

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/2025/124686/02-L01
Your ref: P/25/013/FUL
Date: 15 April 2025

Dear Liv Rickman

We provide this amended version of our consultation response of 9th April 2025

**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**

Thank you for consulting us on this application.

Environment Agency Position

We object to this planning application and recommend that the planning permission is refused.

Reason

The tidal flood risk at this site is high and the proposed development has not incorporated sufficient flood defence, flood resistance, or flood resilience measures. As a result, the development structure and site users may be unsafe from the modelled tidal flood risks.

According to the Flood Risk Assessment (Amended), the finished floor level of the development would be raised to 3.85m AOD. However, according to the Tidal Flood Modelling data, during a Defended 1 in 200-Year Tidal Event (Sea Level Rise climate change amplifications of 1037mm), the projected sea level within the site development area is between 5.32 and 5.40m AOD. This would result in development inundation to a maximum depth of 1.55m. With storm wave action included, this inundation flood level could be even greater. The Environment Agency does not typically permit internal inundation of levels greater than 500mm without sufficient justification or extenuating

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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circumstances. As such, we would recommend that within the commercial lifetime of this proposed development, the site is subject to unacceptable tidal flooding that could pose a hazard to both the structural stability of the development and would place site users at unacceptable risk.

To overcome this objection, the Flood Risk Assessment would have to indicate that both the development structure and the site users are sufficiently protected from tidal flood risk, using appropriate design and sufficient mitigation measures. This may include substantially raised finished floor levels, flood resilient construction, sufficiently raised electronics, or resistance to inundation.

Additionally, we recommend a completed Flood Evacuation and Management Plan would need to be available for your authority to review, prior to any permission granted.

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, it is likely we will recommend the inclusion of conditions on any subsequent approval.

Yours sincerely

Mark Williams
Planning Advisor

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Yours sincerely

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