

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/2025/124686/01-L01
Your ref: P/25/013/FUL
Date: 13 March 2025

Dear Liv Rickman

**PROPOSAL: REMOVAL OF EXISTING POLYTUNNEL STRUCTURE AND
ERECTION OF NEW 10.5M X 12.45M TIMBER CLAD SHED WITH A 4.0M X 8.3M
LEAN-TO.
WORKSHOP, PORTHLOO, ST MARY'S, ISLES OF SCILLY, TR21 0NE**

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property
- take the impacts of climate change into account; in this case, an appropriate level of climate change induced sea-level rise (<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#sea-level-allowances>)
- Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design may be inadequate because the applicant has not referenced any flood model data or utilised this model data to adapt the flood risk mitigation measures. Consequently, the development may propose inadequate:
 - Flood defences
 - Raised finished floor levels
 - Resistance and resilience measures
 - Safe access and egress routes

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. In order to achieve this, we would recommend that the applicant contact the Environment Agency and request a Product 4 Information Package from the following email address: DCISEnquiries@environment-agency.gov.uk. This will provide modelled flood level data for the site. This development will need to be interrogated against the flood level of a present day 1-in-200-year tidal event an appropriate degree of climate change induced sea level rise.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Yours sincerely

Mark Williams
Planning Advisor

Direct dial 020 84 746199

Direct fax

Direct e-mail spdc@environment-agency.gov.uk