

Liv Rickman
Council of the Isles of Scilly
Planning & Development Department
Old Wesleyan Chapel Garrison Lane
St Mary's
Isles of Scilly
TR21 0JD

Our ref: DC/2025/124663/01-L01
Your ref: P/25/008/FUL
Date: 04 March 2025

Dear Rickman

**REDEVELOPMENT OF THE BISHOP AND WOLF SEWAGE PUMPING STATION, INCLUDING THE CONSTRUCTION OF AN ENLARGED WASTEWATER INFRASTRUCTURE BUILDING AND TEMPORARY CONSTRUCTION COMPOUND ON LAND AT PARSONS FIELD (AFFECTING THE SETTING OF A LISTED BUILDING)
SOUTH WEST WATER PUMPING STATION, LITTLE PORTH, HUGH TOWN, ST MARY'S, ISLES OF SCILLY**

Thank you for consulting us on this application.

Environment Agency Position

On the basis that this development represents both essential and water-compatible infrastructure, which cannot be situated in any alternative location at lower flood risk, the Environment Agency have no objection to this planning application, subject to the adherence of the following conditions:

Conditions

1. The proposed development, including all internal Pumping Station equipment, must be designed and constructed in a manner that is fully water-compatible and flood resilient to a minimum level of 5.49m AOD. *This value is calculated from the required Tidal Flood Level of 4.89m AOD (0.5% AEP 1037mm of Climate-Change induced Sea Level Rise) 600mm of freeboard.*

As the dominant flood risk source is tidal, the development must be shown to be resilient against the flood level of a present day 1 in 200-year tidal event, in addition to 100-years of modelled sea level rise (1037mm), in addition to 600mm of freeboard above this level.

As such, prior to approval, we would condition that it must be confirmed that the

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new inlet screens system, the associated new ancillary equipment, the new pumps, and the new odour control unit will be fully water-compatible, and fully resistant to floodwater inundation damage, up to a minimum level of 5.49m AOD.

Alternatively, the development must be designed and constructed in a manner that defends these features from floodwater inundation, and ensures the safe ongoing functionality and operation of the Pumping Station facilities, to a minimum level of 5.49m AOD.

Yours sincerely

Mark Williams
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