CampbellReith
consulting engineers

Park House, Isles of Scilly

Flood Risk Assessment

For
Council of the Isles of Scilly

Project No.
14325

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1.0 INTRODUCTION

1.1 Brief

1.1.1 Campbell Reith Hill LLP (CampbellReith) have been commissioned by The Council of the Isles of Scilly to provide a formal Flood Risk Assessment (FRA) for a proposed change of use development in Hugh Town, St Mary's.

1.1.2 The proposed development concerns an existing care home property on Church Street in Hugh Town on the island of St Mary's, herein referred to as 'the site'. The site location plan is included in Appendix 1.

1.1.3 This report has been produced to address the requirements of the National Planning Policy Framework (NPPF), issued December 2024 in relation to flood risk.

1.1.4 The Flood Risk Assessment aims to identify any potential flood risk sources or surface water management issues related to the proposed development site that may warrant further consideration. This assessment has been based on readily available existing information, including the Strategic Flood Risk Assessment (SFRA), Environment Agency (EA) Flood Maps and EA Standing Advice.

1.1.5 Further to identification of flood risks, the FRA outlines mitigation measures, where appropriate, in order for the proposed development to be made safe in terms of flood risk and in accordance with the NPPF and its supporting Technical Guidance.

1.1.6 The FRA has been prepared in support of a Planning Application.

1.2 Aims and Objectives

1.2.1 This report has been prepared in accordance with the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG). This FRA aims to identify the sources of flooding related to the site whilst demonstrating the feasibility of a residential development and how residual risks, if any, could be managed.

1.2.2 The objectives of this FRA are to:

- Establish if the site is likely to be affected by current or future flooding from any source;
- Establish whether proposed future development will increase flood risk elsewhere;
- Establish whether the measures proposed to deal with these effects and risks are appropriate;
- Provide evidence to satisfy the Local Planning Authority's (LPA) Sequential Test if necessary;
- Establish whether the Lead Local Flood Authority (LLFA) has records of flood risk on the site and within the surrounding area;
- Present the findings of the assessment through a site constraints plan, if applicable;
- Demonstrate surface water can be managed on site by preparing an illustrative surface water drainage strategy.

2.0 PLANNING POLICY

2.1 National Planning Policy Framework (NPPF, December 2024)

2.1.1 The NPPF sets out the government's national planning policies to protect people and property from flooding from now or in the future, which all Local Planning Authorities (LPAs) are expected to follow. There are three main steps which should be followed to ensure that the risk of flooding from development is minimised; assess the flood risk, avoid flood risk and manage and mitigate the flood risk.

2.1.2 The NPPF recommends that new development adopts a sequential, flood risk-based approach to the location of development, considering climate change and its impact on current or future flood risk. Subject to the type of development proposed and the relative flood zone (Zone 1 being the least risk and Zone 3b the greatest risk) in which the development site is located, there can be a requirement for a sequential test and an exception test. However, these tests are not required where development consists solely of change-of-use of an existing building, as per this proposed scheme.

2.2 Flood Risk and Coastal Change Planning Practice Guidance (PPG)

2.2.1 In accordance the PPG, an FRA is required when developments are:

- Located within a Flood Zone 2 or 3, including minor development and change of use
- More than 1 hectare (ha) in a Flood Zone 1
- Less than 1 ha in a Flood Zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and sea (for example surface water, reservoirs)
- In an area within a Flood Zone 1 which has critical drainage problems as notified by the Environment Agency (EA)

2.2.2 Table 1 on Page 7 (Table 2 of PPG) defines the various flood risk vulnerability classifications and identifies the different types of development within each category. Table 2 (Table 3 of PPG) on Page 8 summarises the flood risk vulnerability and compatibility in relation to the above flood zones.

Flood Risk Vulnerability Classification				
Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.	• Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes, and park homes intended for permanent residential use. •Installations requiring hazardous substances consent.	• Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels. • Non–residential uses for health services, nurseries, and educational establishment. • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or shortlet caravans and camping, subject to a specific warning and evacuation plan.	• Police, ambulance, and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional, and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill* and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.	• Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel working. • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Table 1 - Flood Vulnerability Classification

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a†	Exception Test required†	×	Exception Test Required	✓	✓
Zone 3b*	Exception Test required*	×	×	×	✓*

Table 2 - Flood Vulnerability and Flood Zone Compatibility Table

Key ✓Development is appropriate.

× Development should not be permitted.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

2.3 Roles and Responsibilities

2.3.1 The EA are a statutory consultee for planning applications. The EA are responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea.

2.3.2 The roles of the LLFAs were established following the Flood Risk Regulations (2009) and the Flood and Water Management Act (2010). They are responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and maintaining a register of flood risk assets. They also have lead responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses.

2.4 Climate Change

2.4.1 The NPPF sets out how the planning system should help minimise vulnerability and provide resilience to the impacts of climate change. The EA provide guidance on the climate change allowances which should be considered when assessing the future risk of flooding.

2.4.2 The EA has produced a range of climate change allowances to be applied to the peak river flow. However, due to no main rivers being present on the islands, no climate change has been accounted for in fluvial flood levels.

2.4.3 Climate change allowances should however be applied to the peak rainfall intensities. Table 3 on the next page shows the anticipated change in extreme rainfall intensity in small and urban catchments based on Environment Agency information. The central and upper allowances should be applied to assess the range of impact.

Allowance Category	1% Annual Exceedance Rainfall Event		3.3% Annual Exceedance Rainfall Event	
	The '2050s' (until to 2060)	The "2080s" (2061 to 2125)	The '2050s' (until to 2060)	The "2080s" (2061 to 2125)
Central	25%	30%	20%	30%
Upper End	45%	50%	40%	45%

Table 3 - EA Peak Rainfall Intensities allowances for West Cornwall Management Catchment

2.4.4 Climate change allowance should also be applied for sea level rise. Table 4 below shows the anticipated change in sea level for the Isles of Scilly, based on information provided by the Environment Agency as part of their "Product 4" service. Both the Higher Central and Upper End allowances should be applied to assess the range of impact.

	2000 to 2036	2035 to 2065	2066 to 2095	2096 to 2125	Cumulative 2000 to 2125
Higher Central	5.8mm (203mm)	8.8mm (264mm)	11.7mm (351mm)	13.1mm (393mm)	1.21m
Upper End	7mm (245mm)	11.4mm (342mm)	16mm (480mm)	18.4mm (552mm)	1.62m

Table 4 - EA Sea Level Allowances for South West river basin district

2.4.5 In accordance with the latest EA guidance, both the existing Care Home use as well as the proposed Residential use cases are classed as "more vulnerable". The impact of climate change on the proposed development has therefore been undertaken based for rainfall on the 1 in 100 year storm event + 50% climate change allowance, and with a maximum sea level rise of 1.62m.

3.0 EXISTING SITE

3.1 Site Location

3.1.1 The application site is located on Church Street, in central Hugh Town on the island of St Mary's, the largest island of the Isles of Scilly. The site is centred on approximate National Grid Reference SV 90351 10501. The nearest postcode reference to the site is TR21 0LP.

3.1.2 The site location plan is indicated in Figure 1 below, also included in Appendix 1.

Figure 1 - Site Location Plan

3.2 Site Characterisation / Land Use

3.2.1 The site boundary follows the property boundary of the existing Park House care home. It is largely square in shape, measuring approximately 330m^2.

3.2.2 The application site is an existing two-storey care home building, with associated landscaped areas and two small access yard areas.

3.2.3 The northern and western boundaries are formed by the footways of Church Street and Ingram's Opening respectively. The eastern boundary is formed by an alleyway between the site and the adjacent property. The southern boundary adjoins domestic properties.

3.2.4 The existing site is accessed via a pedestrian gate from Ingram's Opening to the landscape area to the north, a yard area off Ingram's Opening to the west, and a further yard area off the alleyway to the east. The eastern yard area includes an external staircase to first floor level.

3.3 Topography

3.3.1 The site topography is evident from LiDAR and building survey information, included in Appendix 2.

3.3.2 The LiDAR plan suggests the site and surrounding roads feature a slight gradient to the north. The highest level is in the southwestern corner, at 5.0mAOD; the site slopes downwards at a grade of 1:45 to the lowest level of 4.5mAOD along the northern boundary.

3.3.3 Information from an adjoining Topographical survey, ref. SOVA0523 TOPO, suggests the external yard areas are at a level of approximately 4.45mAOD. It also suggests that the footway of Church Street in the northwestern corner of the site is at a level of 4.15mAOD.

3.3.4 Considering internal levels, the building survey shows all doors are above surrounding levels with small ramps or steps leading up to them. The internal Finished Floor Level (FFL) set at 4.86 to 4.87mAOD throughout.

3.4 Geology

3.4.1 The British Geological Survey (BGS) online Geology Viewer records show the site is underlain by bedrock of Isles of Scilly Intrusion, a Granite bedrock formation that forms much of the islands. The records show superficial deposits across the entire site consisting of blown sand.

3.5 Hydrology

3.5.1 There are no watercourses on the Isles of Scilly.

3.5.2 The nearest body of water is the Atlantic Ocean. The site is located on a narrow isthmus between two bays, being St Mary's Pool 90m to the north and Porth Cressa 80m to the south.

3.6 Hydrogeology

3.6.1 According to EA mapping, both the bedrock and the superficial deposits across the site and surrounding areas are classed as a Secondary A aquifer. The Environment Agency defines Secondary A aquifers as permeable layers capable of supporting water supplies at a local rather than strategic scale.

3.6.2 The groundwater vulnerability across the site is labelled by the EA as "medium - high".

3.6.3 The site is not in a Source Protection Zone.

3.7 Public Sewers and Existing Site Drainage

3.7.1 Public sewers on the island are owned by South West Water.

3.7.2 Adjacent to the site, an adopted 150mm diameter foul water sewer is present within Church Street to the north, flowing west. An adopted 100mm diameter sewer in Ingram's Opening to the west serves the neighbouring Isles Of Scilly Museum property, conveying flows to the sewer in Church Street.

3.7.3 Surface water gullies are visible in Church Street. However, no dedicated surface water sewers are shown within either Church Street or Ingram's Opening; it is assumed that highway gullies discharge to the Foul Water sewer, or an unidentified Highway sewer.

3.7.4 Within the site boundary, surface water flows are collected at roof level by gutters and drainage channels and conveyed to via downpipes. It is assumed these are collected by a private below-ground drainage system, and discharged either to a private soakaway system, or to an adjacent public sewer.

3.7.5 Within the site boundary, foul water flows are collected by Soil Vent Pipes (SVPs) from the existing ground-floor kitchen, bathroom, and 6 no. first-floor en-suite bathrooms. It is assumed flows from the SVPs are collected by a private below-ground drainage system, and discharged to the public foul water sewer in Church Street.

3.7.6 A plan showing existing drainage infrastructure can be found in Appendix 3.

4.0 EXISTING FLOOD RISKS TO THE SITE

4.1 Flood Hazards

4.1.1 In preparing this Flood Risk Assessment (FRA), different types of flooding mechanisms which may affect the site have been identified and assessed to determine whether the application site is located within an area which is at risk of flooding from one or more of the applicable mechanisms.

4.1.2 In assessing the flood hazards, the following documents were reviewed:

- The online Environment Agency (EA) Flood Maps, reproduced in Appendix 4
- EA "Product 4" coastal modelling data, included in Appendix 4
- Consultation with EA and Lakeside Flood Solutions
- Council of the Isles of Scilly Local Flood Risk Management Strategy (LFRMS), 2017
- Cornwall and Isles of Scilly Shoreline Management Plan 2 – Mid Term Review, 2016

4.2 Fluvial Flood Risk

4.2.1 Fluvial flooding occurs when water levels in a river or other watercourse rise above the level of the banks.

4.2.2 The Isles of Scilly LFRMS states that the risk from fluvial flooding is not applicable to the islands, given there are no Main Rivers or ordinary watercourses.

4.2.3 The EA publish fluvial flood maps online through the Flood Map For Planning service, which do indicate fluvial flood extents across the islands. However, as these are understood to be related to coastal or tidal sources, they are discussed in Section 4.3 below.

4.3 Coastal (Tidal) Flooding

4.3.1 Coastal flooding occurs when the sea level rises above the level of coastal land, typically caused by tidal movements, ground swell, strong winds or other extreme weather conditions.

4.3.2 The EA publish fluvial flood maps online through the Flood Map For Planning service. Fluvial flood risk is classified as follows:

- LOW – the area has a chance of fluvial flooding of less than 0.1%
- MEDIUM – the area has a chance of fluvial flooding of between 0.1% and 1%
- HIGH – the area has a chance of fluvial flooding greater than 1%

4.3.3 The Flood Map data indicates the site is largely within Flood Zone 1 (low risk of flood), however the northern and eastern boundaries are sited within Flood Zone 3 (high risk of flood). Given the building currently occupies the site, any fluvial flooding likely covers the landscape area to the north and the southeastern access yard area.

4.3.4 Immediately adjacent to the site, Church Street and the alleyway to the east are shown as Flood Zone 3. In the wider area, Lower Strand to the north and Porthcressa Road to the south are also classed as Flood Zone 3.

4.3.5 Refer to Appendix 4 for extracts of the EA online Flood Map.

4.3.6 The EA also provide data from the Isles of Scilly Coastal Model 2019 through the "Product 4" service. The model represents the tidal flood extents and depths, for both "defended" and "defences removed" scenarios, and both under current-day conditions and climate change.

4.3.7 Considering the "defences removed" current-day scenario, the model shows a 1 in 200 year tidal flood event would cover the eastern alleyway adjoining the site, as well as much of Church Street and parts of Porthcressa Road. The flood level is anticipated to reach 4.85mAOD in the northeastern corner of the site, and 5.04mAOD in the southeastern corner of the site. This represents an internal flood depth of up to 170mm.

4.3.8 Considering the effects of Climate Change, the data shows a "defences removed" 1 in 200 year plus 1037mm sea level rise tidal flood event would cover the majority of Church Street, The Strand, and Parade Park to the north, as well as increased area within the site. However, sea level rise allowances have increased since the 2019 Model was produced; as noted in Section 2.4, a 1619mm allowance should be incorporated. Extrapolating the provided data with this increased allowance, it is implied that for the extreme flood levels within the site will reach approximately 5.00mAOD across the northern portion of the site, and 5.20mAOD in the south-east corner. This represents an internal flood depth of up to 330mm.

4.3.9 Refer to Appendix 4 for EA "Product 4" Isles of Scilly Coastal Model flood data.

4.3.10 It is understood that a system of flood defences, consisting of demountable barriers, has been installed along the lengths of Town Beach and Porthcressa Beach as of November 2024. The EA have yet to incorporate these updated defences into their flood risk information, meaning the "defended" scenarios may be significantly lower than currently shown. However, the EA also recommend flooding should be assessed under an "undefended" scenario.

4.3.11 Overall, the risk of coastal flooding within the majority of the site can be considered to be medium, however external ground-level areas along the eastern and northern boundaries should be considered as at high risk.

4.4 Surface Water/Overland Flow

4.4.1 Pluvial flooding occurs when rainfall cannot be sufficiently drained and discharged from a location. It can happen quickly, and is affected by the volume, intensity and location of rainfall.

4.4.2 The isles of Scilly LFRMS states that generally, the islands are considered to be at low risk from pluvial flooding, as there have not been significant past flood events from surface water.

4.4.3 The EA publish pluvial flood maps online through the Check Long Term Flood Risk service. Pluvial flood risk is classified as follows:

- VERY LOW – the area has a chance of surface water flooding of less than 0.1%
- LOW – the area has a chance of surface water flooding of between 0.1% and 1%
- MEDIUM – the area has a chance of surface water flooding of between 1% and 3.3%
- HIGH – the area has a chance of surface water flooding of greater than 3.3%

4.4.4 The EA flood map data shows the site is entirely at Very Low Risk of flooding from surface water, i.e. there is a chance of flooding of less than 1 in 1000 (0.1%) each year.

4.4.5 Immediately adjacent to the site boundary, the carriageway of Church Street and the alleyway to the east of the site are shown as at Low risk, i.e. there is a chance of flooding between 1 in 1000 and 1 in 100 (0.1%-1%) each year. In the wider area, Lower Strand to the north, Porthcressa road to the southeast are also shown as Low risk.

4.4.6 Since all surface water on the site is assumed to discharge via underground pipes directly to the sea, the risk of pluvial flooding may be increased by the effect of "Tide Locking", where a high tide at the outfall location may prevent the discharge of heavy rainfall through the surface water drainage network. The LFRMS does note that the Rams Valley area (approximately 150m east of the site) historically experienced pluvial flooding, however this has been reduced through installation of a secondary surface water sewer to increase discharge capacity.

4.4.7 Overall, the risk of pluvial flooding within the site is considered Very Low, whilst the risk of pluvial flood to Church Street and the alleyway to the east is Low.

4.5 Groundwater Flood Risk

4.5.1 The LFRMS states there have been no significant past flood events from groundwater sources. However, no groundwater flood maps are yet available for the islands.

4.5.2 As the site is an existing building and no external works are proposed, a direct ground investigation is not feasible.

4.5.3 The risk of groundwater flooding to the site is considered to be low.

4.6 Flood Risk from Infrastructure Failure

4.6.1 There are no reservoirs on the Isles of Scilly above the size and level thresholds required to be considered a source of flood risk.

4.6.2 Low-lying areas surrounding the site may be at risk of flooding if there is significant blockage or damage to the below-ground drainage infrastructure that conveys surface water flows to the sea.

4.7 Climate Change Impact

4.7.1 Climate change must be considered as an integral part of any site specific FRA in order to minimise the impact of future flooding and allow adequate consideration for resilience to alleviate the burden on potential future users of the proposed development.

4.7.2 Considering the climate change allowances as detailed in Section 2.4 of this report, the effect of climate change will have a noticeable impact to some of the flood risk sources indicated, especially tidal flooding. Climate change will also increase the potential of flooding from surface water to occur. Section 6 will detail how this risk will be mitigated.

5.0 DEVELOPMENT PROPOSALS

5.1 Proposed Scheme

5.1.1 The development concerns refurbishment and change-of-use of an existing residential care home. The proposed scheme will consist of five units of residential accommodation. Four units are to provide permanent local dwellings, whilst the fifth will serve as a house in multiple occupation to serve short-term needs.

