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

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# PERMISSION FOR DEVELOPMENT

| | | | |
|---|---|---|---|
| **Application No:** | **P/25/020/HH** | **Date Application Registered:** | **16 April 2025** |

| | | | |
|---|---|---|---|
| **Applicant:** | **Ms Jackie Hughes<br>Peat House,<br>Newham Road,<br>Truro,<br>Cornwall,<br>TR12DP** | **Agent:** | **Mr Charlie Hewitt<br>Home Barn,<br>Gattrell,<br>Steway Lane,<br>Northend,<br>Somerset,<br>BA1 8EH** |

**Site address:** Watch House Raven's Lane Old Grimsby Tresco Isles of Scilly
**Proposal**: Replacement of an existing single storey conservatory. Addition of a new internal wall to divide the internal area into two separate spaces, connected to the existing living area and kitchen respectively. Demolition of a small area of existing internal wall to combine the existing living room with the conservatory. Addition of a small lean-to utility room.

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 begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

**C2** **The development hereby permitted shall be carried out in accordance with the approved details only including:**

- **Plan 1 Location Plan**
- **Plan 2 Existing Plans 4360_003**
- **Plan 3 Proposed Plans 4360_010 REV C**
- **Bat Survey (Plan for Ecology, Apr 2025)**
- **Flood Risk Assessment**

**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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

**PRE-COMMENCEMENT CONDITION: Site Waste Management Plan**

**C3 Prior to the commencement of the development, hereby approved, a Site Waste Management Plan (Construction) including details of the sources of all building materials and the means/location of disposal of all waste arising from building works, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted to and agreed in writing by the Local Planning Authority. This is to ensure adequate consideration is given to the minimisation of unnecessary waste generation, and adherence to the waste hierarchy, in accordance with the requirements of Policy SS2 (2) and Policy OE5 of the Isles of Scilly Local Plan 2015-2030.

**PRE-FIRST OCCUPATION CONDITION: Approval and installation of bat/bird boxes**

**C4 Prior to the occupation of the development hereby approved, a minimum of one bat box and one bird box shall be submitted to and approved in writing by the Local Planning Authority. The details shall include**

- **1No house sparrow or swift box**
- **1No Green and Blue, Schwegler or Lela bat box**
- **1No bee brick or bee posts**
- **A plan indicating where the features will be located**

**The approved details shall thereafter be implemented and retained/maintained in full accordance with the approved details.**

Reason: To ensure that the development provides an acceptable level of ecological enhancement and mitigation in accordance with the requirements of Policy OE2 of the Isles of Scilly Local Plan 2015-2030.

**C5 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

## Further Information

1. 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. 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 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. It should be noted that some of the conditions attached to this consent are required to be complied with prior to the commencement of the development hereby approved, if those conditions are not fully adhered to, then the consent cannot lawfully be implemented, therefore a new application will be requested and consideration will be given to the expedience of enforcement action.
4. Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
   (2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
   (3) Once a person has given a commencement notice, the person:
   - may give a further commencement notice substituting a new date for the date previously given, and
   - must do so if the development is not commenced on the date previously given

   The notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.

Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:
(5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.
(7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.
(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.
PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.

5. The Regulatory Reform (Fire Safety) Order 2005 applies, and the responsible person will be required to carry out a fire risk assessment to identify the risks and take reasonable measures to ensure people are safe from fire. The works may be considered 'controlled work' and therefore building control approval may also be required.
6. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use of being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
7. 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 Plan 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.
8. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.

**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:** 26 June 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 Ms Jackie Hughes

## **IMPORTANT**: Please sign and complete this **Commencement Certificate.**

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

**What if plans change?**
If development does not start on the stated date, a new notice must be submitted with the revised date.

**What happens if you don't comply?**
The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

**Why is this important?**
It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

**Relation to other notices:**
This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/020/HH and the accompanying conditions have been read and understood by the applicant: Ms Jackie Hughes.

1. **I/we intend to commence the development as approved:** Replacement of an existing single storey conservatory. Addition of a new internal wall to divide the internal area into two separate spaces, connected to the existing living area and kitchen respectively. Demolition of a small area of existing internal wall to combine the existing living room with the conservatory. Addition of a small lean-to utility room. at: Watch House Raven's Lane Old Grimsby Tresco 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:**<br>**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) before you commence (where relevant) or as part of 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.

**PRE-COMMENCEMENT CONDITION(S)**

C3 Prior to the commencement of the development, hereby approved, a Site Waste Management Plan (Construction) including details of the sources of all building materials and the means/location of disposal of all waste arising from building works, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

**PRE-FIRST OCCUPATION CONDITION(S)**

C4 Prior to the occupation of the development hereby approved, a minimum of one bat box and one bird box shall be submitted to and approved in writing by the Local Planning Authority. The details shall include

- 1No house sparrow or swift box
- 1No Green and Blue, Schwegler or Lela bat box
- 1No bee brick or bee posts
- A plan indicating where the features will be located

The approved details shall thereafter be implemented and retained/maintained in full accordance with the approved details.

# 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 unauthorised 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 - £86 per application
- Other permissions - £298 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). 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 £44 for householder type applications and £298 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.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

**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 by email: planning@scilly.gov.uk 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 0800 0831821. 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.

**Location Plan**

Site Address: **Watch House, Raven's Lane, Old Grimsby, Tresco, TR24 0PW**

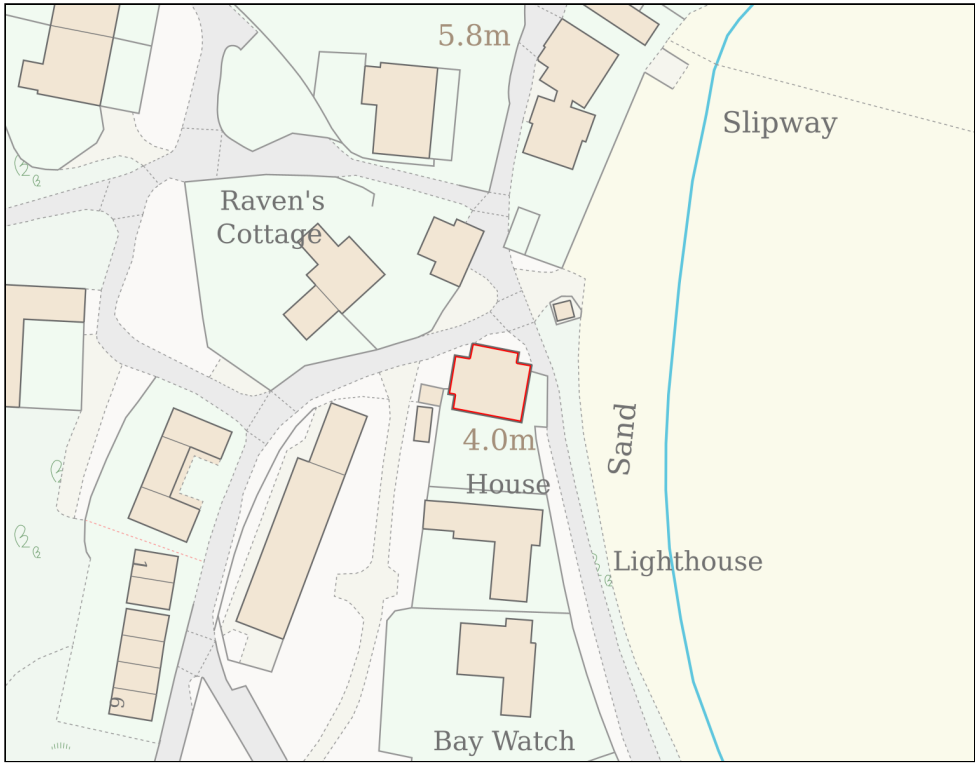
**RECEIVED**
**By Liv Rickman at 4:10 pm, Mar 12, 2025**

