building is off the public highway of The Thorofare. The preferred access route furthest away from the beach would be via the pedestrian alley way leading up to Hugh Street, and as such, this will be discussed in more detail below as the preferred access. Light Detection and Radar (LiDAR) data has been used to assess ground levels in the vicinity of the building/site. Figure 5 shows an extract from this data laid onto an aerial photograph. The preferred access/departure route is indicated by the magenta arrows and the building/site is outlined in red.

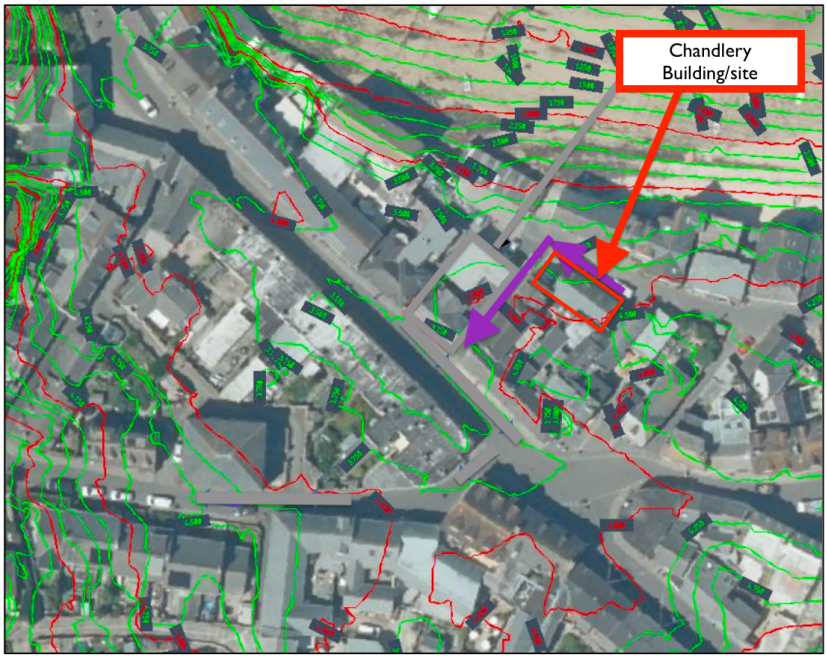



**Figure 5 – Contour data from LiDAR including the Preferred Access/Egress route for the Site**

Road levels to the front of the building are around 3.75m AOD as shown in the above figure. Moving in a south easterly direction away from the building, the ground levels rise to 4.5m AOD. Moving in a south westerly direction goes to higher ground where levels raise above 4m AOD and above.

**Table 13.1 Danger to people for different combinations of depth and velocity**

| Velocity (m/s) | Depth of flooding (m) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0.05 | 0.10 | 0.20 | 0.30 | 0.40 | 0.50 | 0.60 | 0.80 | 1.00 | 1.50 | 2.00 | 2.50 |
| 0.00 | | | | | | | | | | | | |
| 0.10 | | | | | | | | | | | | |
| 0.25 | | | | | | | | | | | | |
| 0.50 | | | | | | | | | | | | |
| 1.00 | | | | | | | | | | | | |
| 1.50 | | | | | | | | | | | | |
| 2.00 | | | | | | | | | | | | |
| 2.50 | | | | | | | | | | | | |
| 3.00 | | | | | | | | | | | | |
| 3.50 | | | | | | | | | | | | |
| 4.00 | | | | | | | | | | | | |
| 4.50 | | | | | | | | | | | | |
| 5.00 | | | | | | | | | | | | |

Key:
- Danger for some
- Danger for most
- Danger for all

**Figure 6 – Extract from FD2320/TR2**

In the event of an anticipated extreme flood where the water level is predicted to exceed about 3.5m AOD, then it is recommended that the building is evacuated in advance of the

high tide and the ground floor commercial premises are not used, if applicable. Residents of the first floor of the building should also ideally evacuate, but where this is not possible, they could take refuge at that first-floor level, as it will remain at least 2.5m above the peak flood level and will act as a safe haven. The maximum period of forced occupation due to flooding is estimated to be 1 hour 5 minutes for the present-day flood event, which is viable. An evacuation route can be incorporated into a Flood Evacuation Plan for the building, which should be prepared in accordance with further advice provided within Section 7.0 of this report.

**6.0 POLICY**

The site has been shown to be in Flood Zone 3. In accordance with Planning Practice Guidance (PPG) Table 3, the building use would be classified as 'More Vulnerable' due to the proposed new residential unit.

| 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 † | ✗ | Exception Test required | ✓ | ✓ |
| Zone 3b * | Exception Test required * | ✗ | ✗ | ✗ | ✓* |

**Key:**

✓ Development is appropriate

✗ Development should not be permitted.

**Figure 6 – PPG Table 3**

It is understood that Paragraph 168 in NPPF states that "Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments…" The building would be classified as 'more vulnerable' due to the proposed change of use to provide a new residential unit. However, as this is a minor alteration, application of the sequential and exception tests are not required, and the appropriateness of the first floor residential unit of the building should be judged on the site-specific flood risk assessment.

**7.0 MITIGATION MEASURES**

The building is currently located in Flood Zone 3 and used as a commercial building. The proposed change of use will alter the first-floor internal space of the building to create a new separate residential flat. A range of mitigation measures are proposed in order to ensure the safety of the building over its anticipated lifetime. Adopting these measures has the potential to reduce the level of flood risk to the site.