5.1.2 The ground floor will be formed into two 2-bed flats and one 1-bed flat, whilst the first floor will be formed into one 1-bed flat and one 4-bed flat.

5.1.3 Development proposals can be found in Appendix 5.

5.2 Vulnerability of Development

5.2.1 Paragraph 66 of the PPG defines the different categories of development in terms of flood risk vulnerability. The residential development is considered “More Vulnerable” in terms of flood risk.

5.2.2 Considering Tables 1 and 2, this type of development is appropriate in Flood Zone 2, but requires an Exception Test for development in Flood Zone 3.

5.3 Sequential and Exception Test

5.3.1 As the development concerns a Change Of Use with no change in development vulnerability, in line with paragraph 176 of the National Planning Policy Framework the sequential and exception test should not be applied.

5.4 Proposed Levels

5.4.1 No significant external works are proposed. All existing levels will remain unaltered.

5.5 Drainage Strategy

5.5.1 As no external works are proposed, the overall drainage strategy will remain as existing.

5.5.2 It is assumed that internal drainage reconfiguration will be detailed by the developer, post planning approval.

6.0 IMPACT ON FLOOD RISKS TO THE SITE

6.1 Fluvial Flooding

6.1.1 Due to the lack of watercourses on the Isles of Scilly, the site is at very low risk of flooding from fluvial sources. Therefore, no mitigation measures are considered necessary.

6.2 Tidal Flooding

6.2.1 As detailed in Section 4.3, in an undefended 1 in 200 + climate change tidal flood event, flood extents may reach up to 5.20mAOD, 330mm above existing internal floor levels.

6.2.2 In line with EA guidance, since internal floor levels cannot be raised to 600mm above the 1 in 200 plus climate change flood level, flood-resilient construction methods are to be utilised to a height of 0.75m above floor level (5.62mAOD). This should include measures such as using hard floorings at ground floor, installing water-proof or water-resistant wall coverings up to this level, and ensuring electrical sockets and key equipment are installed at high level.

6.2.3 Due to the nature of tidal flooding, it is likely there will be sufficient warning to any given tidal flood event. A Flood Evacuation Plan should therefore be put in place, as outlined in Section 6.6.

6.2.4 Paragraph 181 of the NPPF highlights that it should be demonstrated safe access and egress remains possible during flood events. The Cornwall SFRA elaborates that a “more vulnerable” development should ensure access and egress is possible from the dwelling to the site boundary, as well as to local facilities (shops, schools, health facilities, and places of assembly/refuge), during flood events up to and including a 1 in 200 year tidal flood event.

6.2.5 The development proposal utilises three separate accesses, with each of the proposed five dwellings connected to just one access. Two ground-floor dwellings as well as the first-floor 4-bed flat are accessed via a door to the north, which has unimpeded access via a ramp and gate to Ingram’s Opening. Similarly, the third ground-floor dwelling has direct access via the western yard to Ingram’s Opening.

6.2.6 The remaining first-floor dwelling only has access via the external staircase to the eastern yard, which may be restricted during a severe flood event. During such an event, residents will be able to either take shelter within their dwelling or on the external roof area until the floodwaters reside.

6.3 Surface Water/Overland Flow

6.3.1 In case of a rainfall event in excess of the 100 year storm +50% climate change, or failures or blockages within the surface water network, consideration has been given to the route taken by overland surface water flows.

6.3.2 From LiDAR and survey information, the existing building openings are above surrounding ground levels. Wider site levels appear to direct flows away from buildings and instead towards the carriageways of Church Street and Ingram’s Opening. Therefore, no changes to levels are proposed.

6.3.3 The existing overland flow routes plan are included in Appendix 6.

6.3.4 Overland flood flow routes should be maintained and kept free of blockages at all times, to avoid increasing the risk of flooding within the site.

6.4 Groundwater Flooding

6.4.1 From the available information, it is deemed there is limited risk of groundwater flooding at existing site levels. As no excavation works are anticipated to be required, no mitigation measures are considered necessary.

6.5 Flood Risk from Infrastructure Failure

6.5.1 The site is deemed not at risk of flooding from infrastructure failure; therefore, no mitigation measures are deemed necessary.

6.6 Flood Evacuation Plan

6.6.1 Since the nature and causes of tidal flooding are well understood, it is likely there will be sufficient warning to any given tidal flood event.

6.6.2 Flood warnings for the Islands are disseminated by the Environment Agency and the Council of the Isles of Scilly, through a wide variety of means.

6.6.3 It is recommended that the site owner and all occupants subscribe to the EA's Flood Warning Service. The operator of the 4-bed flat should also subscribe to the Service, and disseminate any warnings to the current occupants of the flat.

6.6.4 A building-specific Flood Evacuation Plan should be put in place that the site owner and all occupants are made aware of, to provide the specific actions that are to be taken upon receipt of a warning from any source.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1.1 CampbellReith have been commissioned by The Council of the Isles of Scilly to provide an FRA to support a planning application for the proposed refurbishment and change-of-use of an existing two-storey residential care home.

7.1.2 The proposal comprises internal refurbishment of the existing building, to provide 5 no. residential dwellings across both ground and first floors. No amendments to existing external levels or underground drainage are proposed.

7.1.3 The site is not at risk of fluvial flooding since there are no major watercourses on the Isles of Scilly.

7.1.4 The site is at risk of coastal or tidal flooding. Environment Agency "Product 4" data show that for the 1 in 200 year flood plus climate change storm event, the north-eastern portion and adjacent roads may be inundated by up to 0.3m of water. As raising floor levels above anticipated flood is not practical, flood-resilient construction is advised to 0.75m above existing floor levels. A Flood Evacuation Plan is also to be implemented, that is to be subscribed to by all building operators and residents.

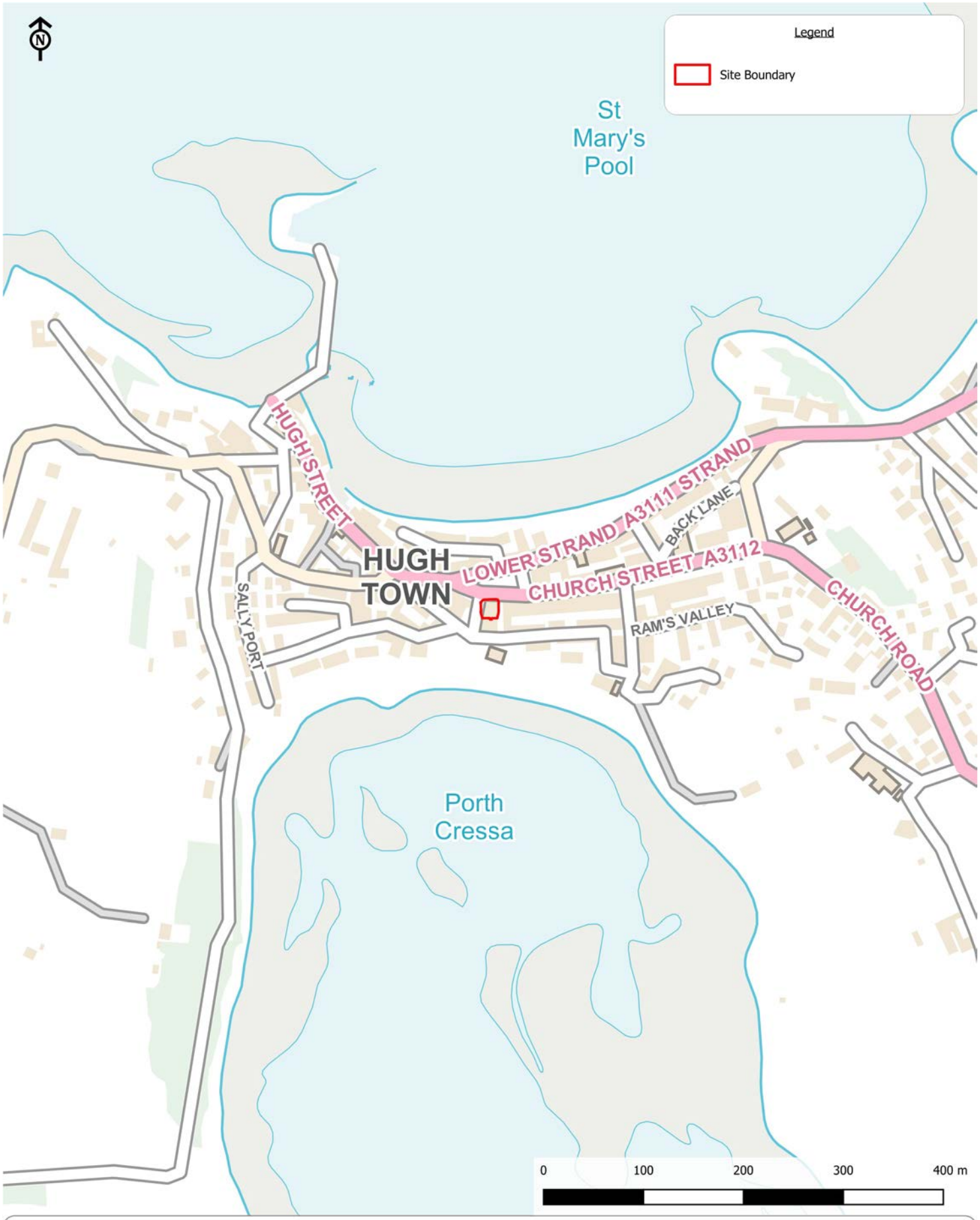
7.1.5 The majority of the site is at "Very Low" risk of flooding from surface water, although low-lying portions of adjacent roads are shown at "Medium" and "High" risk. The roads are assumed to drain via an underground pipe network directly to the sea, which may experience "tide locking" during certain storm events.

7.1.6 The site is expected to be at low susceptibility to groundwater flooding; as no excavations are necessary, groundwater is not expected to pose a risk to the site.

7.1.7 The existing drainage strategy is assumed to be acceptable, with no amendments proposed.

Appendix 1:

Location Plan



Park House, Isles of Scilly

Client: Isles of Scilly Council

Site Location

Scale:	1:5000@A4
CampbellReith OS Copyright:	© Crown copyright. All rights reserved. Licence number AC0000812907
Contains Ordnance Survey data	© Crown copyright and database right 2025.
Job Number:	14325
Drawn by - Checked by:	RP - NB
Drg No - Status/Revision:	14325-CRH-XX-XX-FG-G-7000 - P1
File location:	N:\14250 - 14499\14325 B - Park House Isles of Scilly\Project_Workspaces (pdf in Outputs)
Date (Revision History):	03/01/2025 (P1, First Issue, 03/01/25, RP)

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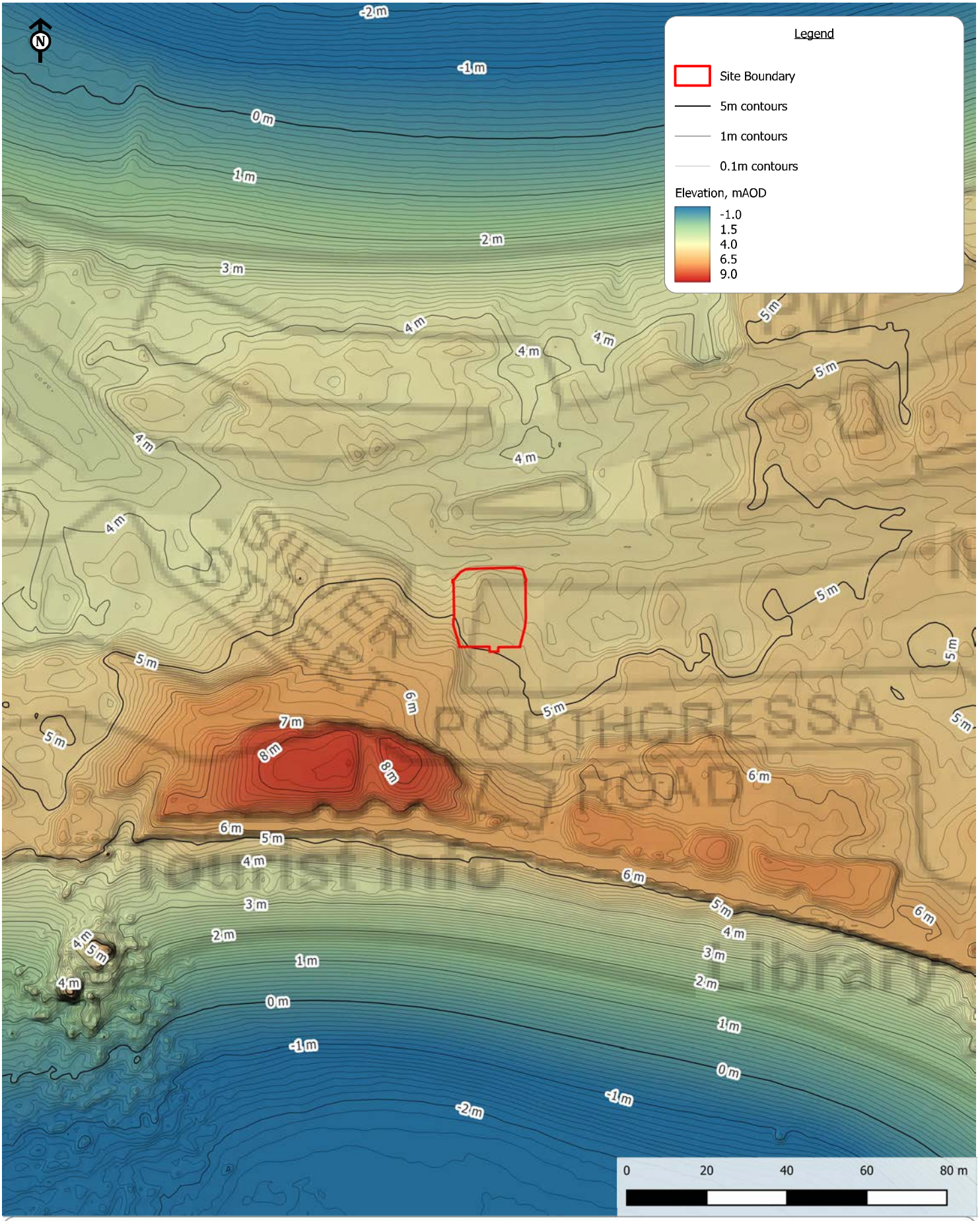
Appendix 2:

Survey Information

LiDAR data

Building survey



Park House, Isles of Scilly

Client: Isles of Scilly Council

LiDAR

Scale: 1:1250@A4

Job Number: 14325

Drawn by - Checked by: RP - NB

Drg No - Status/Revision: 14325-CRH-XX-XX-FG-G-7003 - P1

File location: N:\14250 - 14499\14325 B - Park House Isles of Scilly\Project_Workspaces (pdf in Outputs)

Date (Revision History): 03/01/2025 (P1, First Issue, 03/01/25, RP)

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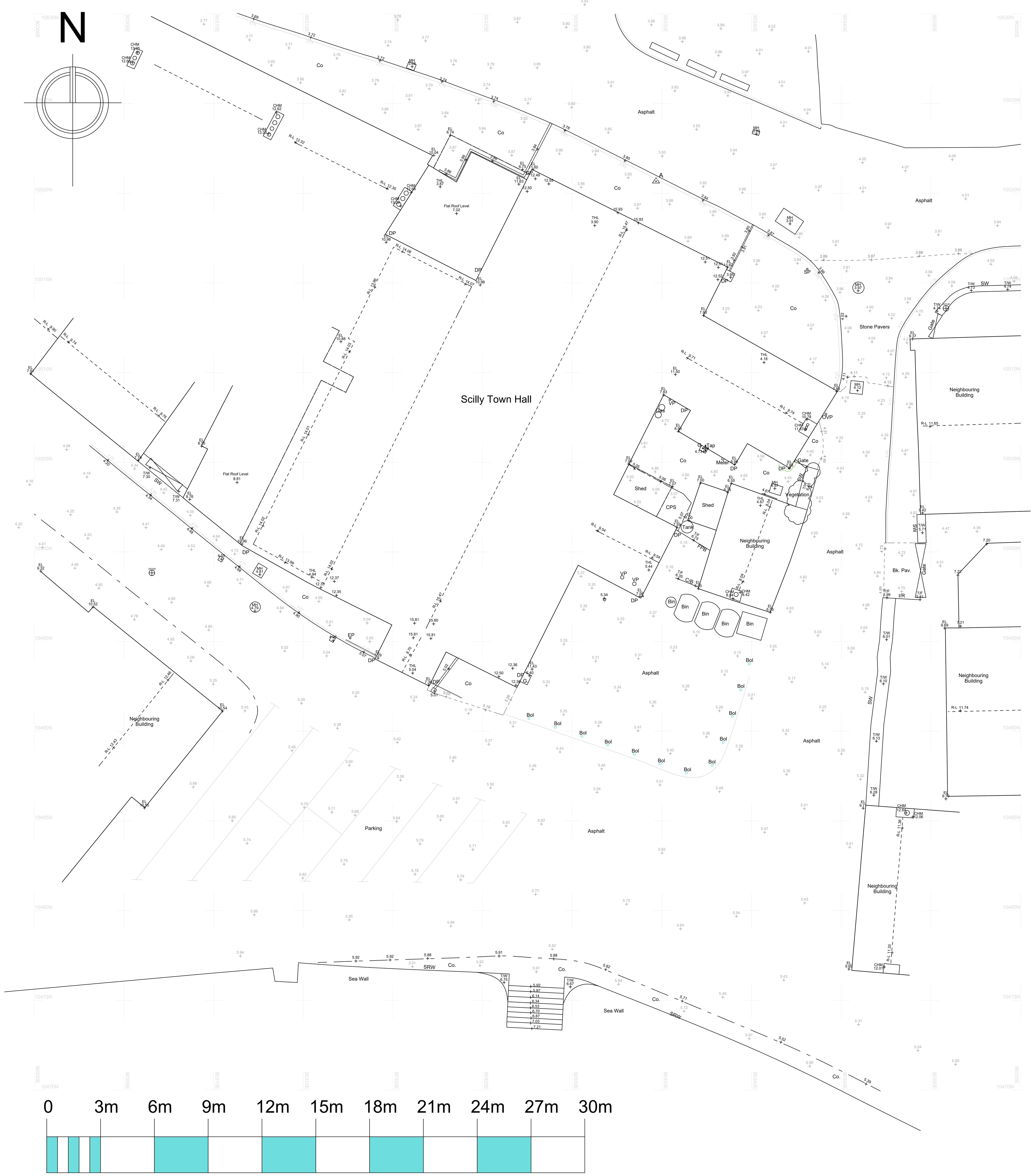


Station	Easting	Northing	Level
A	90334.667	10520.665	3.84

Notes :
Stations * and * are marked with a P, Hilti Nail/ Wooden Stake.