PlanningPortal

Date Produced: **10-Mar-2025**

**APPROVED**
**By Lisa Walton at 1:48 pm, Jun 26, 2025**

Scale: **1:1250 @A4**




Planning Portal Reference: **PP-13770322v3**

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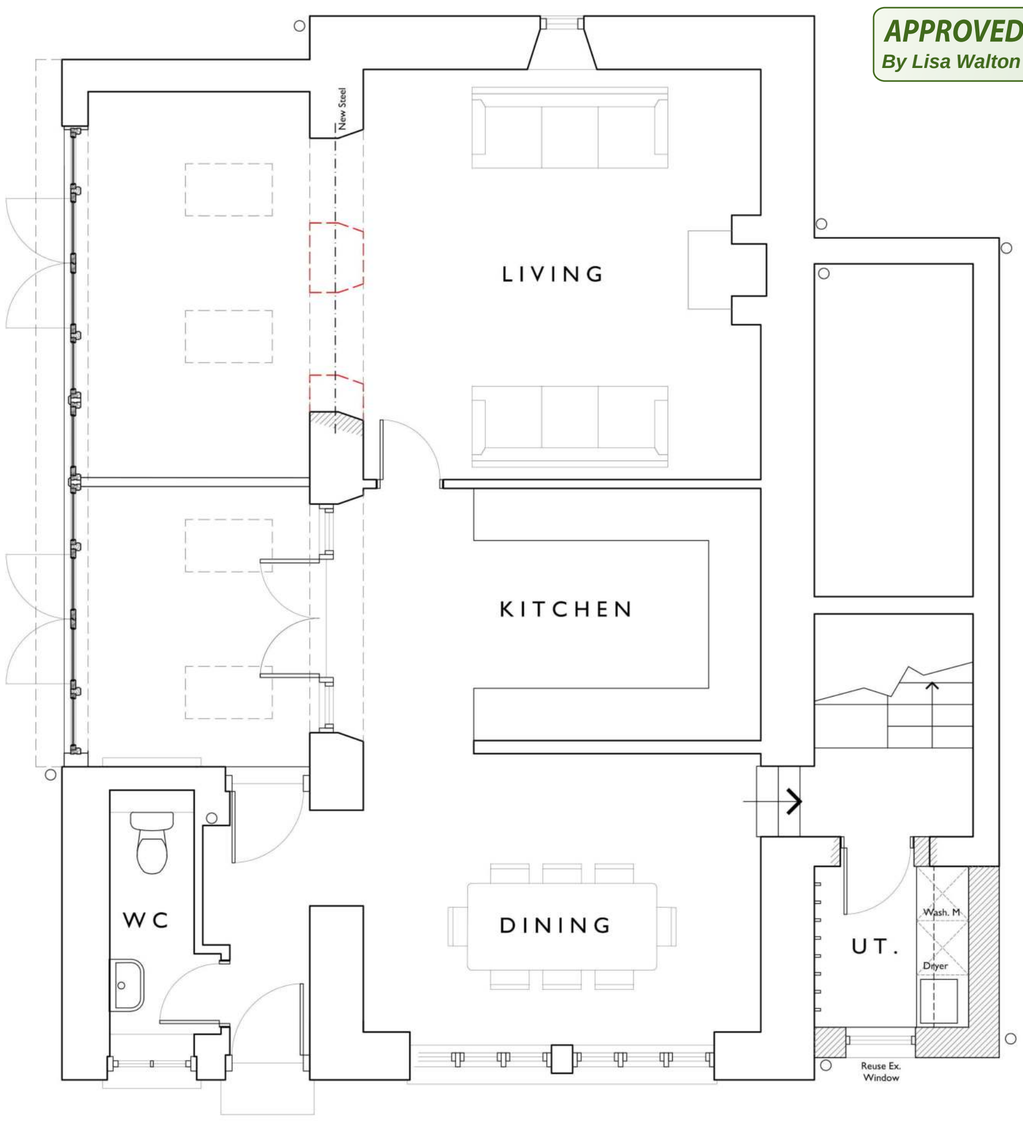
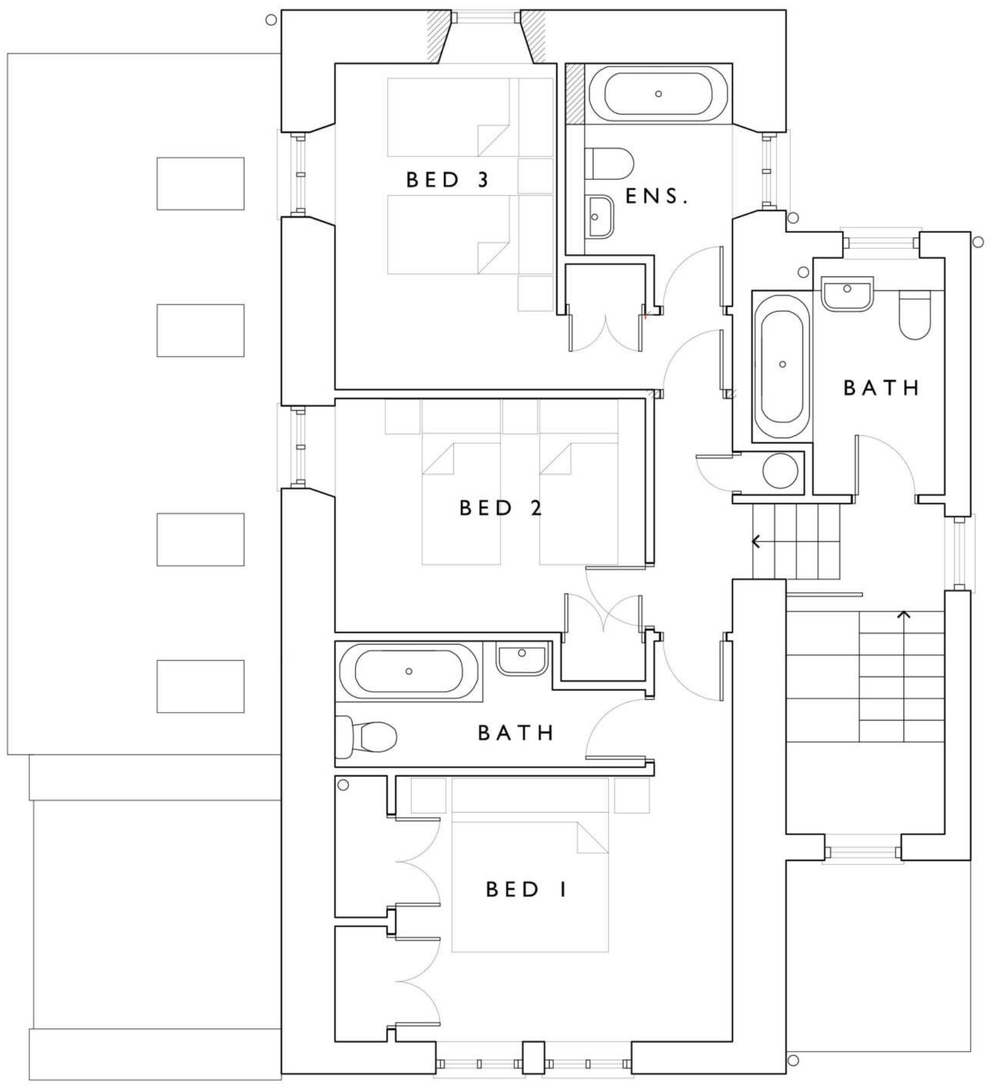
**APPROVED**
*By Lisa Walton at 1:48 pm, Jun 26, 2025*




PROPOSED GROUND FLOOR PLAN

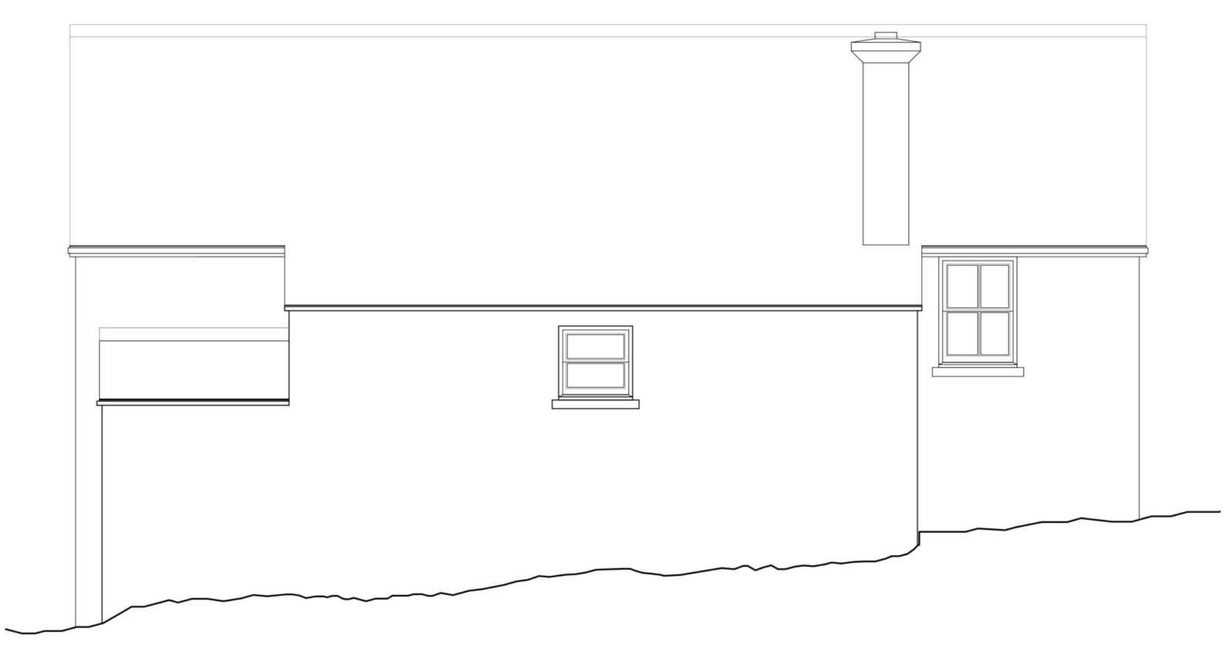



PROPOSED FIRST FLOOR PLAN

PROPOSED EAST ELEVATION


PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

| Rev. | DR. | CH. | Date | Notes |
|---|---|---|---|---|
| E | CH | NL | 18.02.25 | Planning Application Issue |
| D | CH | NL | 10.02.25 | |
| C | NL | - | 15.01.24 | Updated to RDS Comments |
| B | NL | - | 09.01.24 | Updated to RDS Comments |
| A | NL | - | 09.01.24 | Updated to RDS Comments |
| - | JW | NL | 24.04.24 | First Issue |

PROJECT: WATCH HOUSE

DRAWING: PROPOSED PLANS & ELEVATIONS

DRAWING No.: 4360_010 C.