To this end the following mitigation measures are proposed:
1. The proposed changes are for alterations within an existing building, with direct access from street level. Therefore, it would not be practical to raise the Finished Floor Levels. Accordingly, in line with Environment Agency standing advice, the proposed finished floor level (FFLs) for any new building should be no lower than the FFLs of the equivalent existing building.
2. All new alteration works undertaken below 5.89m AOD (1 in 200-year event + climate change + 600mm freeboard) should be carried out using flood resilient materials where practicable. Further advice on flood resilient construction is available from Improving Flood Resilience of New Buildings which is available at:
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf
From above, the following is highlighted:
*"6.6 Doors and windows Doors:*
*General advice for resilient/resistant design Doors:*
*Raising the threshold as high as possible, while complying with level access requirements, should be considered as the primary measure. In addition, sealed PVC external framed doors should be used…..*
*Windows/patio doors:*
*Windows and patio doors are vulnerable to flood water and similar measures to those used for doors should be taken. Special care should be taken to ensure adequate sealing of any PVC window/door sills to the fabric of the building. Of particular concern would be excessive water pressure on the glazing….. Double glazing conforming to the relevant standards would in principle adequately resist the pressures generated by flood waters."*
Accordingly, it should be noted that the associated planning application is compliant here, as it has proposed to replace current wooden pedestrian access doorways with sealed UPVC/Composite doors, plus the new first floor patio style doors (double glazed), as well providing new double glazed replacement windows throughout the ground floor. Additionally, the thresholds to both of these doorways already have raised thresholds, relative to the public highway of the Thorofare.
3. All future electrical circuitry and apparatus is to be installed at or higher than 5.89m AOD where practicable or made resistant to flooding as far as practicable if/where it cannot be installed at high level.
4. Provision to be made for the installation of flood resistant barriers on all the ground floor pedestrian door openings to the building.
5. A detailed Flood Evacuation Plan is to be prepared, which will become particularly relevant with the onset of sea level rise arising from climate change. This plan is to describe how the premises will be used and how residents will be managed when tidal flooding is expected. As a minimum it should address the following items: a. Describe how tide levels and sea conditions will be monitored and when action will be triggered; predicted water levels of 3.4m and 3.7m AOD are suggested as early trigger thresholds. The plan should include proposals for monitoring local radio, monitoring the EA's website and keeping in contact with the IoS Council. In this regard the IoS Local Flood Risk Management Strategy notes that flood warning information will be disseminated by the Council by the following means: Council website, Community Message Board, Tourist Information Office, Town Hall, Radio Scilly, and Posters in various locations. Where deemed appropriate, door knocking in specific vulnerable areas. Direct to IOS Fire and Rescue Service. General flooding advice is provided on the Council website and Z-Cards have been produced and distributed to all

households giving information about how to be prepared in the event of an emergency, including flood incidents

FLOOD ALERT

**Amber Alert – Significant tidal overtopping is possible. (3.4m AOD)**

- Monitor flood warnings and advice issued by the Environment Agency, IoS Council, the Emergency Services and local radio
- Monitor sea conditions in the Pool
- Prepare to implement Flood Evacuation Plan

FLOOD WARNING

**Warning - Significant tidal overtopping is expected. (3.7m AOD)**

- Continue to monitor flood warnings and weather/tide conditions
- Put Flood Evacuation Plan into action
- Inform affected persons that flood contingency plan is in force

SEVERE FLOOD WARNING

**Severe - Dangerous level of tidal overtopping is expected (4.0m AOD)**

- Continue to monitor flood warnings and weather/tide conditions
- Continue to enforce Flood Evacuation Plan and monitor effectiveness
- Advice persons when tide/weather conditions have subsided to safe levels and that normal operation is resumed
- Advise persons of Flood Contingency Plan being implemented again during next tidal cycle

b. Describe proposals as to how flat residents and commercial space users will be informed about flooding risks, mitigation measures and emergency access routes and how they will be informed when the Plan is in place. c. Describe how and when any vehicles associated with the premises will be moved to higher ground d. Describe how and when flood barriers will be deployed e. Describe how the risks will be deemed to have subsided to normal levels and how this will be communicated to flat residents and commercial space users 6. Register with the Environment Agency's countrywide flood warning system in as far as it covers the Isle of Scilly. Flood warnings are issued by phone, text or email. Registration to receive warnings can either be by phone on 0345 988 1188 or online at www.gov.uk/signup-for-flood-warnings 7. With these specified mitigation and contingency measures being adopted, then it is considered that the building may be used/occupied in a safe and appropriate manner over its lifetime.

**8.0 CONCLUSIONS**

The risk of flooding to the building from various sources have been considered. The only meaningful risk of flooding is considered to be from tidal flooding propagating from the direction of St. Mary's Pool. The present day predicted tidal flood level for the 1 in 200year return period event is 3.84m AOD. As the FFL of the site is 3.81m AOD the depth of flooding during this event is predicted to be 0.03m which means the site is in Flood Zone 3. With the predicted effects of climate change and rising sea levels, the risk of tidal flooding will increase, and the building is predicted to experience flooding during an extreme tidal event

(1 in 200 yr.) to a maximum depth of about 1.48m. With reference to the EA IoS Coastal Model 2019 which includes an allowance for wave overtopping, these flood levels are predicted to increase. In summary, the current 1 in 200year event could result in flood depths at ground floor FFL of up to 0.19m. With an allowance for climate change these depths could be up to 1.79m. For the 1 in 1000year event depths could be up to 0.69m. A range of mitigation measures are proposed as outlined in Section 7.0 above. The preparation of a detailed Flood Evacuation Plan is a key aspect of the mitigation measures, though the plan will become especially pertinent with the onset of predicted sea level rise resulting from climate change. With the specified mitigation and contingency measures being adopted, then it is considered that the building may be occupied/used in a safe and appropriate manner over its lifetime.