ON DETAIL SURVEY

AB	Air Brick	ER	Earth Rod	SA	Survey Abandoned
AC	Asbestos Cement	FFL	Finished Floor Level	S/A	Soakaway
ACU	Air Conditioning Unit	FH	Fire Hydrant	SC	Stop Cock
AD	Assumed Direction	FO	Fibre Optic Cover	SI	Spun Iron
AL	Air Line	FS	Flag Staff	SL	Soffit Level
AR	Assumed Route	G	Gully	SP	Sign Post
ASP	Artificial Stone Paving	GV	Gas Valve	Spr	Spring
AT	Air Tower	IC	Inspection Cover	S/R	Steel Railings
AV	Air Valve	IL	Invert Level	SS	Structure Support
BB	Belisha Beacon	JB	Junction Box	ST	Stop Tap
BD	Back Drop	KO	Kerb Outlet	Stn	Survey Station
BdL	Bed Level	LB	Letter Box	SV	Sluice Valve
BH	Borehole	LP	Lighting Column	SVP	Soil Vent Pipe
Bk	Brick	LH	Lamp Hole	Tac	Tactile Paving
BL	Basement Light	MB	Mooring Bollard	TBM	Temporary Bench Mark
BOL	Bollard	MH	Manhole Cover	TC	Telecom Cover
BR	Brick	Mkr	Marker Post	TCB	Telephone Call Box
BS	Bus Stop	MP	Mile Post/Stone	TOV	Top Of Vegetation
BT	British Telecom Cover	NFI	No Further Information	TH	Trial Hole / Pit
BTB	British Telecom Box	NM	Node Marker	THL	Threshold Level
CAB	Cabinet	NP	Name Plate	Tk	Tank
Cam	Camera	NPV	No Pipes Visible	T/F	Top Of Fence
CAT	Catenary Level	OH	Overhead	T/W	Top Of Wall
CC	Control Cabinet	OSA	Off Survey Area	TP	Telegraph Pole
CH	Chainage	PO	Post	TS	Traffic Signals
ChL	Channel Level	PB	Post Box	UTGA	Unable to Gain Access
CI	Cast Iron	PBM	Permanent Bench Mark	UTL	Unable to Lift
CL	Cover Level	PE	Polyethylene	UTS	Unable to Survey
Co	Concrete	PGM	Permanent Ground Marker	VC	Vitrified Clay
CP	Catch Pit	PLA	Plastic	VDP	Vehicle Detector Pads
CPS	Conc Paving Slabs	PM	Parking Meter	VP	Vent Pipe
CTV	Cable TV	PU	Pump	VR	Vapour Recovery
CUL	Culvert	PVC	Polyvinylchloride	VTP	Vertical Pipe
D	Depth (deep)	PZ	Piezometer	WL	Water Level
DI	Ductile Iron	RE	Rodding Eye	WM	Water Meter
dil	Dilapidated	Ri	Riser	WO	Water Wash Out
dis	Disused	RFL	Roof Level	WS	Window Sample
D/S	Downstream	RP	Reflector Post	WV	Water Valve
EB	Electricity Box	RS	Road Sign		
EC	Electricity Cover	RWP	Rain Water Pipe		
EP	Electricity Pole	S	Stump		

ON FENCES/WALLS/DIVISIONS

B/W	Barbed Wire Fence	P/R	Post and Rail Fence
CrB	Crash Barrier	P/W	Post and Wire Fence
C/B	Close Boarded Fence	S/F	Safety Fence
C/I	Corrugated Iron Fence	S/R	Steel Railings
C/L	Chain Link Fence	W/M	Wire Mesh Fence
E/F	Electric Fence	BW	Brick Wall
FPB	Panel / Board Fence	CW	Concrete Wall
H/R	Hand Rail	DSW	Dry Stone Wall
I/R	Iron Rail Fence	R/W	Retaining Wall
P/L	Palisade Fence	SW	Stone Wall

ON BUILDINGS

ASB	Asbestos	RL	Ridge Level
AV	Air Vent	RWC	Rain Channel
CL	Cill Level	RWP	Rain Water Pipe
CH	Ceiling Height	SA	Spring Of Arch
CHM	Chimney Stack Height	SCH	Suspended Ceiling Height
DH	Door Head	SD	Sliding Door
DP	Down Pipe	SOIL	Soil Pipe
EL	Eave Level	SVP	Sewer Vent Pipe
F	Frame Height	THL	Threshold Level
FD	Folding Door	USB	Underside Of Beam
GRL	Glazed Roof Light	WH	Water Heater
HL	Head Level	WP	Waste Pipe
PART	Partitioning	WST	Water Storage Tank
PL	Parapet Level		

Rev:	Comments	By	Chkd	Date
-	-	-	-	--

Town Hall, Hugh Town,
St Mary's, Isles of Scilly, TR21 0LW

File Name:
SOVA0523 TOPO

Drawing Title :
Topo Survey Of
Sheet (1 of 1 A0)

Client: Purcell

Date: 16/11/2021

Scale: A0 @ 1:100

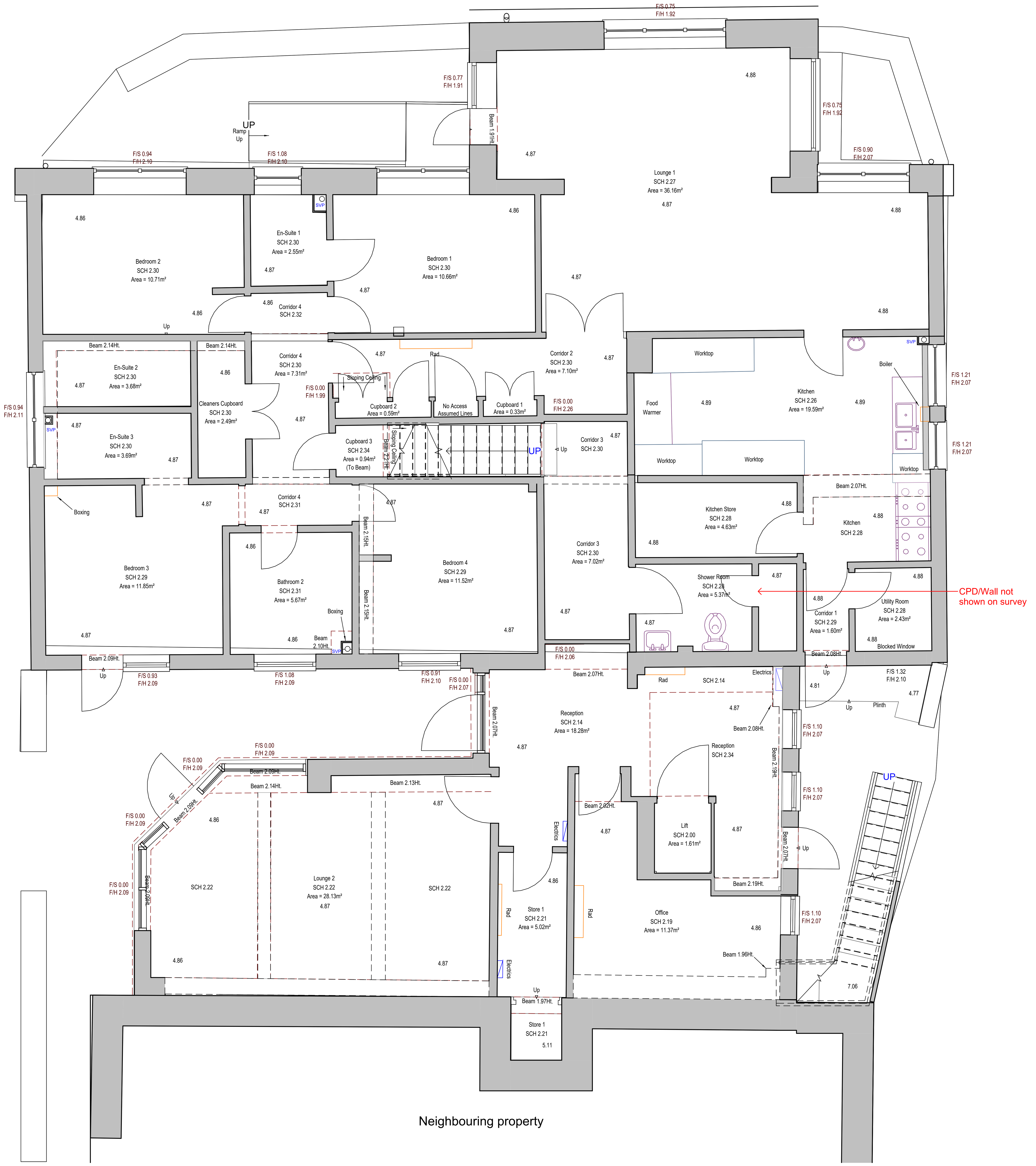
Drawn by:	Checked by:	Project Code:	Revision:
SOVA - MM	SOVA - SCM	SOVA0523	---

Grid Orientation: Arbitrary

Site Level Datum: OS GPS (APPROX.)

All dimensions are to be checked on site where applicable.This drawing must not be scaled, and only written dimensions should be respected.

Tree species and sizes on this drawing are not guaranteed, and if critical should be verified by an arboriculturist. Tree spreads are average about the bole, and heights are approximate at the time of the survey.



Existing Ground Floor

1 : 50

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA Architects Ltd or the contract administrator before proceeding.

Do not scale except for planning purposes, work to figured dimensions.

A Fire Consultant must be appointed for this project. KTA drawings & schedules to be read in conjunction with the Fire Consultant Fire Strategy Report.
The Fire Strategy Report takes precedence over any KTA drawing or schedule & any discrepancy should be brought to KTAs attention

This drawing must be read in conjunction with all relevant consultants drawings.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
B	23.01.2024	Drawings Updated Following Site Visit	JC/AC
A	16.12.2024	Preliminary for Discussion	JC/AC

Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

Key

- = Existing
- = Demolished
- = Proposed

Fire Strategy to be reviewed by Fire Consultant

KTA
Architects | Urban Designers

Winslade House, Winslade Park, Manor Drive, Clyst St. Mary, Exeter, EX5 1FY

Tel: 01392 360338
Email: kt@kta.uk.com
Web: www.kta.uk.com

Project
Park House Isles of Scilly

Title
Existing Ground Floor Plan

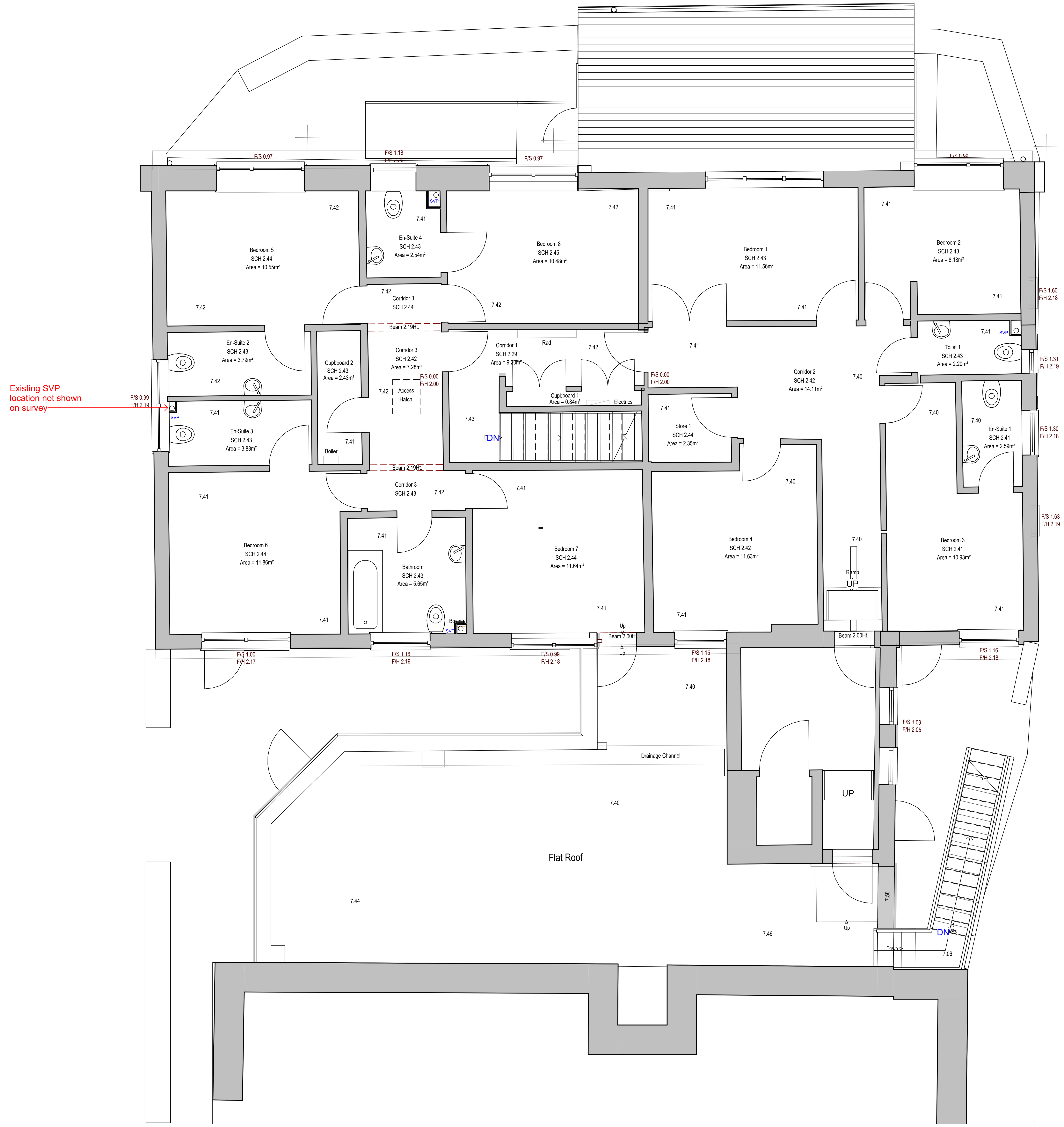
Author	Chckd by	Scale	
JC	AC	1 : 50	@ A1

Project	Status
24129	Planning

Drawing number
24129-KTA-XX-GF-D-A-0010 B

N

0 5m



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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
B	23.01.2024	Drawings Updated Following Site Visit	JC/AC
A	16.12.2024	Preliminary for Discussion	JC/AC

WORK IN PROGRESS

Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

Key

- = Existing
- = Demolished
- = Proposed

Fire Strategy to be reviewed by Fire Consultant

KTA
Architects | Urban Designers

Winslade House, Winslade Park, Manor Drive, Clyst St. Mary, Exeter, EX5 1FY

Tel: 01392 360338
Email: kt@kta.uk.com
Web: www.kta.uk.com

Project
Park House Isles of Scilly

Title
Existing First Floor PLan

Author	Chckd by	Scale	
JC	AC	1 : 50	@ A1

Project	Status
24129	Planning

Drawing number
24129-KTA-XX-GF-D-A-0011 B

N

0 5m

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consulting engineers

Appendix 3:

Existing Drainage Information

PAS 128: 2014 QUALITY LEVEL GUIDE

Q-LEVEL	DESCRIPTION	ACC.	Q-LEVEL	DESCRIPTION
QL-D	Service positions taken from records.	Undefined	QL-B2	Horizontal & vertical location using only one geophysical technique.
QL-C	Visual evidence of service evidence but undetectable to geophysical technology.	Undefined	QL-B1	Horizontal & vertical location using multiple geophysical technologies.
QL-B4	Undetectable service present shown as an assumed route. (AR)	± ~ 300mm / ± 1m%	QL-A	Horizontal & vertical position verification by open excavation, manholes and/or inspection chambers.
QL-B3	Service location by one geophysical technique but with none or poor depth information.			

DETECTION METHOD

IN ACCORDANCE WITH PAS 128: 2014 SURVEY TYPE B

DRAINAGE SURVEY

All accessible Manholes and Inspection chambers have had their respective covers lifted with pipe sizes, inverts, chamber sizes/types and service data recorded from ground level. All connections from DPs, Gullies, Drains, VP's, RE's and lamptholes have been proven wherever possible using audible connections (AC) and/or sonde instrumentation where applicable. Where these methods have proved unsuccessful then assumed (AR) straight line connections will be shown.

CCTV DRAINAGE SURVEY

All accessible Manholes and Inspection chambers have had their respective covers lifted with pipe sizes, inverts, chamber sizes/type and service data recorded from ground level. Pipework has been traced, accessed and collected for post processing. Drainage layout, including manhole covers not located by topographical survey, may be taken from CCTV chainage and will be shown as indicative only.

Electricity

Elec cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

British Telecoms

BT cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required. Due to current laws and legislation protecting all BT apparatus, cabling can only be located remotely. We therefore compare all our telecom findings against record information to produce the final service layout. In some instances, where high amount of cable ducts are present, we may only be able to identify a linear centre peak signal rather than identifying all the individual duct positions. For further information regarding Telecoms apparatus, please contact Openreach directly.

Cable TV & Communications

CTV and/or Com cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

Fibre Optic

FO cables will have been predominantly located using GPR methodology. This is due to the materials used within fibre optic cabling. In some rare instances, tracer cabling or conductible non fibre optic cabling will be present within some or all ducting. When this is the case, both EML and GPR methodology will be combined to identify service network and achieve greater quality levels.