SCALE: 1:50 @ A1, 1:100 @ A3

DATE: FEB 25

0 1m 5m 10m

SCALE: 1:50 at A1
SCALE: 1:100 at A3

**RECEIVED**
*By Liv Rickman at 2:53 pm, Feb 26, 2025*

llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com

© llewellyn harker architects 2024
Do not scale from this drawing use figured dimensions only

RECEIVED
By Liv Rickman at 10:22 am, Apr 28, 2025

APPROVED
By Lisa Walton at 1:48 pm, Jun 26, 2025

# Preliminary Roost Assessment (PRA) & Nesting Bird Assessment

Site:

Watch House, Tresco, Isles of Scilly, UK, TR24 0PW

Grid Reference: SV 89283 15745

14th April 2025

Version 1

**Plan for Ecology Ltd**
Tremough Innovation Centre
Tremough Campus, Penryn, Cornwall, TR10 9TA
Tel: 01326 218839
www.planforecology.co.uk

## Document Control:

| | |
|---|---|
| **Site Name:** | Watch House, Tresco, Isles of Scilly, UK, TR24 0PW |
| **OS Grid Reference:** | SV 89283 15745 |
| **Report Author:** | Dr Kim Jelbert BSc (Hons), MSc, PhD, MCIEEM; bat licence no: 2015-10444-CLS-CLS; Registered Consultant: RC224; BER0205 WML-CL47 (Annex A & B); Barn owl licence no. CL29/00037; Dormouse license no: 2016-22394-CLS-CLS. |
| **Client:** | Tresco Estate |
| **Report Reference Number:** | P4E3792 |
| **Version:** | 01 |
| **Date:** | 14th April 2025 |

## Declaration:

"The information, evidence and advice, which I have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. I confirm that the opinions expressed are my true and professional bona fide opinions."

| | | |
|---|---|---|
| **Kim Jelbert** | [redacted] | |

## Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. At the time of writing, Local Planning Authorities typically consider Preliminary Roost Assessment (PRA) and Nesting Bird Assessments to be valid for 12 months (until March 2026), unless stated otherwise.



Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013.

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Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013.

## Non-Technical Summary

| | |
|---|---|
| **Bat Evidence or Potential Roost Features?** | The desk study returned zero records for granted bat European Protected Species (EPS) licences within a 2km radius of the site. However, Natural England's spatial map (MAGIC) has recently been updated, and bat licence records appear to have been omitted from the current version. The author is aware of several bat roosts within a 2km radius of the site including maternity and day roosts for common pipistrelle bat (*Pipistrellus pipistrellus*) and day roosts for brown long-eared bat (*Plecotus auritus*). These records do not relate to the site itself.<br><br>Watch House was visually inspected for evidence of roosting bats on 18th March 2025 (exterior) and 19th March 2025 (interior). All parts of the building were accessible and could be fully inspected, except for the first-floor roof void, which was only partially accessed. No evidence of roosting bats was found within the interior of the building, but a small number of external features with potential to support roosting bats were observed.<br><br>Watch House was assessed as being of **'moderate suitability'** for roosting bats; however, the proposed works are confined to the ground floor (demolition and replacement of the single storey glazed sunroom, and construction of a small single storey extension). No works are proposed within the vicinity of the first floor and the observed potential roost features (PRAs) (gaps beneath the first-floor timber fascia boards), therefore, impacts resulting from the proposed development on roosting bats (if present) are considered highly unlikely to occur. No further surveys for bats are recommended to inform the planning application or proposed works. |
| **Bat Mitigation Recommendations** | **No further surveys for bats are recommended.** Precautionary recommendations are provided.<br><br>There is opportunity to enhance the value of the site for bats post-development by incorporating a bat box(es) on the exterior of the modified building. |
| **Bird Evidence or Potential Nesting Opportunity?** | No evidence of nesting birds was observed within the building, but it is possible that house sparrow (*Passer domesticus*) nest beneath the first-floor timber fascia boards between March – August/ September. The property was assessed as being of value **'within the Zone of Influence'** for nesting birds.<br><br>The building was assessed as being of **'negligible suitability'** for barn owl due to the absence of this species from the Isles of Scilly and lack of suitable access points. |
| **Bird Mitigation Recommendations** | **No further surveys for birds are recommended.** |


Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013.

| | |
|---|---|
| | A precautionary approach must be adopted. If an active bird nest is uncovered, works within at least 5m of the nest must stop immediately (as soon as it is safe to do so) and be delayed until nesting activity has ceased. Works are most likely to be delayed between April and July.<br><br>There is opportunity to make provision for nesting birds' post-development by incorporating bird boxes on the exterior of the building. Provision of a bird box has potential to enhance the value of the site for birds' post-development. |


Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013.

# 1.0 Introduction

## 1.1 Background & Objective of Assessment

Charlie Hewitt, on behalf of Tresco Estate, commissioned Plan for Ecology Ltd to undertake a Preliminary Roost Assessment (PRA) and Nesting Bird Assessment of Watch House, Tresco, Isles of Scilly, TR24 0PW (OS Grid Ref: SV 89283 15745) in March 2025. The client proposes to demolish and replace the single-storey glazed sunroom on the southern elevation and construct a single-storey extension on the north elevation. A PRA and Nesting Bird Assessment is a detailed inspection of the exterior and interior (where access is available) of a structure to look for features that bats and birds could use for entry/ exit, roosting (bats) or nesting (birds), and to search for signs of bats and birds. The objective of the survey is to determine the actual or potential presence of bats and nesting birds, and any requirement for further survey and/or mitigation to inform the development proposals.

## 1.2 Site Location & Description

Watch House is located at Old Grimsby on the east coast of the island of Tresco, Isles of Scilly. The site comprises a single detached holiday property set within gardens, bounded by a minor road to the north and located *c.* 10m west of Old Grimsby Beach to the east (Fig. 1).

Figure 1: Aerial view of Watch House, Tresco (red outline).

## 1.3 Proposed Site Plans

The client proposes to demolish and replace the single-storey glazed sunroom on the southern elevation and construct a single-storey extension on the north elevation. An excerpt of the proposed site plans showing the areas to be impacted are shown in Figure 2, below.


Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013.


Figure 2: Excerpts from the existing plans (top) and proposed plans (bottom) showing the areas to be impacted by the proposed development. Red outline shows the proposed single-storey extension on the north elevation. Blue outline shows the proposed replacement sunroom on the south elevation.

### 1.4 Project Administration

| | |
|---|---|
| **Property Address:** | Watch House, Tresco, Isles of Scilly, UK, TR24 0PW |
| **OS Grid Reference:** | SV 89283 15745 |
| **Client:** | Charlie Hewitt on behalf of Tresco Estate |
| **Planning Authority:** | Council of the Isles of Scilly |
| **Planning Reference Number:** | Unknown |
| **Report Reference Number:** | P4E3792 |
| **Proposed work:** | Demolition and replacement of sunroom and proposed single storey extension. |
| **Survey Date:** | 18th & 19th March 2025 |


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| | |
|---|---|
| **Ecologist & Licence Number:** | bat licence no: 2015-10444-CLS-CLS; Registered Consultant: RC224; BER0205 WML-CL47 (Annex A & B); Barn owl licence no. CL29/00037; Dormouse license no: 2016-22394-CLS-CLS |

### 1.5 Legislation & Planning Policy

**Planning:** The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

**Bats**: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HM Government, 2019)), Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000, 2017).

As a result of this statutory legislation it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat/s in its roost;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);
- Possess or sell or exchange a bat (dead or alive) or part of a bat.

Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence, Bat Mitigation Class Licence (CL21) or Bat Earned Recognition Class Licence (WML-CL47) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and, therefore, the requirement for an EPSL, Bat Mitigation Class Licence, Bat Earned Recognition Class Licence or method statement is assessed on a case-by-case basis by the bat ecologist. The Bat Mitigation Method Statement or appropriate licence application must be prepared and/or applied for by a suitably experienced and licenced bat ecologist. Where planning permission is required, the appropriate licence cannot be obtained until planning permission has been granted.

**Birds**: In Britain the nests (whilst in use or being built) and eggs of wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981). The barn owl (*Tyto alba*) is listed on Schedule 1 of the Wildlife and Countryside Act (HM Government, 1981); this legislation makes it an offence to:

- Intentionally capture, injure or kill a barn owl;
- Intentionally or recklessly disturb a barn owl whilst nesting;
- Intentionally or recklessly disturb a dependent young barn owl.


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# 2.0 Methodology

## 2.1 Desk Study

The desk study is a search of records of granted bat European Protected Species (EPS) licences within a 2km radius of the site shown on Natural England's MAGIC website https://magic.defra.gov.uk/. A desk study search for barn owl (and other bird species) has not been undertaken.

## 2.2 Field Survey

The ecologist (Kim Jelbert) assessed the suitability of the building on-site and the surrounding habitat to support bats and birds on 18th March (exterior) and 19th March 2025 (interior). The site is defined as the building outlined red shown in Figure 1 above.

