

Flood Risk Assessment

Temporary change of use of land to site temporary containerised accommodation for a period of up to 3 years.

Bryher Boatyard, Bryher, Isles of Scilly

1 - Development site and location

- a. Location:
Bryher Boatyard
As identified on Location Plan
- b. Current Use:
Vacant land
- c. Flood Zone:
Flood Zone 3
- d. Other Sources of Flooding:
None identified

2 - Development proposals

- a. Temporary change of use of land to site temporary containerised accommodation for a period of up to 3 years maximum.
- b. Vulnerability to Flooding:
Storm surge at times of strong winds / high tides / low pressure
- c. Lifetime of Development:
3 years maximum

3 - Sequential test

NOT REQUIRED

4 - Climate Change

How is flood risk at the site likely to be affected by climate change?

Rising sea levels will inevitably increase the frequency and severity of tidal surges, but within the three years requested for this planning permission, any climate change is highly unlikely to affect the containerised accommodation.

5 - Site specific flood risk

The risk over the next three years is likely to be zero. The site is over 1 metre above sea level.

6. Surface water management

Into the surrounding land.

7. Occupants and users of the development

a. Will the development proposals increase the overall number of occupants and/or people using the building or land, compared with the current use?

We do not consider there are any real risks to occupants.

b. Will the proposals change the nature or times of occupation or use, such that it may affect the degree of flood risk to these people? If this is the case, describe the extent of the change. As residential accommodation the premises will inevitably be occupied day and night. However, given:

We do not consider there are any real risks to occupants.

8. Exception test

a. Would the proposed development provide wider sustainability benefits to the community?

The ability to have this short term temporary accommodation will provide much needed staff accommodation in order to maintain an important local business to Isles of Scilly residents as well as visitors to the island.

b. How can it be demonstrated that the proposed development will remain safe over its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere?

This is temporary accommodation only on site for a maximum of 3 years. As already mentioned, there is no risk.

a. Will it be possible for the development to reduce flood risk overall (e.g. through the provision of new or improved flood defences, or improved drainage)? See [paragraph 038](#) for further advice.

Not relevant to this application.

9. Residual risk

a. What flood related risks will remain after the flood risk avoidance, management and mitigation measures have been implemented?

None

b. How, and by whom, will these residual risks be managed over the lifetime of the development? (e.g. [putting in place emergency plans](#)).

Not applicable.

10. Flood risk assessment credentials

You can use this section to provide details of the author and date of the flood risk assessment.

a. Who has undertaken the flood risk assessment?

Barry Coupe RIBA and Ian Sibley MRICS

b. When was the flood risk assessment completed?

21st February 2025.

Island Architects

B D Coupe BA,DipArch,RIBA

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