Lighting, Traffic Signal & Security Cables

LC, TS and/or Sec cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

Gas & Water Inc. Fuel Pipes and Hot Water Pipes

GM/GS and/or WM/WS pipe work will have been attempted and located using both EML & GPR methodology with electronically derived depths shown for the former and depths to crown levels shown for the latter.
When the Gas/Water pipe work is constructed using conductible materials, then we are able to to employ multiple geophysical techniques to identify service network and achieve greater quality levels. When a non conductible material is used, GPR methodology will be employed to locate and plot the final service layout.

Ground Penetrating Radar

GPR methodology is used to identify and locate all non metallic, non conductible piping and cabling. We also employ GPR to obtain a greater accuracy levels on EML located services. The GPR has a greater success rate on pipe or service diameter upward of Ø63mm,C63mm, as size increments increase, so does the chance of detection. The GPR can produces varying results and as such, wouldn't be used as an independent utility surveying instrument.

Unidentified Traces

All UITs will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required. Every effort has been made to identify the service but in this instance, is not achievable. We recommend excavation work to determine identity and depth where applicable.

Scarring (QL-C)

Scarring has been identified on site with a potential of an undetectable service present.

Assumed Routes & Taken from Records (QL-B4/D)

Assumed routes (AR) are shown if there is evidence that a service exists but we are unable to trace it whilst on site. The surveyor will attempt to locate various risers/ics/valves/meters (service evidence) etc. around site area to successfully determine an assumed route between these points. If there is little evidence on site but they believe a service is still present, then a common sense approach to an assumed route shall be employed.

Taken from records (TFR) are service routes that are taken from STAT record plans or previous survey information and overlaid onto our drawings.

SURVEY RECOMMENDATIONS

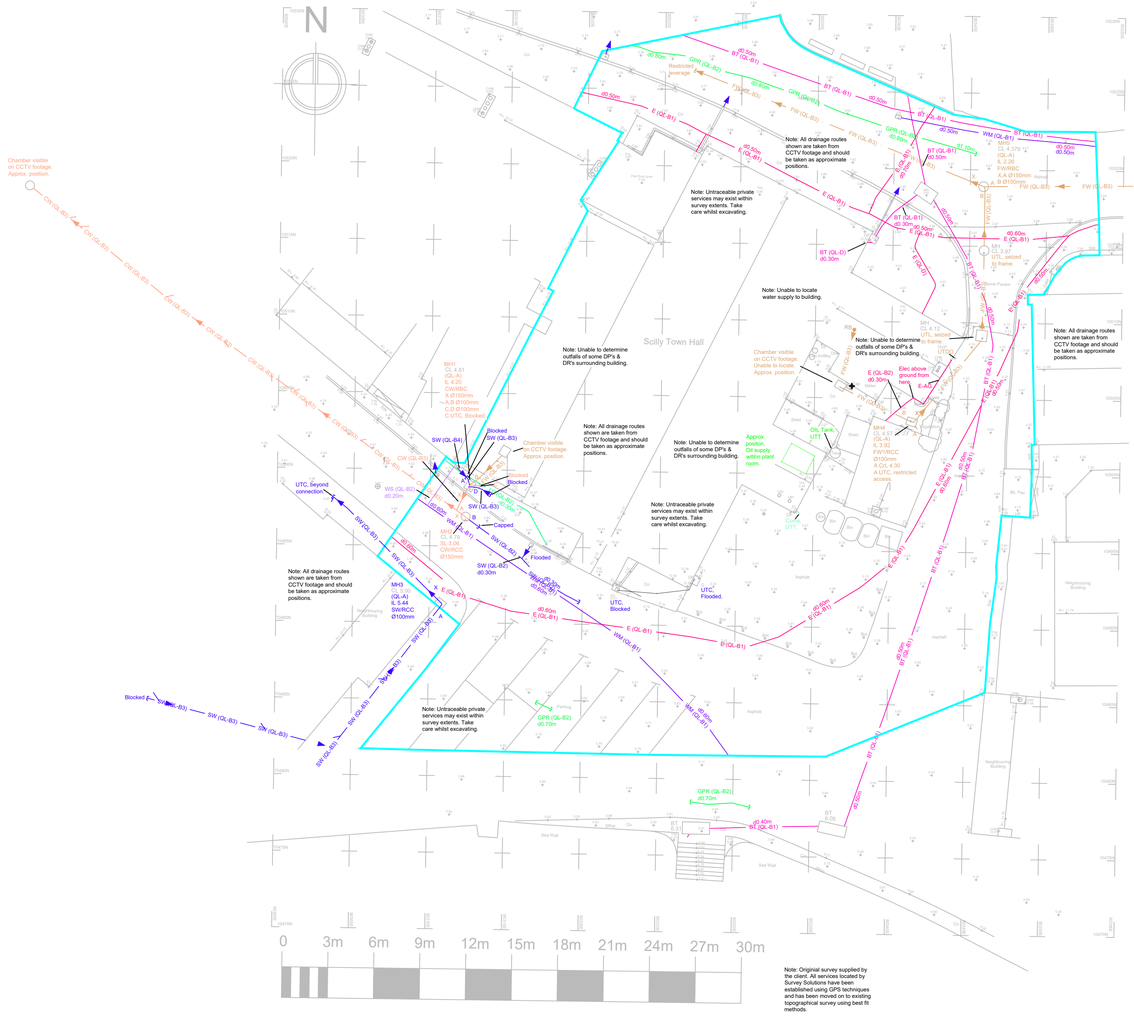
An up to date topographical survey drawing to overlay PAS utility information onto.

The sewers with high levels of silt or blockages to be jetted to extend the CCTV drainage survey, if any of these areas are deemed critical or of high importance.

We recommend full statutory record information be obtained to confirm site findings and to position undetectable which may be present.

Due to the geophysical nature of subsurface technology, we always recommend excavation works to be carried out within critical areas for verification and to eliminate the possibility of undetectable services present.

NORTH
Indicative



UTILITIES & UNDERGROUND INVESTIGATIONS

ABBREVIATIONS & SYMBOLS

1D 5C	1 Duct 5 Cables	DCr	Depth To Crown	RBC	Rectangular Brick Chamber
Ø	Diameter	DI	Depth To Invert	RCC	Rectangular Conc Chamber
AC	Audible Connection	DS	Depth To Silt	RE	Rodding Eye
AG	Above Ground	DTB	Depth To Base	SA	Survey Abandoned
AR	Assumed Route	DTW	Depth To Water	SL	Silt Level
BL	Base Level	DTS	Depth To Surcharge	SuL	Surcharge Level
CB	Concrete Benching	EBD	External Backdrop	TFR	Taken From Records
CBC	Circular Brick Chamber	EOT	End Of Trace →|	UTC	Unable To CCTV
CCC	Circular Conc Chamber	IBD	Internal Backdrop	UTDO	Unable To Determine Outfall
CL	Cover Level	IL	Invert Level	UTL	Unable To Lift
CPC	Circ Plastic Chamber	OH	Overhead	UTS	Unable To Survey
CrL	Crown Level	PDR	Poor Depth Response	UTT	Unable To Trace
CU	Camera Under Water →|	RB ●	Rest Bend	WL	Water Level

BT BT CABLE(S)
DIRT DIRT OVERHEAD BT CABLE(S)
CTV COMMUNICATIONS CABLE(S)
DUCT CABLE TV CABLE(S)
E EMPTY DUCT
OHE ELECTRIC CABLE(S)
FO OVERHEAD ELECTRIC CABLE(S)
FUEL FIBREOPTIC CABLE(S)
GM FUEL PIPE(S)
GS GAS MAIN
GPR GAS SERVICE
HW GROUND PENETRATING RADAR (GPR) TRACE
LC HOT WATER PIPE
OIL LIGHTING CIRCUIT
SCAR OIL PIPE(S)
SEC VISIBLE SCARRING
TC SECURITY CABLING
TS TELECOM CABLE(S)
UIS TRAFFIC SIGNAL
UIT UNIDENTIFIED SERVICE
WM UNIDENTIFIED TRACE
WS WATER MAIN
CW WATER SERVICE
CW RM COMBINED SEWER
EW COMBINED WATER RISING MAIN
FW EFFLUENT WATER
FW RM FOUL SEWER
RM FOUL WATER RISING MAIN
SW RISING MAIN
SW RM SURFACE WATER SEWER
INV SURFACE WATER RISING MAIN
INVESTIGATION EXTENTS

Note: .....
UTILITIES COMMENT BOX (GENERAL NOTES)
ø0.57m DEPTH TO SERVICE
AUDIBLE CONNECTION
SERVICE ABOVE GROUND
CAMERA UNDER WATER
SERVICE OVERHEAD

NORTH
Indicative

UTILITIES & UNDERGROUND INVESTIGATIONS

DRAWING NOTES

All below ground details shown have been identified from above ground without excavation. Survey Solution use electro-magnetic and/or ground penetrating radar (GPR) methods to investigate for underground utilities, services and features. Results using these methods are not infallible and we recommend trial excavations are carried out to confirm any identifications, positions and depths.

Any areas on the drawing where services or features have not been shown are not necessarily clear of services or features but are an indication that no items have been identified during our investigations. All reasonable care and normal good practice should still be employed during design and construction processes.

Certain types of services such as plastic or concrete pipes, some conduit and ducting where direct access can not be achieved for tracing may not be shown and alternative locating methods should be used.

Survey Solutions has used all reasonable care to research available service records but the completeness or use of the service records supplied to or by Survey Solutions cannot be guaranteed. Therefore Survey Solutions cannot be held responsible for any features annotated as 'taken from records' (TFR).

Depths obtained using electro-magnetic or GPR are effected by ground conditions and should be treated as indicative only. Electro-magnetic depths to utilities and services are generally taken to the centre of a feature, GPR depths to the top of a feature and drainage depth shown to inverts, unless otherwise indicated.

Drainage pipe sizes will be obtained without entering the chamber and therefore should be treated as approximate. Pipe dimensions which have not been obtained visually will be taken from records when available.

All services, drainage and utilities routes are assumed straight between access points, unless otherwise stated. The numbers of cables in runs will not be shown unless specifically requested. All services are below ground unless indicated.

Services, utilities and features may not have been surveyed if obstructed or not reasonably visible or accessible at the time of survey.

Survey Solutions accept no responsibility for the completeness or accuracy of either the topographical survey or base mapping on this project.

All critical dimensions and measurements should be checked and verified with any errors or discrepancies notified to Survey Solutions immediately. The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work.

This drawing should only be scaled using digital methods.

GENERAL SYNOPSIS

This survey has been carried out in accordance with PAS 128: 2014 & our version of the Royal Institution of Chartered Surveyors (RICS) specification for Measured Surveys of Land, Buildings and Utilities. Our survey extents have been agreed and confirmed with formal acceptance of 65569BWUG from STEPNELL LIMITED. If you have any queries regarding the final services layout, please may we ask you to carefully read all the information within this title block in its entirety before continuing to do so.

TOPOGRAPHICAL/ DWG DRAWING INFORMATION

TOPOGRAPHICAL SURVEY DATE 16.11.2021

SURVEY TYPE	DESCRIPTION	EFFECT ON SURVEY RESULTS
TOPO	client supplied	
OUTDATED		
OS		
NTS		

GENERAL SITE CONDITIONS

AVERAGE

ADDITIONAL INFORMATION	EFFECT ON SURVEY RESULTS

DESKTOP UTILITY RECORDS (PAS 128: 2014 SURVEY TYPE D)

PREREQUISITE FOR PAS 128: 2014 SURVEY TYPE B COMMISSIONED: NO

UTILITY	AVAILABILITY	UTILITY COMPANY PROVIDER
SEWER	NO	N/A
WATER MAIN	NO	N/A
GAS MAIN	NO	N/A
TELECOM	NO	N/A
CABLE TV	NO	N/A
ELECTRICITY	PUBLIC	NATIONAL GRID
OIL PIPES	NO	N/A
OTHER	NO	N/A

REV	DESCRIPTION	DRAWN	CHECKED	APPR	SURVEY DATE
A	DRAINAGE INFORMATION ADDED	LM	JAB	GSB	15.05.2024

SURVEY SOLUTIONS

LAND SURVEYING
BUILDING SURVEYING
UNDERGROUND SURVEYING
SITE ENGINEERING
MONITORING

0845 040 5969
survey-solutions.co.uk

IPSWICH BEDFORD BIRMINGHAM BRISTOL COVENTRY CRAWLEY GLASGOW
LONDON-CENTRAL LONDON-EAST MANCHESTER NORWICH NOTTINGHAM THAMES VALLEY

PROJECT TITLE
TOWN HALL, HUGH TOWN, ST MARYS,
ISLES OF SCILLY, TR21 0LW.

DRAWING DETAIL
UTILITIES AND CCTV DRAINAGE SURVEY.
SHEET 1 OF 1

CLIENT				SCALE
STEPNELL LIMITED				1:200
SURVEYOR	SURVEY DATE	CHECKED BY	APPROVED BY	DWG STATUS
JAB	09.04.2024	AJM	GSB	FINAL
DRAWING NUMBER		REVISION		ISSUE DATE
65569BWUG-01		A		16.04.2024

CampbellReith
consulting engineers

Appendix 4:

Environment Agency Flood Maps

Flood Map for Planning, obtained online

Isles of Scilly Coastal Model, obtained through Product 4

Park House, Isles of Scilly

Client: Isles of Scilly Council

Flood Zones

Scale:	1:2500@A4
CampbellReith OS Copyright:	© Crown copyright. All rights reserved. Licence number AC0000812907
Contains Ordnance Survey data	© Crown copyright and database right 2025. Copyright © Environment Agency 2025.
Job Number:	14325
Drawn by - Checked by:	RP - NB
Drg No - Status/Revision:	14325-CRH-XX-XX-FG-G-7001 - P1
File location:	N:\14250 - 14499\14325 B - Park House Isles of Scilly\Project_Workspaces (pdf in Outputs)
Date (Revision History):	03/01/2025 (P1, First Issue, 03/01/25, RP)

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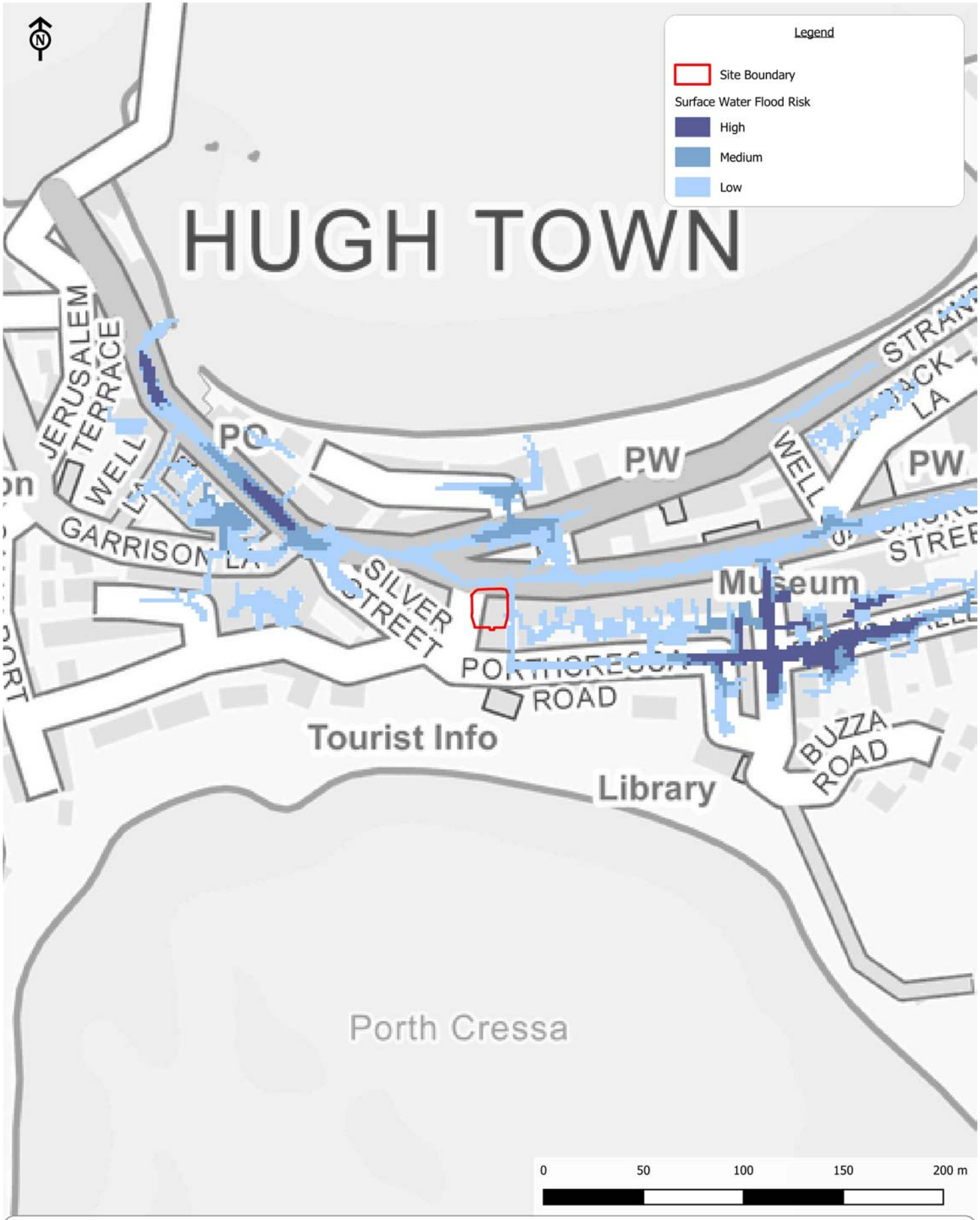

Park House, Isles of Scilly

Client: Isles of Scilly Council

Surface Water Flood Risk

Scale:	1:2500@A4
CampbellReith OS Copyright:	© Crown copyright. All rights reserved. Licence number AC0000812907
Contains Ordnance Survey data	© Crown copyright and database right 2025. Copyright © Environment Agency 2025.
Job Number:	14325
Drawn by - Checked by:	RP - NB
Drg No - Status/Revision:	14325-CRH-XX-XX-FG-G-7002 - P1
File location:	N:\14250 - 14499\14325 B - Park House Isles of Scilly\Project_Workspaces (pdf in Outputs)
Date (Revision History):	03/01/2025 (P1, First Issue, 03/01/25, RP)

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MANCHESTER 0161 819 3060
BIRMINGHAM 01675 467 484
www.campbellreith.com

Nicholas Bond

From:	Cornwall, PSO <psocornwall@environment-agency.gov.uk>
Sent:	20 January 2025 09:38
To:	Nicholas Bond
Cc:	DCIS Enquiries
Subject:	FOI/EIR Ref: 391361 FR4-P Product 4, Customer request reference W6BE4H8DF8MJ
Attachments:	391361 - Product 4.pdf; 2023 July DCIS Climate Change Allowance.pdf; FRA Advisory Text.pdf; Planning Advice Service Leaflet - April 2018.pdf; Preliminary Opinion Advice Note 2023.pdf

Dear Nicholas,

Thank you for your email dated 03 January 2025, requesting Product 4 data for the site at Hugh Town, St Mary's, Isles of Scilly, 90355, 10503.