A high-power torch was used to illuminate all accessible areas of the building with potential to support roosting bats and roosting/ nesting birds. The ecologist searched for signs of bats including droppings, fur oil staining, urine staining, feeding remains, audible squeaking, bat-fly (Nycteribiid) pupal cases and odour; and for field signs of current use by nesting birds and barn owls, including liming, pellets, moulted feathers and signs of barn owl nesting (e.g. presence of adult or juvenile barn owls, eggs or egg fragments, nest debris and moulted feathers and down) and other bird species nests. Weather during the survey was in line with seasonal norms.

The assessment was carried out in accordance with the 'Bat Survey for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2023).

## 2.3 Ecological Evaluation

Potential bat roosts identified during the visual inspection of the building were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2023) as detailed in Table 1 below:

Table 1: Categorisation of bat roost suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2023).

| Suitability Category | Description |
|---|---|
| None | No habitat features on site likely to be used by roosting bats at any time of year. |
| Negligible | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. |
| Low | A structure with one or more features with potential to support individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. |
| Moderate | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status. |
| High | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts such as maternity or 'classic' hibernation roosts. |


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Defining and recording use by barn owl during the visual inspection of the building is categorised in accordance with Shawyer (2011) as detailed in Table 2 below:

Table 2: Categorisation of barn owl use.

| Category | Description |
|---|---|
| Potential Nest Site (PNS) | Features with a hole of at least 80mm diameter or vertical slot of this width backed by a sufficiently large and dark chamber with a floor area normally greater than 250mm x 250mm. |
| Active Roost Site (ARS) | A place where breeding does not occur, but where the bird is seen or heard regularly, or its current or recent presence can be recognised by signs such as liming, pellets or moulted feathers. Regularity and timing of use is indicated by amount of evidence and its age. |
| Temporary Rest Site (TRS) | Small amounts of liming, pellets or moulted feathers beneath a perch indicative of occasional use. |
| Occupied Breeding Site (OBS) | A place where breeding is taking place or has done so in the recent past as indicated by the presence of a breeding pair with nest debris, eggs, egg shells, chicks or down present. |

*Barn owl is understood to be absent on the Isles of Scilly, but an assessment was still undertaken, given the mobile nature of such species, and its presence in the UK and Europe.

### 2.4 Limitations

All parts of the property were accessible and could be searched for evidence of use by bats and birds. The first-floor roof void (void 2) was only partly inspected because the void is shallow in height and thick insulation covers the joists. Approximately 4m$^2$ could be fully accessed, the remainder of the roof void was viewed from a distance using a torch. The roof and upper parts of the building were viewed from ground level; it is possible that some potential roost features (PRFs) are present at height that were not visible from the ground.

There are no limitations associated with weather conditions.

### 2.5 Technical Competence

All survey work, reporting and mitigation recommendations have been undertaken by Kim Jelbert BSc (Hons) MSc PhD MCIEEM who hold the following protected species licences: bat licence no: 2015-10444-CLS-CLS; Registered Consultant: RC224; BER0205 WML-CL47 (Annex A & B); Barn owl licence no. CL29/00037; Dormouse license no: 2016-22394-CLS-CLS. Kim has 19 years of experience as an Ecological Consultant and has held many Natural England mitigation licences for bats including for rarer species such as greater and lesser horseshoe bats.


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# 3.0 Assessment Results

## 3.1 Site Description & Habitat Suitability

Watch House is located at Old Grimsby on the east coast of the island of Tresco, Isles of Scilly. The site comprises a single detached holiday property set within gardens, bounded by a minor road to the north and located *c.* 10m west of Old Grimsby Beach to the east (Fig. 1). The location is semi-rural and residential in character. Neighbouring holiday properties with gardens adjoin the site to the south; a small access road adjoins the site to the west, north and east with the beach at Old Grimsby immediately (*c.* 10m) to the east. The site is not located within a designated site of Nature Conservation Importance; however, a number of designated sites are located within a 1km radius of the property. These include the Isles of Scilly Complex Special Area of Conservation (SAC), Pentle Bay, Merrick and Round Island Site of Special Scientific Interest (SSSI), Castle Down SSSI and Great Pool SSSI. The site is located within a SSSI Impact Risk Zone. A detailed assessment of impact upon designated sites is beyond the scope of this assessment, however, given the minor nature of the proposals, impacts on nearby designated sites are considered likely to be negligible.

Habitats in the wider area comprise predominantly coastal habitats, heathland, pasture grazed by cattle with pockets of mixed woodland, gardens, and rural settlements. Buildings in the wider area comprise a mixture of period properties with vegetated gardens, outbuildings and barns. In combination, these features provide potential high-quality foraging and roosting habitat for bats, and suitable nest sites, roosts and foraging habitat for birds.

## 3.2 Desk Study

The desk study search (undertaken on 23rd March 2025) revealed zero records for granted bat European Protected Species (EPS) licences within a 2km radius of the site. However, Natural England's spatial map (MAGIC) has recently been updated, and bat licence records appear to have been omitted from the current version. The author is aware of several bat roosts within a 2km radius of the site including maternity and day roosts for common pipistrelle bat (*Pipistrellus pipistrellus*) and day roosts for brown long-eared bat (*Plecotus auritus*). These records do not relate to the site itself.

## 3.3 Preliminary Roost Assessment (PRA)

The visual assessment of the exterior of the building was undertaken on 18th March 2025. An interior inspection was undertaken on 19th March 2025. The combined assessment details the suitability of the building at Watch House for roosting bats (Fig. 1).

Watch House is a detached stone-built holiday property (Figs. 3-5). A single-storey stone-built projection with slate roof is present on the south elevation (Fig. 3 and 5), together with a glazed, slate roofed sunroom (the latter is proposed for demolition and replacement, Fig. 5). A two-storey stone-built projection with slate roof is present on the north elevation (Fig. 4). All door and window apertures comprise painted timber. Black uPVC rainwater goods are present throughout the building. The main roof is finished in slate with concrete ridge tiles (Fig. 3 – 5).

Internally, the property supports a single roof void above the stone-built single-storey projection on the south elevation (void 1) (Fig. 6). Void 1 is lined with bitumen and supports rolled insulation between the joists (Fig. 6). The slatted vent on the east elevation creates a draughty and partially lit internal environment (Fig. 6). No evidence of roosting bats was observed within void 1. The sunroom lacks a roof void. A single large but shallow void runs the length of the property above the first floor (void 2) (Fig. 7). The slate roof tiles are lined with taught bitumen; rolled insulation


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is present between the joists. No evidence of roosting bats was observed within void 2. Access was limited to within 4m$^2$ of the loft hatch, but it was possible to inspect the remaining roof void with a torch from a distance.

Externally, the roof and ridge tiles appear to be tight throughout with no potential bat access points or roosting locations (i.e., gaps beneath lifted, broken or slipped tiles). Timber fascia boards are present at first floor level throughout the property (Fig. 3 – 5). All first-floor fascia boards feature gaps with potential to support roosting bats or permit bats access to the first-floor roof void (void 2) (Fig. 3 – 5). A timber slatted vent is present on the east elevation of the stone-built single-storey projection on the south elevation (Fig. 3, 6). The vent provides suitable bat access to void 1; however, no evidence of roosting bats was found within the roof void (void 1); no building works are proposed in this location. There are no potential bat access points within the vicinity of the single-storey sunroom (Fig. 5).

Watch House was visually inspected for evidence of roosting bats on 18th March 2025. All parts of the building were accessible and could be fully inspected, except for the first-floor roof void (void 2), which was only partially accessed. No evidence of roosting bats was found within the interior of the building, however, a small number of external features with potential to support roosting bats were observed.

Watch House was assessed as being of **'moderate suitability'** for roosting bats; however, the proposed works are confined to the ground floor (demolition and replacement of the single-storey glazed sunroom, and construction of a small single-storey extension, Figs. 2 - 4). No works are proposed within the vicinity of the first-floor and the observed potential roost features (PRAs) (gaps beneath the first-floor timber fascia boards), therefore, impacts resulting from the proposed development on roosting bats (if present) are considered highly unlikely to occur. **No further surveys for bats are recommended to inform the planning application or proposed works.**

Figure 3: East elevation of Watch House showing the single storey mono-pitched projection off of the southern elevation.


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Figure 4: North elevation of Watch House; red open rectangle shows the proposed location of the single storey extension. Blue timber fascia boards above the first-floor height support a 20mm gap beneath but will not be impacted by the proposals.

Figure 5: South elevation of Watch House showing the slate roofed sunroom (blue open rectangle) to be demolished and replaced with a replacement sunroom.


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Figure 6: Roof void 1 interior showing vent on east elevation.

Figure 7: Roof void 2 interior (view east).

### 3.4 Bird Assessment

No evidence of nesting birds was found on the exterior or within the interior of the building, but it is possible that house sparrow (*Passer domesticus*) nest beneath the first-floor timber fascia boards between March – August/ September. The property was assessed as being of value **'within the Zone of Influence'** for nesting birds.

No evidence of barn owls using the building was noted and there are no suitable access points for barn owl, which is understood to be absent on the Isles of Scilly. The property was assessed as being of **'negligible suitability'** for nesting, breeding or resting barn owls.