We respond to requests under the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR).

The information we have at this location is attached.

Surface Water and other sources of flooding: Use the check your long term flood risk service to find out about the risk of flooding from: surface water, rivers and sea, ordinary watercourses and reservoirs. For information on sewer flooding, contact the relevant water company for the area.

There is Coastal Flood Boundary (2018) Data that may be relevant to an FRA at this site. The CFB data can be downloaded here: Results for "Coastal Design Sea Levels - Coastal Flood Boundary" - data.gov.uk.

There are no Environment Agency formal raised flood defences in the area.

Using modelling for flood risk assessments - GOV.UK (www.gov.uk)

Please also see our **up to date guidance on climate change allowance** which is available on the GOV.uk website here. This should be read along with the locally specific guidance attached to this email.

Licence:

Name	Product 4
Description	Detailed Flood Risk Assessment for the site at Hugh Town, St Mary's, Isles of Scilly, 90355, 10503.
Licence	Open Government Licence
Information Warnings	See Isles of Scilly Model 2019
Information Warning - OS background mapping	*The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-*

	commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2023 Ordnance Survey 100024198.

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments.
https://www.gov.uk/planning-applications-assessing-flood-risk
https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion

In addition to the Product 4 data requested, we have attached our preliminary opinion advice note which provides guidance on matters within our remit relating to development proposals. It signposts where you can obtain further information about the constraints that might affect your development site, and any assessment and permits that might be required.

We can provide a bespoke planning service: for a cost recovery fee of £100 per hour plus VAT we will provide you with a project manager who will coordinate all meetings and reviews in order to give you detailed specialist advice with guaranteed delivery dates. Please contact us if you would like to use this service.

Further details about the Environment Agency information supplied and the permitted use of this information can be found on the GOV.UK website:
https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather
http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

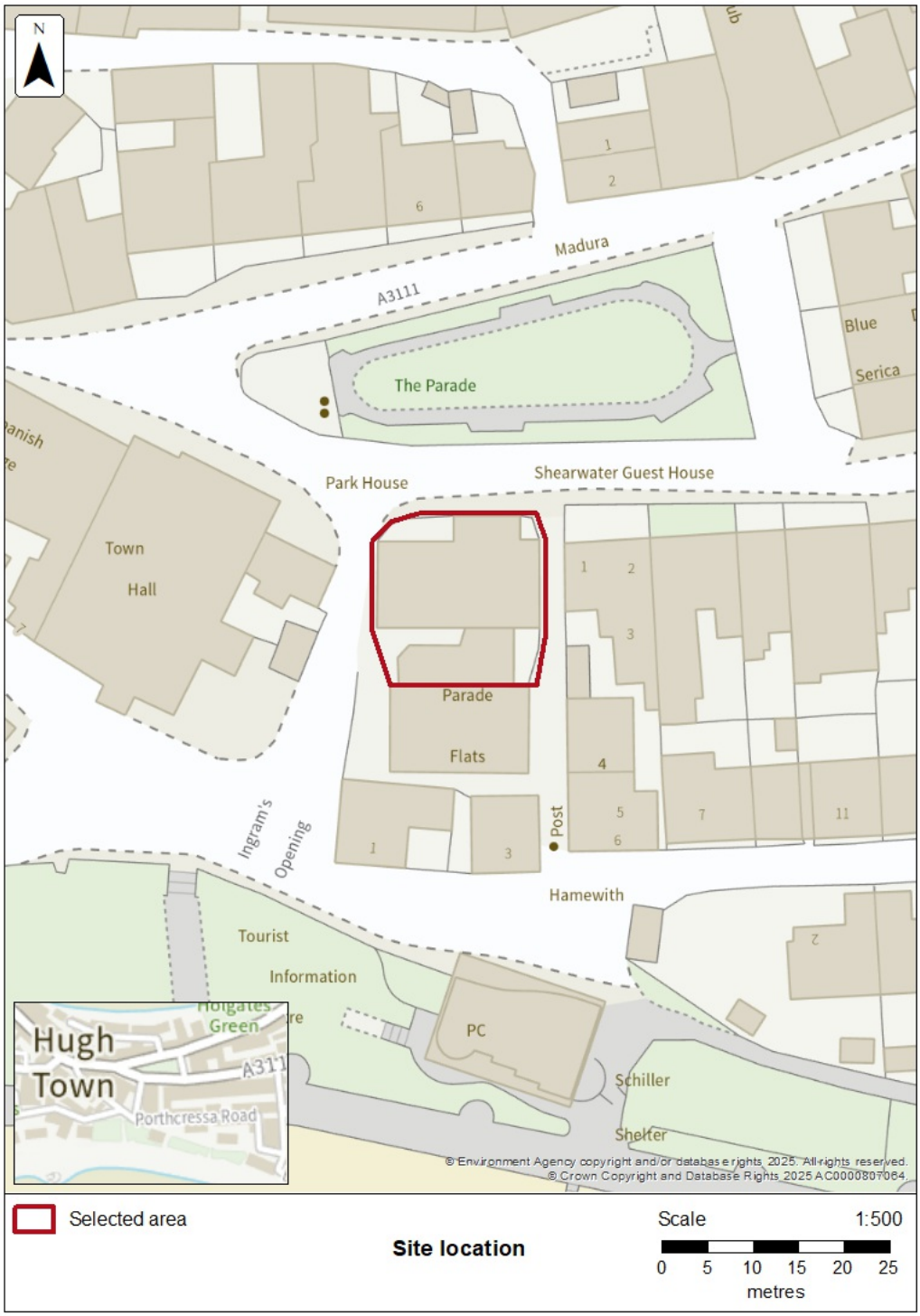
Customers and Engagement Team; Devon, Cornwall and Isles of Scilly
Environment Agency | Manley House, Kestrel Way, Exeter EX2 7LQ

Phone: 020847 47914
Email: DCISenquiries@environment-agency.gov.uk

Flood risk assessment data

Location of site: 90355 / 10503 (shown as easting and northing coordinates)
Document created on: 3 January 2025
This information was previously known as a product 4.
Customer reference number: W6BE4H8DF8MJ

Map showing the location that flood risk assessment data has been requested for.



Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

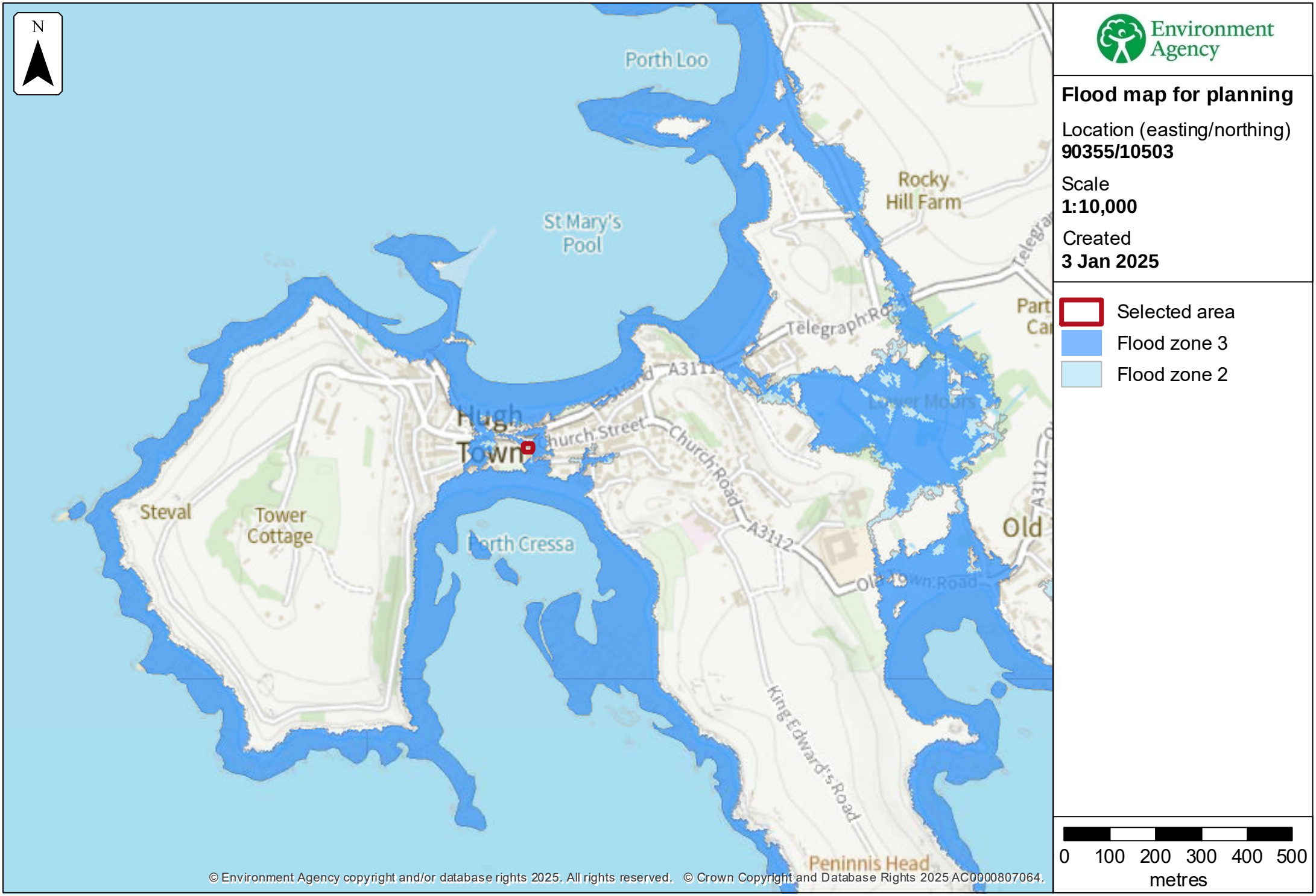
Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

The flood zones are not currently being updated. The last update was in November 2023. Some of the flood zones may have changed, however all source data is included in the models below.



Historic Information

The map below is an indicative outline of areas that have previously flooded.

Historic outlines may not be visible where they overlap. You can download the outlines separately via the link below.

Download recorded flood outlines in GIS format

Our historic flood event outlines:

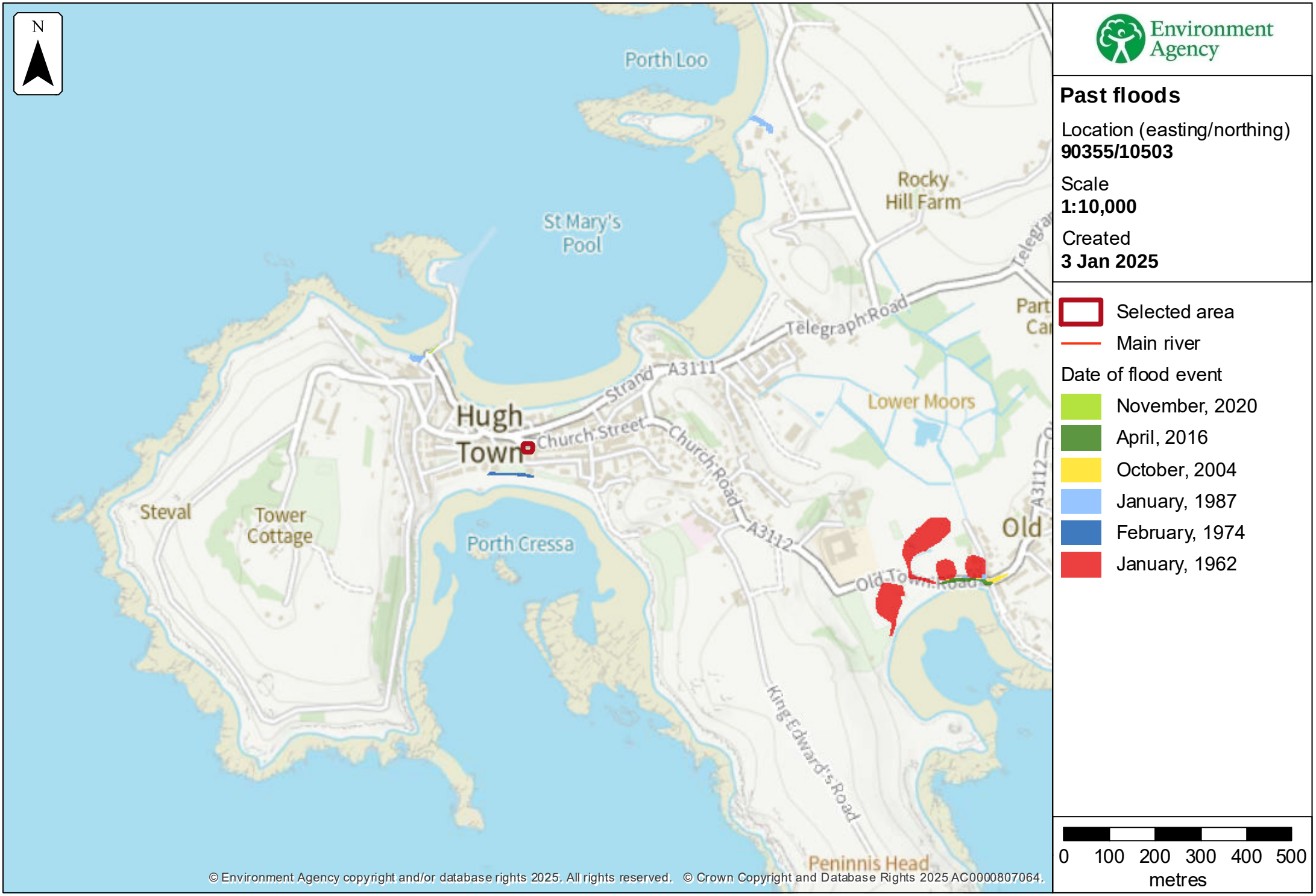
- are an indication of the geographical extent of an observed flood event. We map flooding to land, not individual properties.
- not give any indication of flood levels for individual properties. They also do not imply that any property within the outline has flooded internally.
- are based on a combination of anecdotal evidence, Environment Agency staff observations and survey.
- do not provide a definitive record of flooding.

It is possible that there will be an absence of data in places where we have not been able to record the extent of flooding. It is also possible for errors to occur in the digitisation of historic records of flooding.

In addition to the Historic Flood Map we also hold historic flood information locally.

Remember that: other flooding may have occurred that we do not have records for

Please note that our records are not comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at this location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.



Environment Agency

Past floods

Location (easting/northing)
90355/10503

Scale
1:10,000

Created
3 Jan 2025

- Selected area
- Main river

Date of flood event

- November, 2020
- April, 2016
- October, 2004
- January, 1987
- February, 1974
- January, 1962

0 100 200 300 400 500
metres

391361 - Records of flooding in the Hugh Town area.

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
29/10/2023	Isles of Scilly - Hugh Town	High tides in Hugh Town led to water rising through a storm drain in the centre of Hugh Street as well as flooding as water seeped through demountables.	High tides	0	Tidal
15/11/2020	Hugh town	Coastal Flooding, spring tides, high winds leading to waves overtopping defences and flooding small section of coastal roads in front of public house.	Wave overtopping defences		Tidal
30/09/2019	Isles of Scilly	High tides lead to some minor pooling on the main street as water came up the drains due to surcharge.	Surface water caused by tidal water coming up drains		Surface Water Runoff
03/01/2018	IoS - St Mary's	Flooding along Throughfare due to overtopping and flooding of lower bar area	Wave overtopping	0	

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
10/04/2016	IoS:St Mary's - Old Town	Storm waves overtopping onto Old Town Road	Storm waves overtopping	0	
05/02/2014	Isles of Scilly - St Mary's	Storm conditions led to wave overtopping the Quay	Storm Conditions	0	
03/01/2014	Isles of Scilly	Isles of Scilly. Hugh Street was partially flooded by a few inches, mainly caused by poor drainage. Surface water flooding also affected Trench Lane, Old Town. The main set of pontoons were also damaged.	High tides, wave action and surface water run off.	1	Surface Water Runoff
03/01/2014	IoS: St Mary's	Storm conditions led to flooding in the Old Town area and damage to St Mary's Quay	Storm condtions and wave overtopping		
18/10/2012	IoS: St Mary's - High Street and Thoroughfare	Flooding from Paper shop to TIC offices. Small ingress of seawater into Schooners Bar. No RFOs and exact extent unknown.	Storm surge accompanied with high spring tides		Tidal

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
18/10/2012	IoS: St Mary's - Porthmellon Industrial Park	Electricity substation and offices were very close to flooding but water was pumped out in time. No RFOs and exact extent unknown.	Storm causing heavy rain	0	Surface Water Runoff
18/10/2012	IoS: St Mary's - Mermaid Inn sea wall	Sea wall damage caused by wave action – no records / photos of flooding occurring. No RFOs and exact extent unknown.	Storm surge accompanied with high spring tides	0	Tidal
02/12/2009	Isles of Scilly - St Mary's	Storm conditions led to waves overtopping near St Mary's Pier.	Storm Conditions	0	
28/10/2004	IoS: St Mary's - Old Town	Large waves due to storm event overtopping walls along Old Town coastline, resulting in flooding along the A3112 on the seafront and flowing down into the street.	Waves overtopping defences and sea levels high		

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
01/12/1989	Isles of Scilly - St Mary's	Storm conditions resulted in significant damage in St Mary's. St Mary's Pier Lighthouse completely demolished. 200m of embankment in Porthcressa washed away. Flooding to Porthloo Green as well as damage to Old Town Bay sea wall.	Storm Conditions	0	
01/01/1987	IoS: St Mary's - Mermaid Inn car park	Wrack and seaweed leaving outline of waves / sea inundation due to storm waves and overtopping. Also some damage to the wall from powerful waves.	Overtopping and damage of sea wall		
01/01/1987	IoS: St Mary's - Old Town	Large waves overtopping walls onto road at Old Town Bay	Overtopping of walls		
01/02/1974	IoS: St Mary's - Porthcressa	Large waves due to a storm event overtopping walls along Porthcressa bay	Storm waves overtopping walls		

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
01/01/1962	Isles of Scilly: St Mary's - Old Town	Storm damage and seawater inundation at multiple areas along the coast, likely due to wave overtopping, wave strength and lack of or poor defences.	Storm conditions: big strong waves		

This list contains all the records of flooding we hold, in a 1km radius of the specified location. Although this information is compiled to the best of our knowledge, the absence of flooding does not mean that an area has not flooded in the past, nor guarantee it will not flood in the future. Our records are updated as more information comes to light, and as flood incidents occur.