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# 4.0 Mitigation Recommendations

## 4.1 Bat Mitigation

The property 'Watch House' was assessed as being of **'moderate suitability'** for roosting bats; however, the proposed works are confined to the ground floor (demolition and replacement of the single-storey glazed sunroom, and construction of a small single-storey extension, Figs. 2 - 4). No works are proposed within the vicinity of the first floor and the observed potential roost features (PRAs) (gaps beneath the first-floor timber fascia boards), therefore, impacts resulting from the proposed development on roosting bats (if present) are considered highly unlikely to occur. **No further surveys for bats are recommended to inform the planning application or proposed works.**

The building contractors should be made aware that bats can roost unseen within the building structure. If, during works, a bat(s) is uncovered, the bat must not be handled, and works must stop immediately (as soon as it is safe to do so). Advice must be sought from an experienced bat ecologist (Plan for Ecology Ltd: 01326 218839) or Bat Conservation Trust (Tel: 0345 1300 228). In this scenario, it may be necessary to undertake further survey work and subsequently obtain a bat licence from Natural England before works are permitted to resume. See Section 1.5 for relevant legislation.

If the proposed works are altered to include work to the roof void above the first floor (void 2) of the property, or if works to the first-floor fascia boards are required, then it will be necessary to consult the project ecologist in the first instance and likely undertake two bat emergence surveys. In line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023), bat emergence surveys can only be undertaken between May and September. Emergence surveys must be spaced at least three weeks apart and at least one of the surveys must be carried out between May and August. The surveys will determine if bats are present and, if so, the species, number of individuals, bat access points and timings of usage.

## 4.2 Bird Mitigation

No evidence of nesting birds was observed during the survey.

Although no evidence of nesting birds was found, a precautionary approach should be adopted. If, during construction works, an active bird nest is uncovered (regardless of the time of year), works within at least 5m of the nest must stop immediately (as soon as it is safe to do so) and delayed until nesting activity has ceased. Works are most likely to be delayed between April and July.

No further surveys for birds are recommended as part of this assessment.

## 4.3 Opportunities for Biodiversity Enhancement

Net gain is described as a measurable target(s) for development projects where impacts on biodiversity are outweighed by the mitigation hierarchy approach to first avoid, and then minimise, impact including through restoration and/ or compensation (Baker *et al*., 2019). Biodiversity net gain is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.

The value of the site for nesting birds' post-development could be enhanced by installing at least one bird box on the exterior of the modified building. Bird boxes should be located at least 2m above ground level and on a north or east facing elevation. Recommended products include house sparrow boxes and swift boxes.


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The value of the site for roosting bats could be enhanced by installing at least one bat box on the exterior of the modified building. Bat boxes should be installed at least 4m above ground level and on a south or west facing elevation, and away from any potential light spill from external lighting or windows. Recommended products include Green and Blue's bat block, 2FE Schwegler's wall mounted bat shelter, 1FE Schwegler bat access panel with back plate and the Lela bat box.

The value of the site for invertebrates could be enhanced by installing a bee brick within the proposed sunroom, at height of approx. 1m, or bee posts within sunny parts of the garden of the property. Plan for Ecology Ltd can provide detailed recommendations upon request. NB: suitable products are available from www.nhbs.com, www.wildcareshop.com and www.greenandblue.co.uk.


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APPROVED
By Lisa Walton at 1:49 pm, Jun 26, 2025

RECEIVED
By Liv Rickman at 2:56 pm, Feb 26, 2025

4360 Watch House

18th February 2025

# WATCH HOUSE

**DESIGN, ACCESS AND PLANNING STATMENT**
**Revision A.**

## Introduction

This statement is to support a planning application to replace an existing conservatory at 'Watch House' located on Tresco. It forms part of the Tresco Estate's policy for ongoing investment in improved accommodation for visitors to the island.

## ASSESSMENT

### Existing

Watch House is sited on Tresco in Old Grimsby, adjacent to Tresco Sailing Centre at Raven's Porth Sand. The house is situated on the beachfront overlooking Old Grimsby Harbour. Watch House is a converted boathouse constructed from granite, with a slate roof and a painted white east elevation facing the beach. The house has 3 bedrooms and a bunk room, accommodating 8 holiday-maker. Outside, the property has a large private garden to the southern side.

The site lies within the Isles of Scilly AONB and Conservation Area.

### Proposals

The existing single storey conservatory on the south elevation is being renovated. The renovations will occur within the footprint of the existing conservatory.

The existing conservatory roof will be demolished and replaced with a new roof and rooflights. The proposed roof is equivalent in width to the existing, with matching slate tiles. The eave will be raised in height circa 0.5m in order to increase internal head height to improve the internal space, and to allow a roof pitch of 12 degrees.
The existing door, windows and low wall will be demolished and replaced with new glazed doors and windows.

Internally, a new wall will divide the conservatory into two separate spaces, connected to the kitchen and the living area respectively. A small section of existing wall currently separating the kitchen and conservatory will be demolished, and a steel beam inserted to support the structure above. This will create a larger open plan space by combining the existing kitchen and new conservatory into an open-plan living area.

A small utility room lean-to extension is proposed in the NE corner of the plot, to remove the noise and moisture associated with washing from the primary living spaces.

The alterations are vernacular in style, and respect the conservation area. The proposed materials reflect the existing building and its surroundings.

**Planning policy**

The draft local plan, which is out for consultation, encourages flexible tourist accommodation of this sort.

*"266. New visitor accommodation will be supported where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors. Such accommodation will be supported for both serviced and self-catering at the most luxurious end as well as more basic end of the market, with quality and value for money being key drivers. It will be important to ensure a balance between serviced and self-catering accommodation, recognising that a limited availability serviced accommodation restricts the opportunity for short-breaks, particularly outside the main tourism season and reduces passengers by air and sea."*

The building is currently used as a holiday let, accommodating holiday-makers between March and October. The changes proposed herewith are in accordance with Tresco Estate's policy of improving the quality of the existing building stock and accommodation. The success of this strategy has been key to the ongoing viability of the island economy.

The proposal is designed to be sustainable. The replacement conservatory roof and glazing will be well insulated, resulting in low heating requirements. Long lasting materials capable of withstanding the marine environment with be employed in its construction.

The proposal is also sustainable in the broader sense, supporting the economy of the Islands, and providing work for the people who live there.

## ACCESS

Existing access to the plot will be unchanged.

The alterations have been designed to comply with The Building Regulations.

## SUMMARY

The purpose of this project is to provide enhanced accommodation for visitors to Tresco. Improving quality maintains the economic activity of the islands by responding to the changing expectations of the market, and delivers the aspirations of the Destination Management Plan.

**WATCH HOUSE**

**FLOOD RISK ASSESSMENT**

**02/06/2025**

**Link to application:** **https://scilly.gov.uk/planning-application/planning-application-p25020hh**

**Ref: P/25/020/HH**

**Site:** Watch House, Raven's Lane, Old Grimsby, Tresco, Isles of Scilly

**Proposal:** Replacement of an existing single storey conservatory. Addition of a new internal wall to divide the internal area into two separate spaces, connected to the existing living area and kitchen respectively. Demolition of a small area of existing internal wall to combine the existing living room with the conservatory. Addition of a small lean-to utility room.

## 1. DEVELOPMENT SITE AND LOCATION

### 1.1 SITE LOCATION

Watch House is sited on Tresco in Old Grimsby, adjacent to Tresco Sailing Centre at Raven's Porth Sand. The house is situated on the beachfront overlooking Old Grimsby Harbour. The site lies within the Isles of Scilly AONB and Conservation Area.

Figure 1. Site Location Plan

### 1.2 EXISTING BUILDING USE

Watch House is a converted boathouse, used as rental accommodation for holiday makers. The building is constructed from granite, with a slate roof and a painted white east elevation facing the beach. The house has 3 bedrooms and a bunk room, accommodating 8 guests. Outside, the property has a large private garden to the southern side.


Figure 2. Watch House


Figure 3. East elevation

### 1.3 SUMMARY OF PROPOSALS

The proposals include the replacement of an existing single storey conservatory on the south elevation, within the footprint of the existing conservatory. The existing conservatory roof will be demolished and replaced with a new

roof and rooflights. The proposed roof is equivalent in width to the existing, with matching slate tiles. The eave will be raised in height circa 0.5m in order to increase internal head height to improve the internal space, and to allow a roof pitch of 12 degrees. The existing door, windows and low wall will be demolished and replaced with new glazed doors and windows.

Internally, a new wall will divide the conservatory into two separate spaces, connected to the kitchen and the living area respectively. A small section of existing wall currently separating the kitchen and conservatory will be demolished, and a steel beam inserted to support the structure above. This will create a larger open plan space by combining the existing kitchen and new conservatory into an open-plan living area.

A small utility room lean-to extension is proposed in the SE corner of the plot, to remove the noise and moisture associated with washing from the primary living spaces.

The alterations are vernacular in style, and respect the conservation area. The proposed materials reflect the existing building and its surroundings.

Accommodation is provided for 8 holiday makers. This will remain unchanged with the proposals.

Existing access to the plot will be unchanged.