Correct as of 20 / 01 / 2025

Modelled data

About the models used

Model name: Isles of Scilly Coastal Model
Date: 2019

This model contains the most relevant data for your area of interest.

You will need to consider the latest flood risk assessment climate change allowances and factor in the new allowances to demonstrate the development will be safe from flooding.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1%chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Isles of Scilly Coastal Model (2019)

We have provided data from the Isles of Scilly Coastal Model, 2019. Please consider the following information when using this model data:

- This is coastal model, and does not consider the risk of flooding from other source, including fluvial or surface water flooding.

- We have supplied the results and data from both the defended (flood defences included) and undefended (flood defences removed) scenarios. You will need to review the data provided, and select the scenario which provides the maximum flood extent and level (or the worst case) for the site. The most appropriate scenario will depend on the location of the specific site in question.

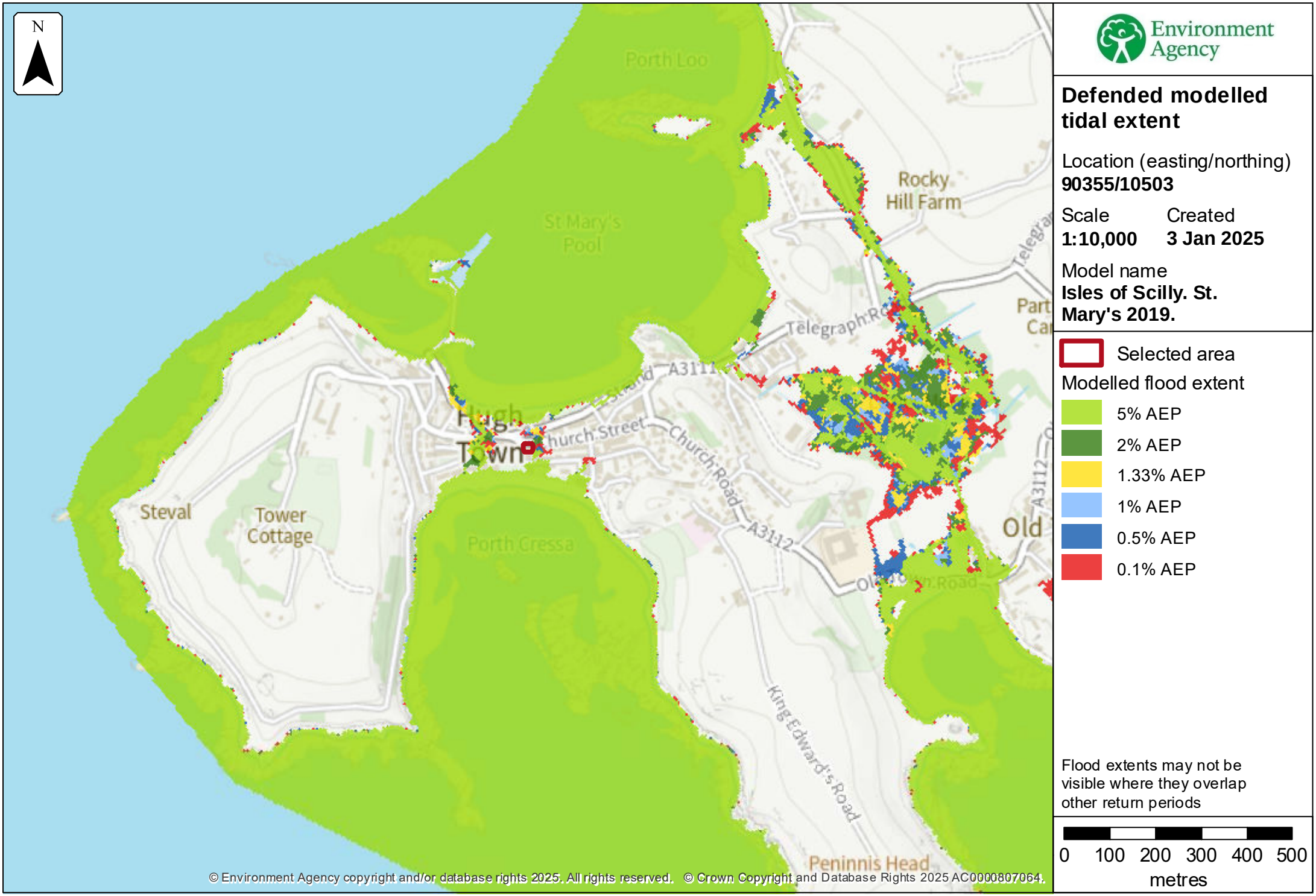
- Climate change: Model scenarios were completed with increases to the still water levels, wind speeds and wave heights to represent the impacts of climate change. This model was produced following the guidance that was available at the time of the model build (UKCP09). For Flood Risk Assessments, this should be updated using the latest guidance available. For more information and advice, please see: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

- The maps and digital data supplied should be considered only a summary of the conclusions of the study. It may be necessary to collect more detailed topographic information for particular sites where development is proposed and undertake a more detailed site-specific hydrological and hydraulic analysis for the location using guidance from the National Planning Policy Framework (NPPF)

- In this commission the focus has been on flooding from the sea rather than from fluvial sources. It is important that consideration is given to fluvial flooding for any development sites if appropriate. The impact of combined fluvial and tidal events should be examined to understand the impact that this has upon flood depth extent and the duration of inundation

- Any assessment of Flood Risk undertaken must be appropriate for the decisions that need to be based upon it, consider the risks and also take into account any limitations of the data used.

- Please be aware that the Environment Agency does not guarantee that this data is suitable for your purposes.



Environment Agency

Defended modelled tidal extent

Location (easting/northing)
90355/10503

Scale
1:10,000

Created
3 Jan 2025

Model name
Isles of Scilly. St. Mary's 2019.

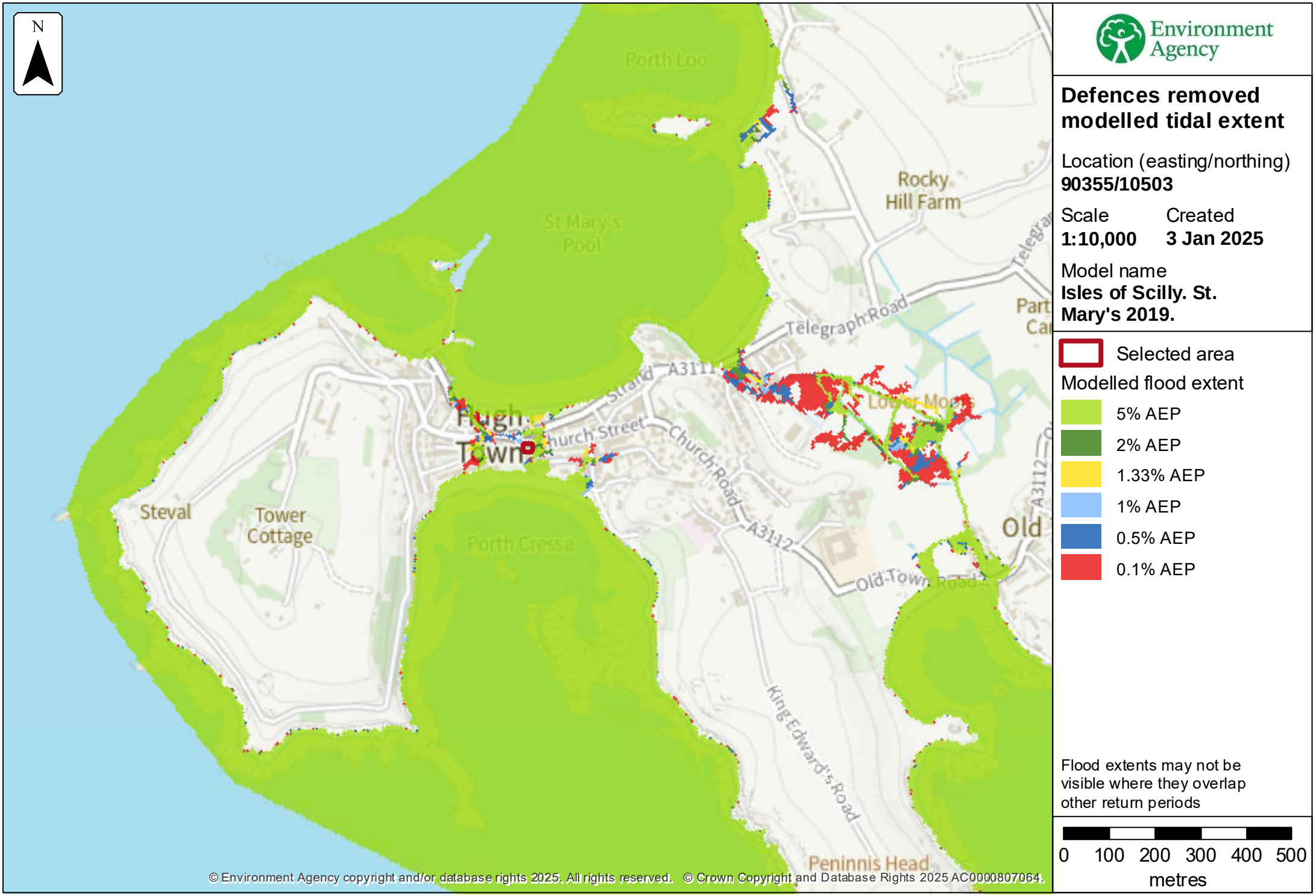
Selected area

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

Defences removed modelled tidal extent

Location (easting/northing)
90355/10503

Scale
1:10,000

Created
3 Jan 2025

Model name
Isles of Scilly. St. Mary's 2019.