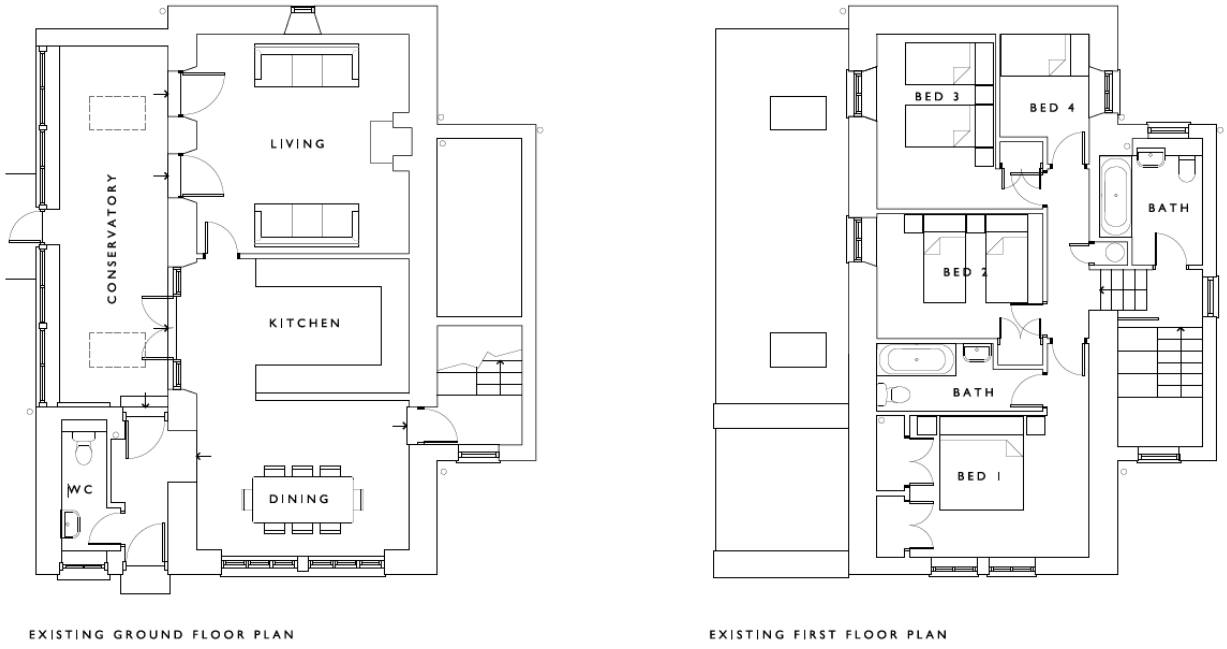


Figure 4. Existing Plans


Figure 5. Proposed Plans

## 2. FLOOD RISK ASSESSMENT

### 2.1 VULNERABILITY TO FLOODING

The building is classed as 'more vulnerable' as defined by The National Planning Policy Framework's Annex 3: Flood risk vulnerability classification.

### 2.2 SEQUENTIAL TEST

The developments are submitted under a householder development application and are not subject to the sequential test:

> 'Applications for some minor development and changes of use [62] should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments.'
>
> (62) This includes householder development.

(National Planning Policy Framework. 14. Meeting the challenge of climate change, flooding and coastal change, Paragraph 176.)

## 2.3 FLOOD ZONE

The site lies within Flood Zone 3, indicated on the Environment Agency's Flood Map for Planning (Figure 6). A flood risk assessment is therefore required.


Figure 6. Flood Map for Planning. Environment Agency.

## 2.4 PAST FLOOD EVENTS

The Isle of Scilly Local Flood Risk Management Strategy notes:

> There have been no significant past local events from local sources of flooding, namely surface water and groundwater. The risk from fluvial and pluvial flooding is considered to be very low. During periods of heavy rain, water is held within the heathland areas (and some of the permanent grassland areas on St. Mary's) or runoff either feeds into wetland areas such the Higher and Lower Moor areas on St Marys' and the Great Pool area on Tresco, away from residential areas, or it finds its own way to the coast.

The Watch House is elevated approximately 4.5m above sea level. Surface water drains directly to the beach and into the sea.

## 2.5 SITE SPECIFIC FLOOD RISK

The Isle of Scilly Local Flood Risk Management Strategy notes:

> The only significant threat of flooding to the Islands is from coastal flooding. There is the potential for coastal flooding when the tides are particularly high and if they coincide with bad weather conditions such as high winds and wave surges. Properties at or below sea level are most at risk.

### 2.5.1 Present day flooding from the sea

The greatest risk of flooding comes from the sea. The present day annual exceedance probability (AEP) of flooding from the sea (with defences) is 3.3% chance of flooding each year (Figure 7).

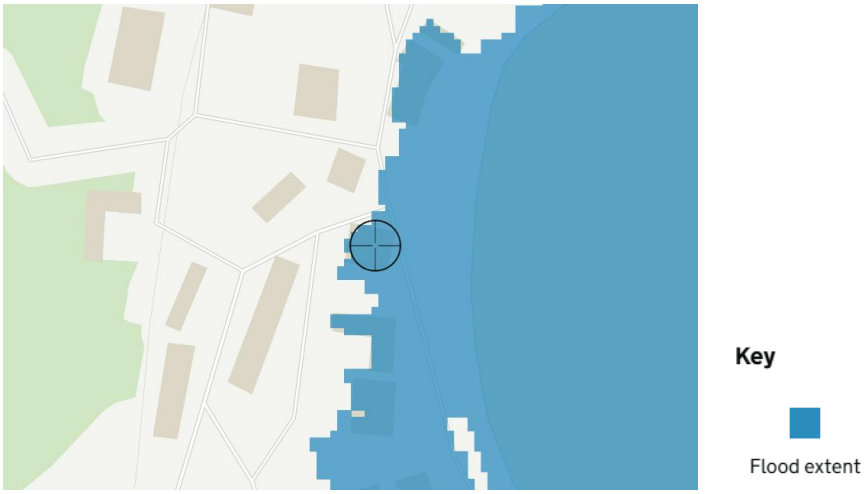


Figure 7. 3.3% AEP of flooding from the sea

### 2.5.3 Present day flooding from surface water

Surface water presents a lesser risk of flooding. The present day annual exceedance probability (AEP) of flooding from surface water is 0.1% each year across the site (Figure 8), increasing to 1% each year at the south east corner of the site (Figure 9).


Figure 8. 0.1% AEP of flooding from surface water.

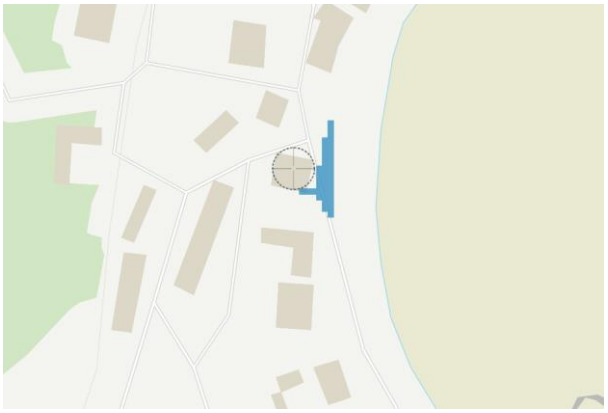

Figure 9. 1% AEP of flooding from surface water.

## 2.6 CLIMATE CHANGE

Climate change allowances have been taken from the Environment Agency's Flood Risk Assessment. River flooding uses the 'central' allowance, based on the 50th percentile for the 2080s epoch. Sea and tidal flooding uses the 'upper end' allowance, based on the 95th percentile for 2125.

### 2.61 Climate change flooding from the sea

The future (climate change) annual exceedance probability (AEP) of flooding with defences is 3.3% chance of flooding each year (Figure 10).

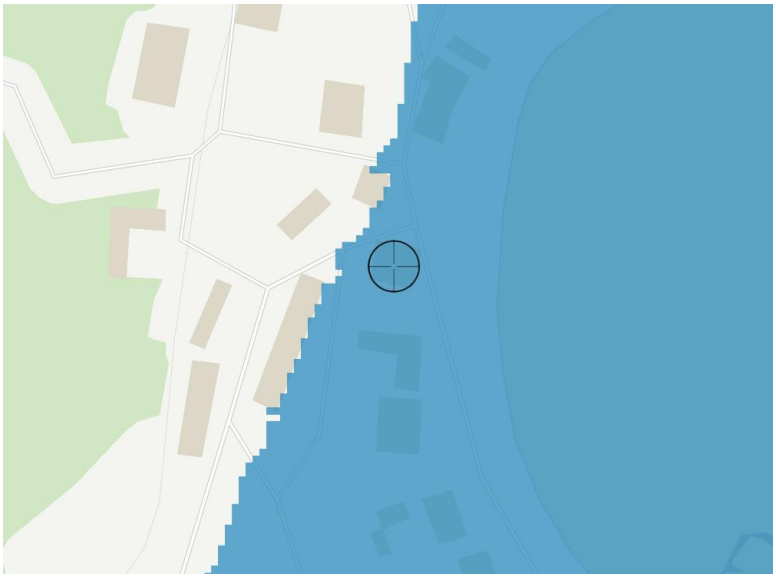

Figure 10. 3.3% future AEP of flooding from the sea.