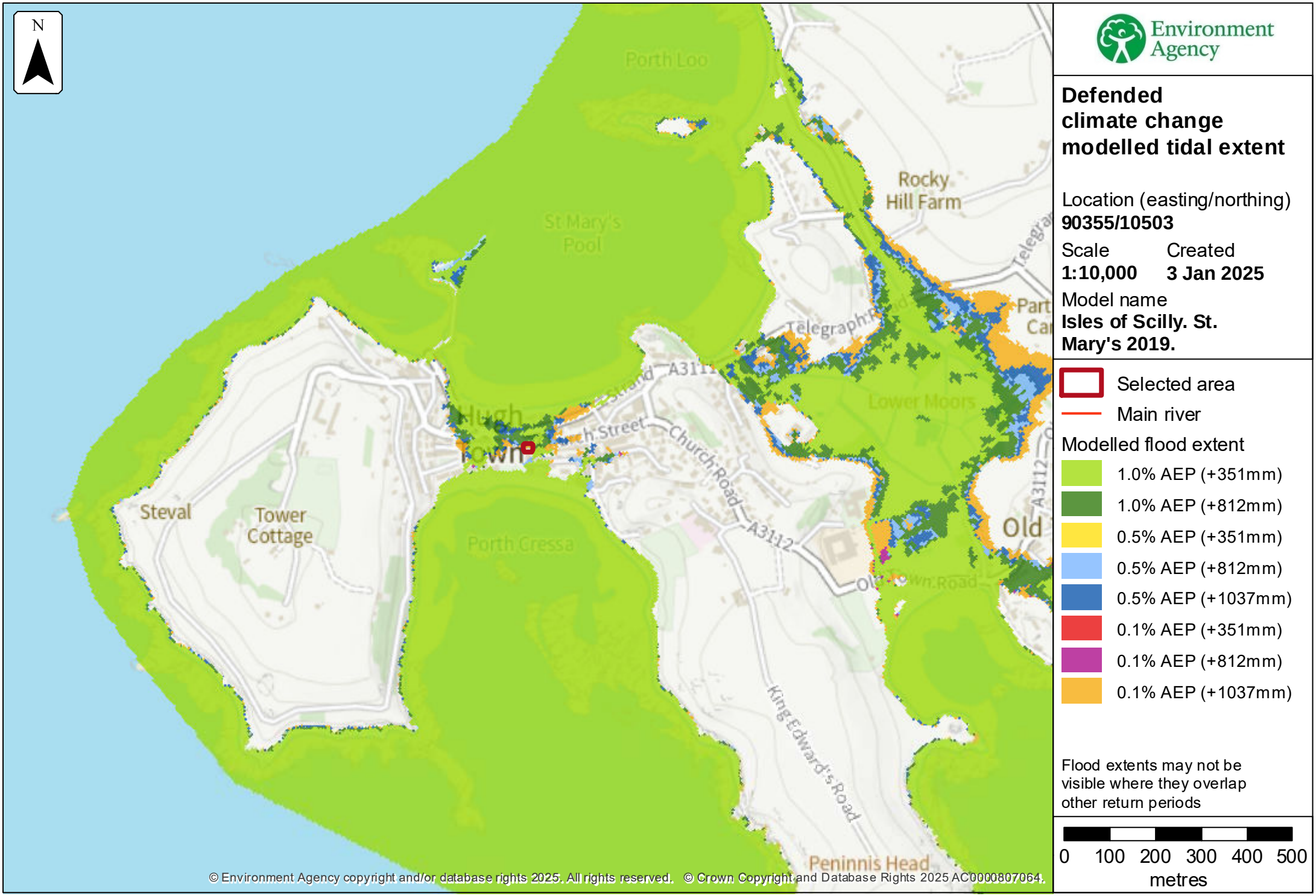
Selected area

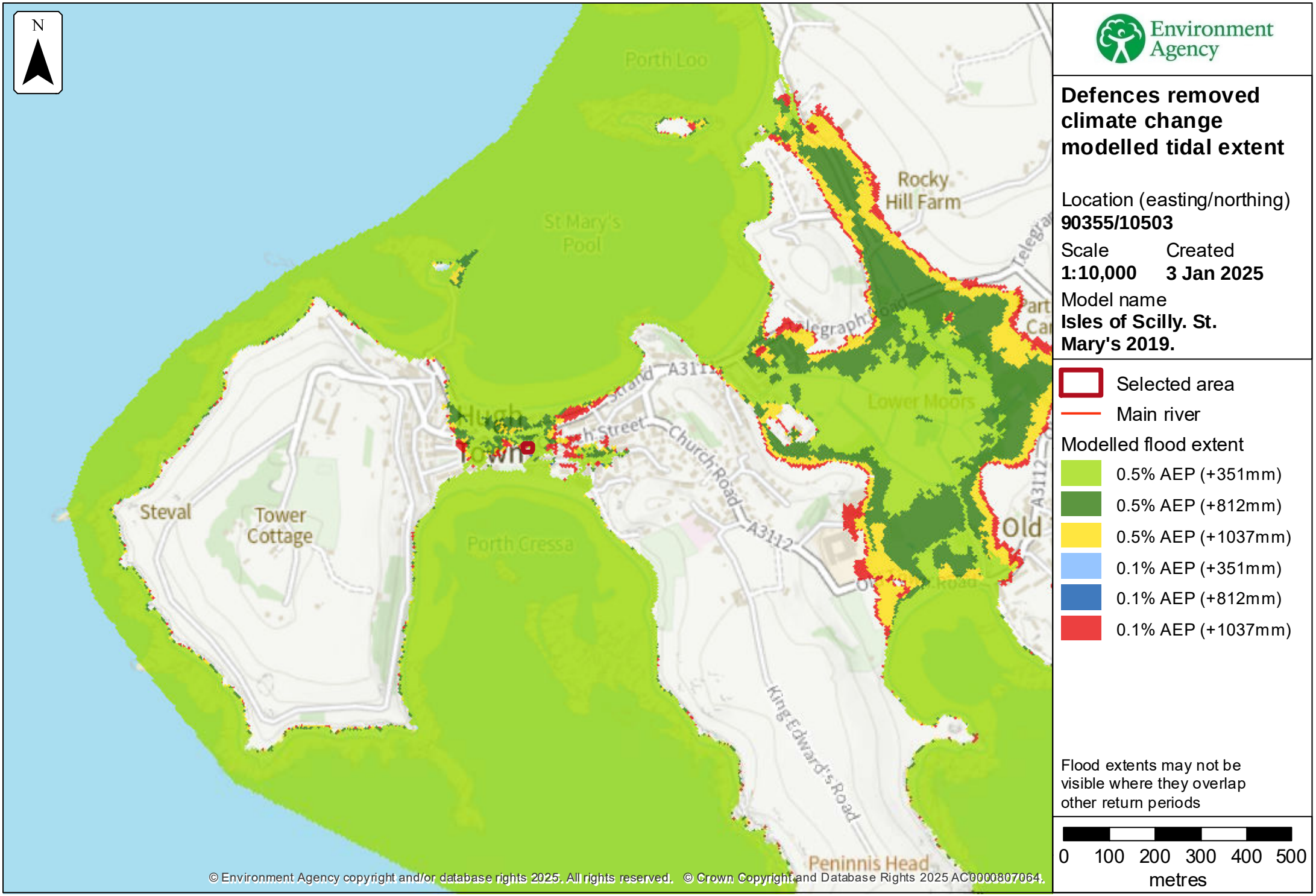
Modelled flood extent

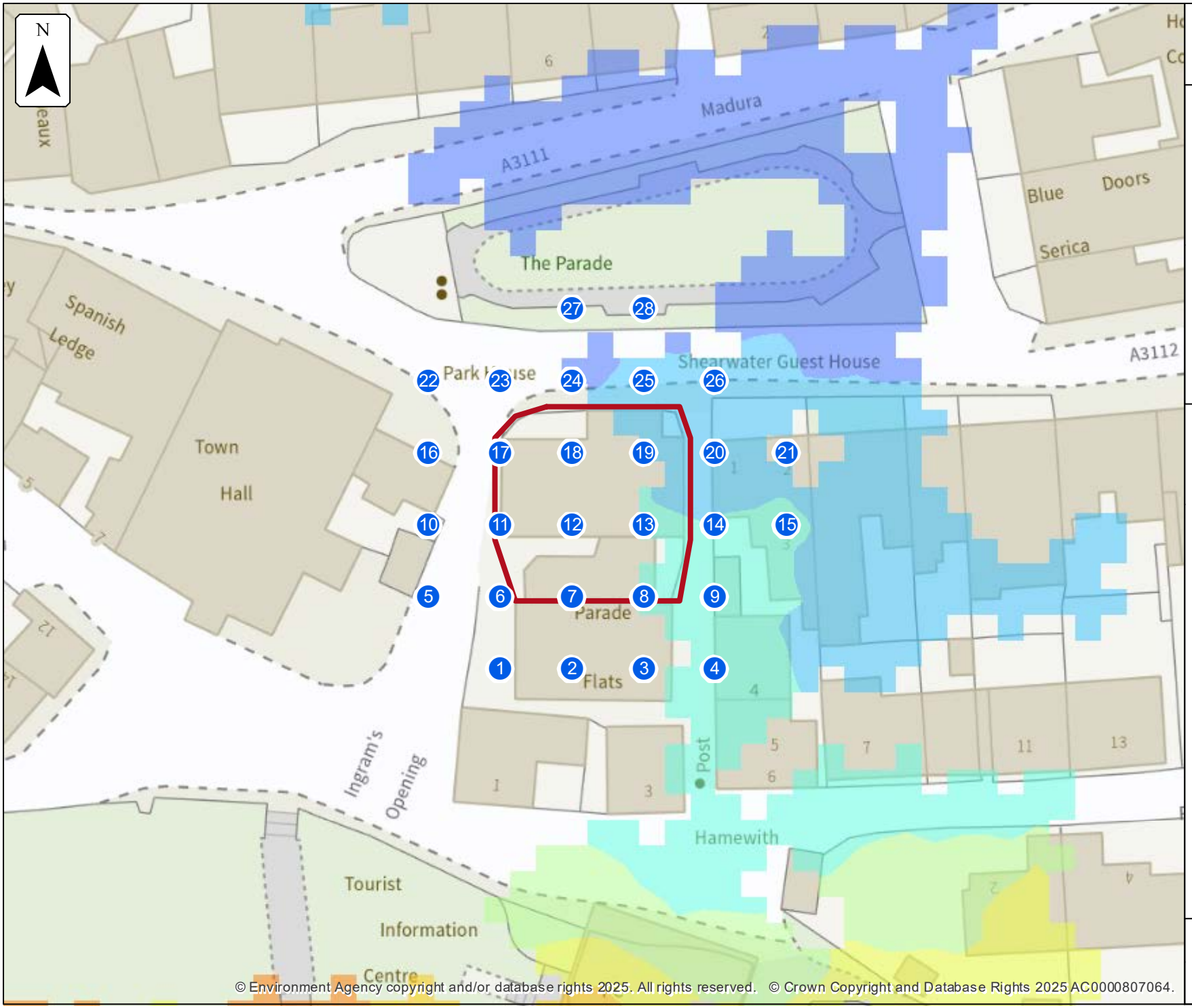
- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres







Environment Agency

Defended modelled tidal extent and height

Location (easting/northing)
90355/10503

Scale
1:500

Created
3 Jan 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid

Water level in mAOD

- 0 - 4.0
- 4.0 - 4.5
- 4.5 - 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defended

			1:2	1:5	1:10	1:20	1:25	1:30	1:50	1:75	1:100	1:200	1:1000
Label	**Easting**	**Northing**	**50% AEP**	**20% AEP**	**10% AEP**	**5% AEP**	**4% AEP**	**3.33% AEP**	**2% AEP**	**1.33% AEP**	**1% AEP**	**0.5% AEP**	**0.1% AEP**
			Depth	**Depth**	**Depth**	**Depth**	**Depth**	**Depth**	**Depth**	**Depth**	**Depth**	**Depth**	**Depth**
1	90346	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90353	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90360	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90367	10487	NoData	NoData	NoData	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
5	90339	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90346	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90353	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90360	10494	NoData	NoData	NoData	0.01	0.02	0.03	0.06	0.07	0.07	0.07	0.08
9	90367	10494	NoData	NoData	NoData	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.03
10	90339	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90346	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90353	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
13	90360	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06
14	90367	10501	NoData	NoData	NoData	0.07	0.17	0.20	0.26	0.27	0.27	0.28	0.30
15	90374	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.04
16	90339	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
17	90346	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90353	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90360	10508	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01	0.01	0.01	0.01
20	90367	10508	NoData	NoData	NoData	NoData	NoData	NoData	0.07	0.07	0.07	0.07	0.07
21	90374	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90339	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	90346	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	90353	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.00	NoData	0.00
25	90360	10515	NoData	NoData	NoData	NoData	NoData	NoData	0.05	0.06	0.06	0.06	0.06
26	90367	10515	NoData	NoData	NoData	NoData	NoData	NoData	0.10	0.10	0.10	0.10	0.11
27	90353	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	90360	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	Could not determine	Could not determine	0.06	0.14	0.17	0.23	0.24	0.25	0.26	0.28

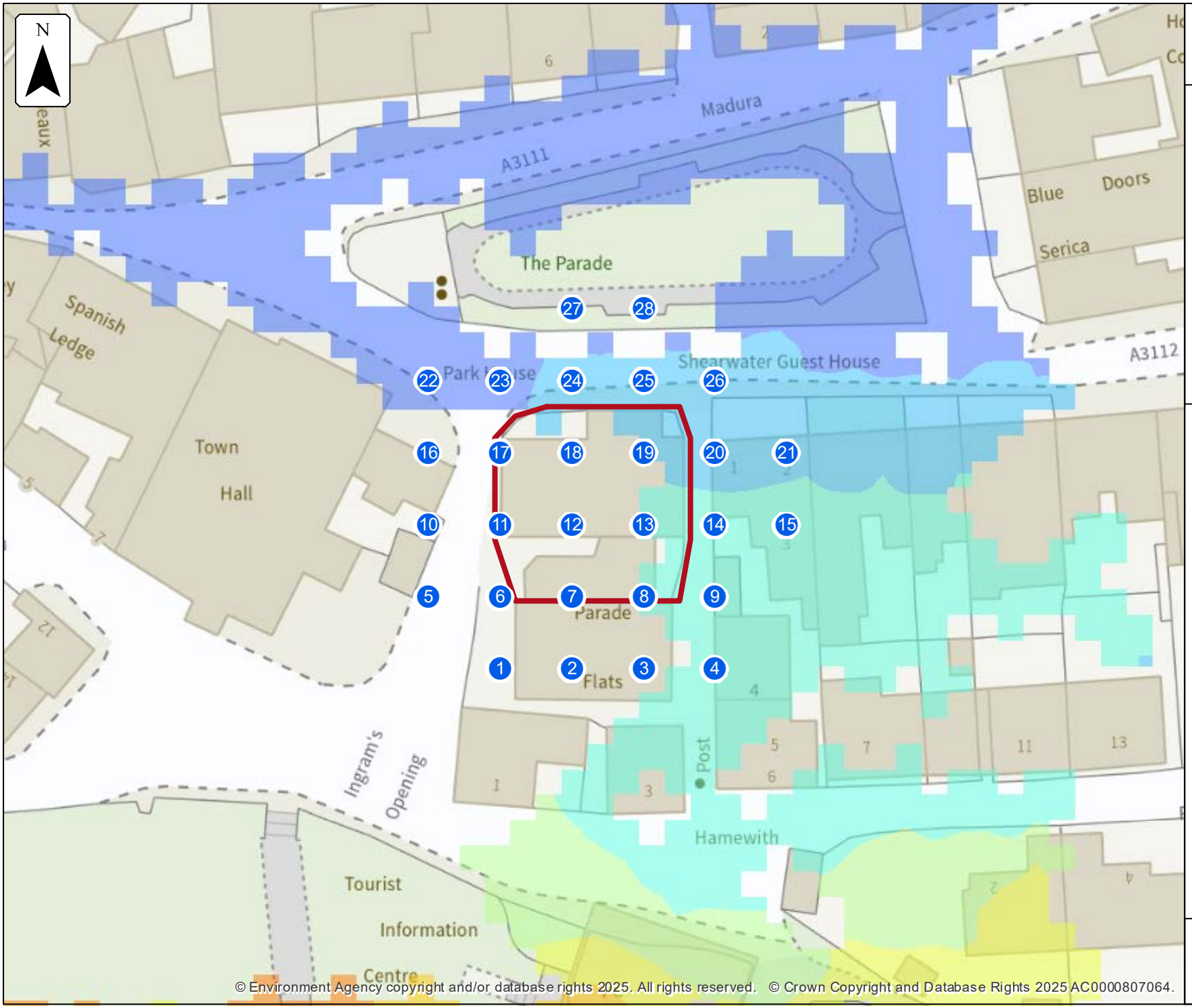
Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	90346	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90353	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90360	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90367	10487	NoData	NoData	NoData	5.19	5.18	5.19	5.19	5.19	5.19	5.19	5.20
5	90339	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90346	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90353	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90360	10494	NoData	NoData	NoData	4.87	4.89	4.92	4.98	4.99	5.00	5.00	5.02
9	90367	10494	NoData	NoData	NoData	5.00	5.00	5.00	5.00	5.01	5.01	5.02	5.03
10	90339	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90346	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90353	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
13	90360	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.02
14	90367	10501	NoData	NoData	NoData	4.77	4.88	4.91	4.98	4.99	4.99	5.00	5.02
15	90374	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.00	5.01
16	90339	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	90346	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90353	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
19	90360	10508	NoData	NoData	NoData	NoData	NoData	NoData	4.84	4.84	4.84	4.84	4.85
20	90367	10508	NoData	NoData	NoData	NoData	NoData	NoData	4.85	4.85	4.85	4.85	4.85
21	90374	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90339	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	90346	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	90353	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	4.49	NoData	4.48
25	90360	10515	NoData	NoData	NoData	NoData	NoData	NoData	4.53	4.53	4.53	4.53	4.53
26	90367	10515	NoData	NoData	NoData	NoData	NoData	NoData	4.53	4.53	4.54	4.54	4.54
27	90353	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	90360	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	Could not determine	Could not determine	4.85	4.90	4.93	4.98	4.99	5.00	5.00	5.02

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defences removed modelled tidal extent and height

Location (easting/northing)
90355/10503

Scale
1:500

Created
3 Jan 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.0
- 4.0 - 4.5
- 4.5 - 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90346	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90353	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90360	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90367	10487	NoData	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.03
5	90339	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90346	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90353	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90360	10494	NoData	0.06	0.07	0.08	0.08	0.08	0.09	0.09	0.09	0.09	0.11
9	90367	10494	NoData	0.01	0.01	0.02	0.02	0.02	0.04	0.04	0.04	0.05	0.07
10	90339	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90346	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90353	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
13	90360	10501	NoData	NoData	NoData	NoData	NoData	NoData	0.07	0.08	0.08	0.08	0.10
14	90367	10501	NoData	0.26	0.27	0.29	0.29	0.29	0.31	0.31	0.32	0.32	0.35
15	90374	10501	NoData	NoData	NoData	0.03	0.03	0.03	0.04	0.05	0.05	0.05	0.07
16	90339	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
17	90346	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90353	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90360	10508	NoData	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02
20	90367	10508	NoData	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.08	0.08	0.08
21	90374	10508	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01	0.01	0.01	0.01
22	90339	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01	0.02
23	90346	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01	0.01
24	90353	10515	NoData	0.00	0.00	NoData	0.00	NoData	0.00	NoData	0.02	0.02	0.03
25	90360	10515	NoData	0.05	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.07
26	90367	10515	NoData	0.10	0.10	0.10	0.10	0.10	0.11	0.11	0.11	0.11	0.11
27	90353	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	90360	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	0.23	0.25	0.26	0.26	0.26	0.28	0.29	0.29	0.30	0.32

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.
Height values are shown in mAOD, and depth values are shown in metres.
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If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	90346	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90353	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90360	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90367	10487	NoData	5.19	5.19	5.19	5.19	5.19	5.20	5.20	5.21	5.21	5.22
5	90339	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90346	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90353	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90360	10494	NoData	4.98	4.99	5.01	5.01	5.01	5.03	5.04	5.04	5.04	5.07
9	90367	10494	NoData	5.00	5.01	5.02	5.02	5.02	5.04	5.05	5.05	5.05	5.08
10	90339	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90346	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90353	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
13	90360	10501	NoData	NoData	NoData	NoData	NoData	NoData	5.03	5.04	5.04	5.04	5.07
14	90367	10501	NoData	4.98	4.99	5.01	5.01	5.01	5.03	5.03	5.04	5.04	5.07
15	90374	10501	NoData	NoData	NoData	5.00	5.00	5.01	5.02	5.02	5.03	5.03	5.05
16	90339	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17	90346	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90353	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
19	90360	10508	NoData	4.84	4.84	4.84	4.84	4.84	4.85	4.85	4.85	4.85	4.86
20	90367	10508	NoData	4.85	4.85	4.85	4.85	4.85	4.85	4.85	4.85	4.86	4.86
21	90374	10508	NoData	NoData	NoData	NoData	NoData	NoData	4.88	4.88	4.88	4.89	4.89
22	90339	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	4.40	4.41	4.41
23	90346	10515	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	4.47	4.47	4.47
24	90353	10515	NoData	4.48	4.49	NoData	4.48	NoData	4.48	NoData	4.52	4.52	4.52
25	90360	10515	NoData	4.53	4.53	4.53	4.53	4.53	4.53	4.54	4.54	4.54	4.55
26	90367	10515	NoData	4.53	4.54	4.54	4.54	4.54	4.54	4.54	4.54	4.54	4.54
27	90353	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
28	90360	10522	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	4.98	4.99	5.01	5.01	5.01	5.03	5.04	5.04	5.04	5.07

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.
Height values are shown in mAOD, and depth values are shown in metres.
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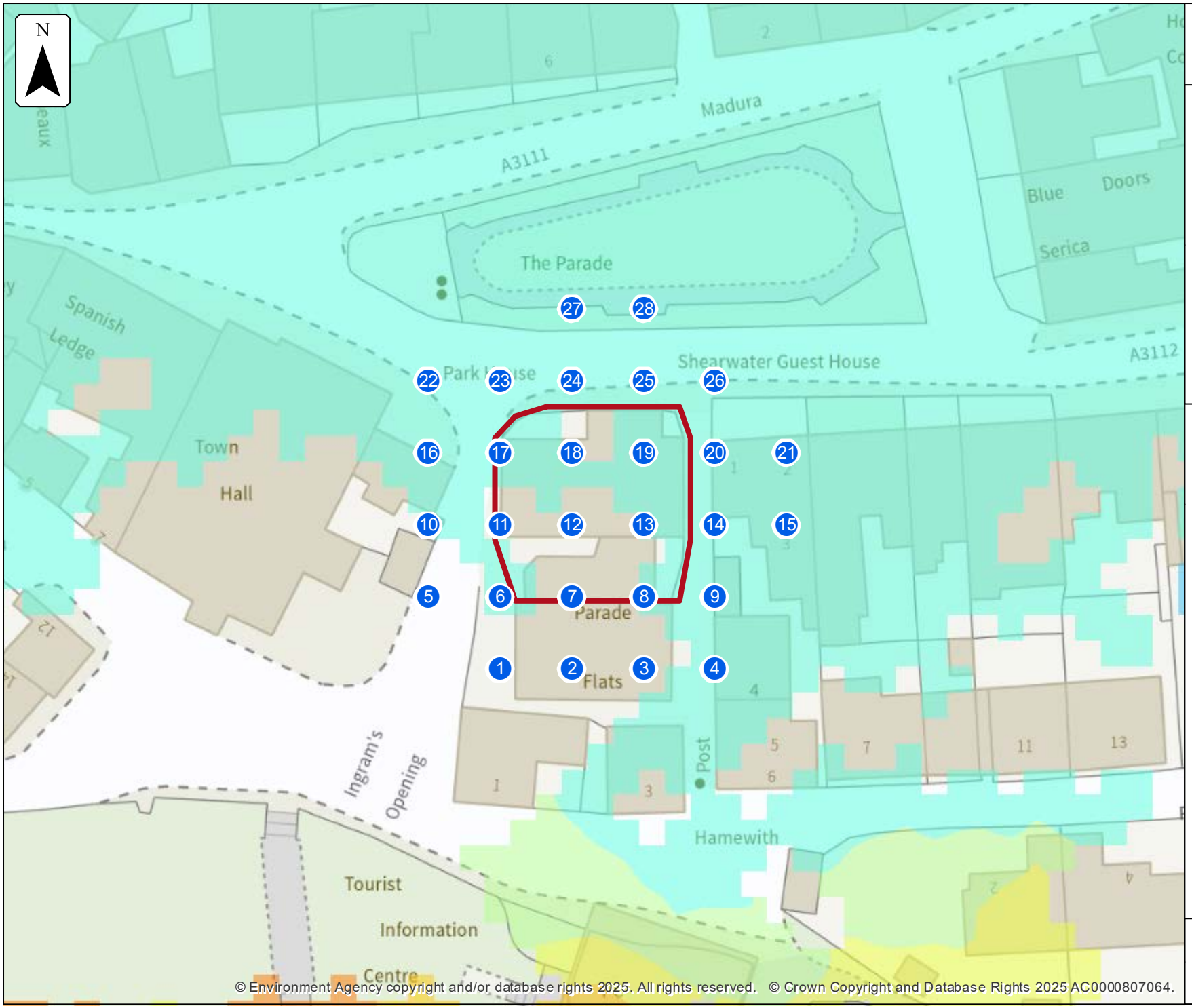
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defended climate change modelled tidal extent and height