## 2.7 POSSIBLE FLOOD DEPTHS FROM THE SEA

The risk of flooding is shown below using the UK Government's flood risk ratings.

| | |
|---|---|
| High: | More than 3.3% chance of a flood each year |
| Medium: | Between 1% and 3.3% chance of a flood each year |
| Low: | Between 0.1% and 1% chance of a flood each year |
| Very low: | Less than 0.1% chance of a flood each year |

### 2.7.1 Chance of flooding from the sea to 20cm

At this location there is a **Low** chance of flooding to **20cm** (Figure 11).

Between 2036 and 2069 this increases to a **High** chance of flooding to **20cm** (Figure 11).

At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.

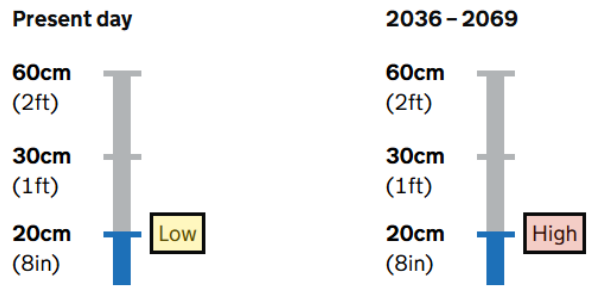


Figure 11. Chance of flooding from the sea to 20cm

### 2.7.2 Chance of flooding from the sea to 30cm

At this location there is a **Very low** chance of flooding to **30cm** (Figure 12).

Between 2036 and 2069 this stays at a **Very low** chance of flooding to **30cm** (Figure 12).

At 30cm, flood water can get into homes and buildings. Water at this level can also move a car, damage roads and cause major traffic disruption.

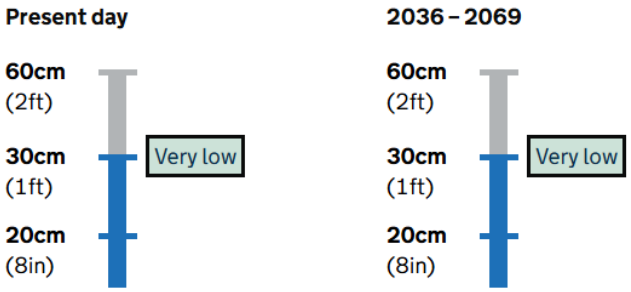


Figure 12. Chance of flooding from the sea to 30cm

### 2.7.3 Chance of flooding from the sea to 60cm

At this location there is a **Very low** chance of flooding to **60cm** (Figure 13).

Between 2036 and 2069 this stays at a **Very low** chance of flooding to **60cm** (Figure 13).

At 60cm, we expect flood water to get into homes and buildings. Water at this level can float most vehicles, including 4x4s.

Flood protection measures are usually effective up to 60cm. You should not try and keep flood water out of buildings if it's over 90cm. Water at this level can cause collapse or permanent structural damage.

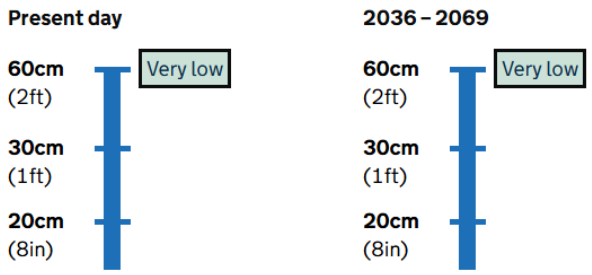

Figure 13. Chance of flooding from the sea to 36cm

## 2.8 POSSIBLE FLOOD DEPTHS FROM SURFACE WATER

### 2.8.1 Chance of flooding from surface water to 20cm

At this location there is a **Low** chance of flooding to **20cm** (Figure 14).

Between 2040 and 2060 this stays at a **Low** chance of flooding to **20cm** (Figure 14).

At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.

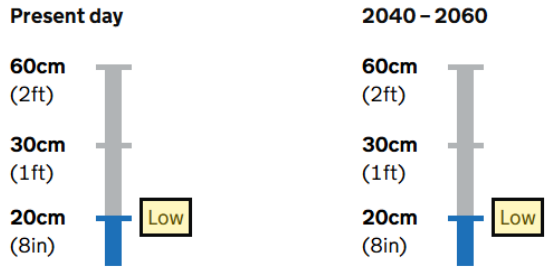

Figure 14. Chance of flooding from surface water to 20cm

### 2.8.2 Chance of flooding from surface water to 30cm

At this location there is a **Very low** chance of flooding to **30cm** (Figure 14).

Between 2040 and 2060 this stays at a **Very low** chance of flooding to **30cm** (Figure 14).

At 30cm, flood water can get into homes and buildings. Water at this level can also move a car, damage roads and cause major traffic disruption.

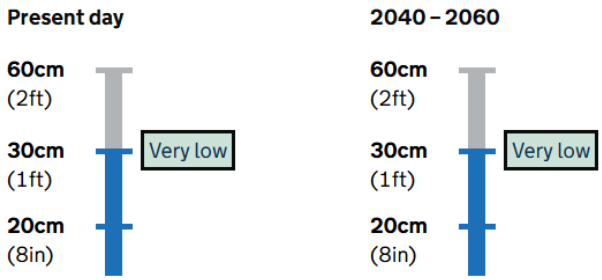

Figure 14. Chance of flooding from surface water to 30cm

### 2.8.3 Chance of flooding from surface water to 60cm

At this location there is a **Very low** chance of flooding to **60cm** (Figure 15).

Between 2040 and 2060 this stays at a **Very low** chance of flooding to **60cm** (Figure 15).

At 60cm, we expect flood water to get into homes and buildings. Water at this level can float most vehicles, including 4x4s.

Flood protection measures are usually effective up to 60cm. You should not try and keep flood water out of buildings if it's over 90cm. Water at this level can cause collapse or permanent structural damage.

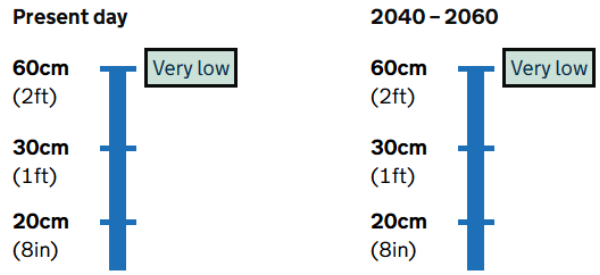


Figure 15. Chance of flooding from surface water to 60cm

## 2.9 OTHER SOURCES OF FLOODING

The Isles of Scilly Local Flood Risk Management Strategy outlines the Preliminary Flood Risk Assessment (JBA Consulting, 2011) completed as part of the duties established under the Flood Risk Regulations 2009 and Flood and Water Management Act 2010 for managing local flood risk. This involved a review of past floods and the potential for future floods as well as determining and reviewing the presence of any "areas of significant flood risk". No Flood Risk Areas were proposed as a result of that study and the Preliminary Flood Risk Assessment confirmed;

- There are no ordinary watercourses or main rivers on the Isles of Scilly
- There are no flood maps for fluvial flood risk
- There have been no significant past flood events from local sources (Ordinary Watercourse, Groundwater or Surface Water).

### 2.9.1 River (Fluvial) Flooding

Risk from fluvial flooding is not applicable as there are no ordinary water courses or main rivers on the Isles of Scilly.

### 2.9.2 Reservoirs

There are no water reservoirs on the Isles of Scilly of sufficient size to pose a significant flood risk, all being considerably below the risk threshold of 25,000 cubic metres of water above natural ground level.

# 3. MANAGING FLOOD RISK

## 3.1 PRINCIPLE ACTIONS

The Isles of Scilly Local Flood Risk Management Strategy outlines the following principal actions of owners of property at risk of flooding or which is flooded:

- Prepare a personal emergency plan.
- Move to a safe area if life is at risk.
- Prevent water from entering property if possible.
- Switch off electricity and gas at supply.
- Move valuable possessions above floor areas liable to be flooded.

## 3.2 FLOOD RISK MANAGEMENT STRATEGY

A flood risk management strategy is illustrated in figures 16 and 17.

### 3.2.1 Surface water

Rainwater (and stormwater) on the south side of the property is discharged to a soakaway beneath the lawn. This will remain unchanged with the proposals.

Rainwater (and stormwater) to the north side of the property discharges onto a concrete surface which slopes away from the property and drains directly towards the sea. The proposed utility extension will be located on this part of the site.

The proposed extension replaces an existing section of the impermeable concrete road apron, there is consequently no increase in impermeable surface area, and the discharge of water will continue as existing. There is no change to rain water management with the new proposals.

### 3.2.2 Floor levels

The existing stair hall floor, and the new utility extension floor, will be constructed at +4.68m AOD, this is 360mm above the existing ground floor level. The flood risk assessment in section 2 shows a **very low** chance of flooding **above 300mm** from the sea between the present day and 2069, and a **very low** chance of flooding **to 300mm** from surface water between the present day and 2060.

The conservatory floor level will remain unchanged from the extant condition.

### 3.2.3 Electrics

New electric services to the utility extension will be distributed through the ceiling void to mitigate against damage in the event of a flood. New electrics would be positioned at least 450mm above finished floor level to provide resilience in case of flooding.

### 3.2.4 Hydrophilic stopping

Hydrophilic water stops will be installed at masonry abutments between the new utility extension and the existing building to provide resilience against water ingress in the event of a flood.

### 3.2.5 Foul drainage

Existing foul water drains to a man hole to the north of the building. This will remain unchanged with the proposals.

### 3.2.5 Means of escape

Existing means of escape uphill is via the conservatory doors. This will remain unchanged with the proposals.

### 3.2.6 Primary entrance

The existing primary entrance is on the east elevation. This will remain unchanged with the proposals.

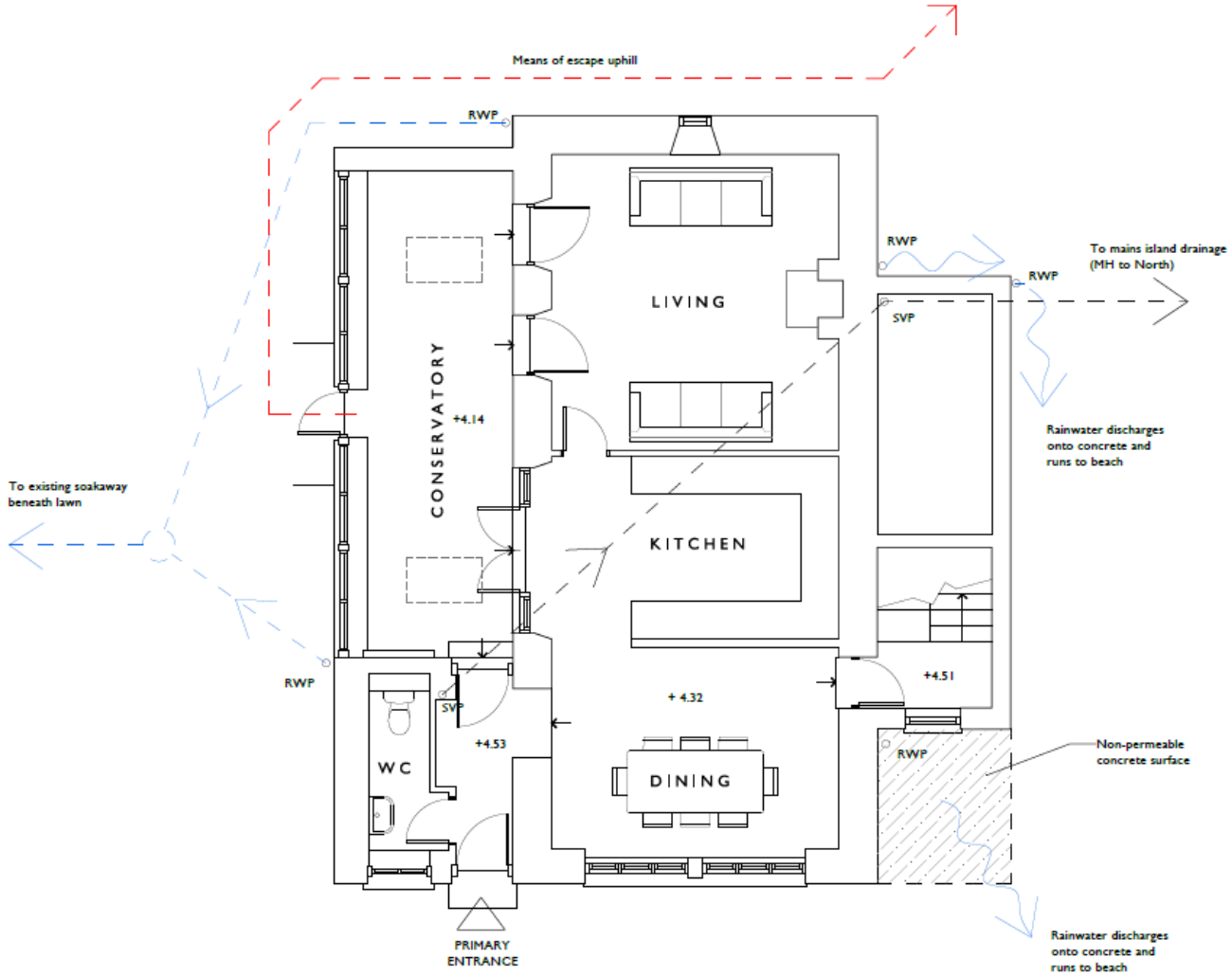


Figure 16. Existing flood risk management strategy (ground floor plan)

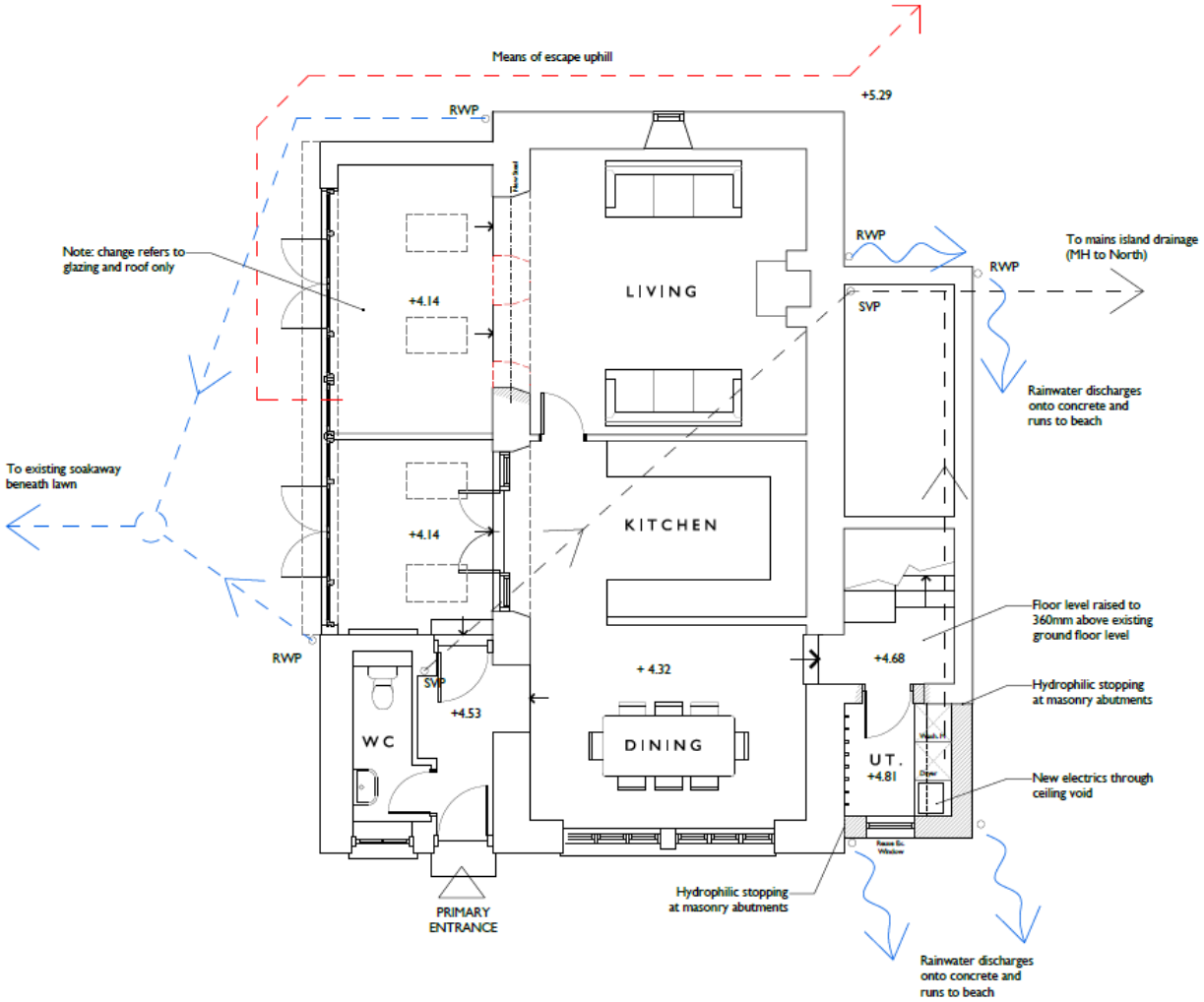


Figure 17. Proposed flood risk management strategy (ground floor plan)

## 4. CONCLUSION

The proposals to the conservatory result in no impact to the chance of present or future flooding from either the sea or surface water.

The proposed utility extension floor level is 360mm above the existing ground floor level. There is a very low chance of flooding above 300mm from the sea between the present day at 2069, and a very low chance of flooding above 300mm from surface water between the present day and 2060.

There is no material change in the provision for rain water management, foul water management, access, or means of escape with the proposals. Occupancy of the dwelling remains unchanged at 8no. guests.

In the unlikely event of flooding (very low chance), mitigation measures include hydrophilic water stops at new masonry abutments to prevent water ingress, and electrics installed at high level to prevent damage.

Due to the modest scale of the proposals and the implementation of appropriate resilience and drainage measures as detailed above, this minor development would have no impact on the flood risk to The Watch House in comparison to the existing condition.