Location (easting/northing)
90355/10503

Scale
1:500

Created
3 Jan 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.0
- 4.0 - 4.5
- 4.5 - 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0

This map shows the 0.1% AEP +1037mm height data

0 5 10 15 20
metres

Sample point data

Defended climate change

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90346	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90353	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90360	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90367	10487	0.01	0.02	0.01	0.02	0.03	0.02	0.04	0.05
5	90339	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90346	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.00
7	90353	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90360	10494	0.08	0.09	0.09	0.10	0.10	0.09	0.11	0.14
9	90367	10494	0.03	0.04	0.04	0.05	0.07	0.04	0.07	0.14
10	90339	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90346	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90353	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
13	90360	10501	NoData	0.08	0.07	0.08	0.09	0.08	0.10	0.16
14	90367	10501	0.29	0.32	0.31	0.32	0.34	0.32	0.35	0.42
15	90374	10501	0.03	0.05	0.04	0.05	0.06	0.05	0.07	0.16
16	90339	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.37

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
17	90346	10508	NoData	NoData	NoData	NoData	0.20	NoData	0.13	0.38
18	90353	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90360	10508	0.01	0.01	0.01	0.01	0.02	0.01	0.02	0.19
20	90367	10508	0.07	0.08	0.07	0.09	0.12	0.08	0.10	0.35
21	90374	10508	NoData	0.01	0.01	0.01	0.02	0.01	0.02	0.20
22	90339	10515	NoData	0.23	NoData	0.26	0.49	0.01	0.38	0.74
23	90346	10515	NoData	0.16	NoData	0.19	0.42	0.01	0.31	0.67
24	90353	10515	0.00	0.12	NoData	0.15	0.38	0.02	0.27	0.63
25	90360	10515	0.06	0.14	0.06	0.18	0.41	0.06	0.29	0.66
26	90367	10515	0.10	0.19	0.11	0.22	0.45	0.11	0.33	0.70
27	90353	10522	NoData	0.15	NoData	0.18	0.41	NoData	0.30	0.66
28	90360	10522	NoData	NoData	NoData	0.19	0.41	NoData	0.30	0.66
Max value in selected area:			0.27	0.29	0.28	0.30	0.35	0.29	0.32	0.58

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended climate change

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height	Height	Height
1	90346	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90353	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90360	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90367	10487	5.19	5.21	5.20	5.21	5.22	5.21	5.23	5.24
5	90339	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90346	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.13
7	90353	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90360	10494	5.01	5.04	5.03	5.05	5.06	5.04	5.07	5.14
9	90367	10494	5.03	5.05	5.04	5.06	5.07	5.05	5.08	5.15
10	90339	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90346	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90353	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
13	90360	10501	NoData	5.04	5.03	5.05	5.06	5.04	5.07	5.14
14	90367	10501	5.01	5.04	5.03	5.04	5.06	5.04	5.07	5.14
15	90374	10501	5.01	5.03	5.02	5.03	5.04	5.03	5.05	5.14
16	90339	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.13
17	90346	10508	NoData	NoData	NoData	NoData	4.88	NoData	4.77	5.13

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height	Height	Height
18	90353	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90360	10508	4.84	4.87	4.85	4.87	4.92	4.85	4.90	5.13
20	90367	10508	4.85	4.86	4.85	4.86	4.89	4.86	4.88	5.13
21	90374	10508	NoData	4.89	4.88	4.89	4.95	4.89	4.92	5.13
22	90339	10515	NoData	4.62	NoData	4.66	4.88	4.41	4.77	5.13
23	90346	10515	NoData	4.62	NoData	4.66	4.88	4.47	4.77	5.13
24	90353	10515	4.48	4.62	NoData	4.66	4.88	4.52	4.77	5.13
25	90360	10515	4.53	4.62	4.53	4.66	4.88	4.54	4.77	5.13
26	90367	10515	4.54	4.62	4.54	4.66	4.88	4.54	4.77	5.13
27	90353	10522	NoData	4.62	NoData	4.66	4.88	NoData	4.77	5.13
28	90360	10522	NoData	NoData	NoData	4.66	4.88	NoData	4.77	5.13
Max value in selected area:			5.01	5.04	5.03	5.05	5.06	5.04	5.07	5.14

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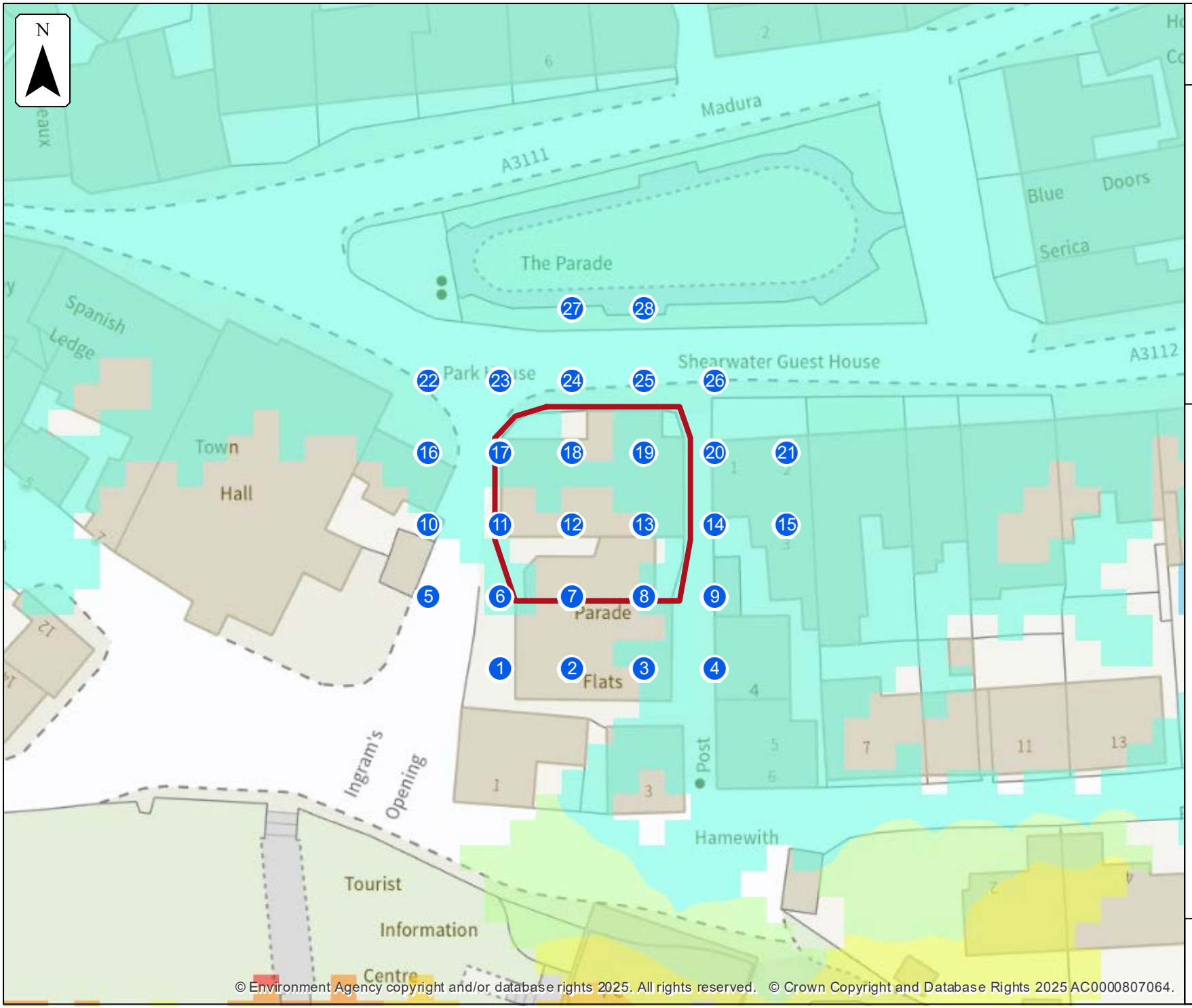

Environment Agency

Defences removed climate change modelled tidal extent and height

Location (easting/northing)
90355/10503

Scale
1:500

Created
3 Jan 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 4.0
- 4.0 - 4.5
- 4.5 - 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0

This map shows the 0.1% AEP +1037mm height data

0 5 10 15 20
metres

Sample point data

Defences removed climate change

			1:200 +351	1:200 +812	1:200 +1037	1:1000 +351	1:1000 +812	1:1000 +1037						
Label	**Easting**	**Northing**	**0.5% AEP (+351mm)**	**0.5% AEP (+812mm)**	**0.5% AEP (+1037mm)**	**0.1% AEP (+351mm)**	**0.1% AEP (+812mm)**	**0.1% AEP (+1037mm)**	**0.5% AEP (+351mm)**	**0.5% AEP (+812mm)**	**0.5% AEP (+1037mm)**	**0.1% AEP (+351mm)**	**0.1% AEP (+812mm)**	**0.1% AEP (+1037mm)**
			Depth	**Depth**	**Depth**	**Depth**	**Depth**	**Depth**	**Height**	**Height**	**Height**	**Height**	**Height**	**Height**
1	90346	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90353	10487	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	90360	10487	NoData	NoData	NoData	NoData	0.01	0.01	NoData	NoData	NoData	NoData	5.31	5.31
4	90367	10487	0.04	0.07	0.08	0.06	0.08	0.10	5.23	5.26	5.27	5.25	5.27	5.28
5	90339	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90346	10494	NoData	NoData	NoData	NoData	NoData	0.00	NoData	NoData	NoData	NoData	NoData	5.13
7	90353	10494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90360	10494	0.11	0.13	0.15	0.13	0.15	0.17	5.08	5.12	5.14	5.11	5.17	5.20
9	90367	10494	0.08	0.13	0.15	0.11	0.15	0.18	5.09	5.13	5.15	5.12	5.16	5.19
10	90339	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90346	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90353	10501	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
13	90360	10501	0.11	0.14	0.16	0.13	0.17	0.20	5.08	5.12	5.14	5.11	5.15	5.18
14	90367	10501	0.36	0.40	0.42	0.39	0.43	0.46	5.08	5.12	5.14	5.11	5.15	5.18
15	90374	10501	0.08	0.12	0.14	0.10	0.14	0.19	5.06	5.10	5.11	5.08	5.12	5.16
16	90339	10508	NoData	NoData	NoData	NoData	NoData	0.37	NoData	NoData	NoData	NoData	NoData	5.13

Label	Easting	Northing	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth	Height	Height	Height	Height	Height	Height
17	90346	10508	NoData	NoData	0.20	NoData	0.13	0.38	NoData	NoData	4.89	NoData	4.77	5.13
18	90353	10508	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90360	10508	0.02	0.03	0.04	0.03	0.04	0.20	4.93	4.95	4.98	4.94	4.97	5.14
20	90367	10508	0.09	0.10	0.12	0.09	0.12	0.36	4.87	4.88	4.90	4.87	4.90	5.14
21	90374	10508	0.01	0.01	0.04	0.01	0.02	0.21	4.90	4.91	4.97	4.90	4.94	5.14
22	90339	10515	0.02	0.27	0.49	0.03	0.38	0.74	4.41	4.66	4.89	4.42	4.77	5.13
23	90346	10515	0.02	0.20	0.42	0.02	0.31	0.67	4.48	4.66	4.89	4.48	4.77	5.13
24	90353	10515	0.03	0.16	0.38	0.04	0.27	0.63	4.53	4.66	4.89	4.53	4.77	5.13
25	90360	10515	0.07	0.19	0.41	0.08	0.30	0.66	4.55	4.67	4.89	4.56	4.77	5.13
26	90367	10515	0.11	0.23	0.45	0.12	0.34	0.70	4.55	4.66	4.89	4.56	4.77	5.13
27	90353	10522	NoData	0.19	0.41	0.00	0.30	0.66	NoData	4.66	4.89	4.47	4.77	5.13
28	90360	10522	NoData	0.19	0.42	NoData	0.30	0.66	NoData	4.66	4.89	NoData	4.77	5.13
Max value in selected area:			0.33	0.38	0.40	0.36	0.40	0.58	5.08	5.12	5.14	5.11	5.15	5.19

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Isles of Scilly.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

Contact the Devon Cornwall and the Isles of Scilly Environment Agency team at dcisenquiries@environment-agency.gov.uk for:

- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

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Appendix 5:

Development Proposals

Internal Demolition Plans

Proposed Plans

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA Architects Ltd or the contract administrator before proceeding.

Do not scale except for planning purposes, work to figured dimensions.

A Fire Consultant must be appointed for this project. KTA drawings & schedules to be read in conjunction with the Fire Consultant Fire Strategy Report.
The Fire Strategy Report takes precedence over any KTA drawing or schedule & any discrepancy should be brought to KTAs attention

This drawing must be read in conjunction with all relevant consultants drawings.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
B	23.01.2024	Drawings Updated Following Site Visit	JC/AC
A	16.12.2024	Preliminary for Discussion	JC/AC

WORK IN PROGRESS

Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

Key

- = Existing
- = Demolished
- = Proposed

Fire Strategy to be reviewed by Fire Consultant

KTA
Architects | Urban Designers

Winslade House, Winslade Park, Manor Drive, Clyst St. Mary, Exeter, EX5 1FY

Tel: 01392 360338
Email: kt@kta.uk.com
Web: www.kta.uk.com

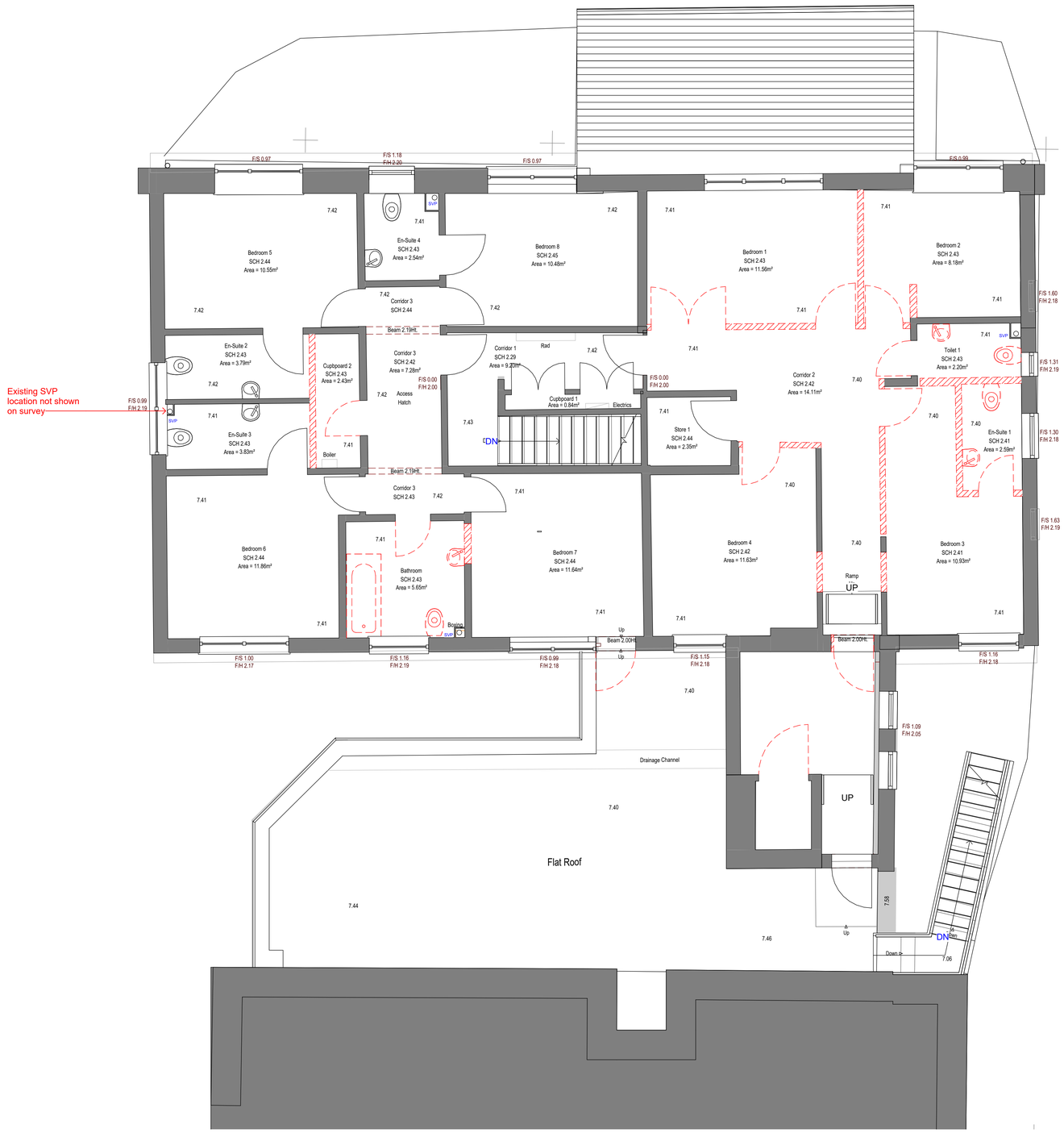
Project
Park House Isles of Scilly

Title
Demolition Ground Floor Plan

Author	Chckd by	Scale	
JC	AC	1 : 50	@ A1

Project	Status
24129	Planning

Drawing number
24129-KTA-XX-GF-D-A-0020 B



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WORK IN PROGRESS

Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

Key

- Existing
- Demolished
- Proposed

Fire Strategy to be reviewed by Fire Consultant

KTA
Architects | Urban Designers

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Web: www.kta.uk.com

Project
Park House Isles of Scilly

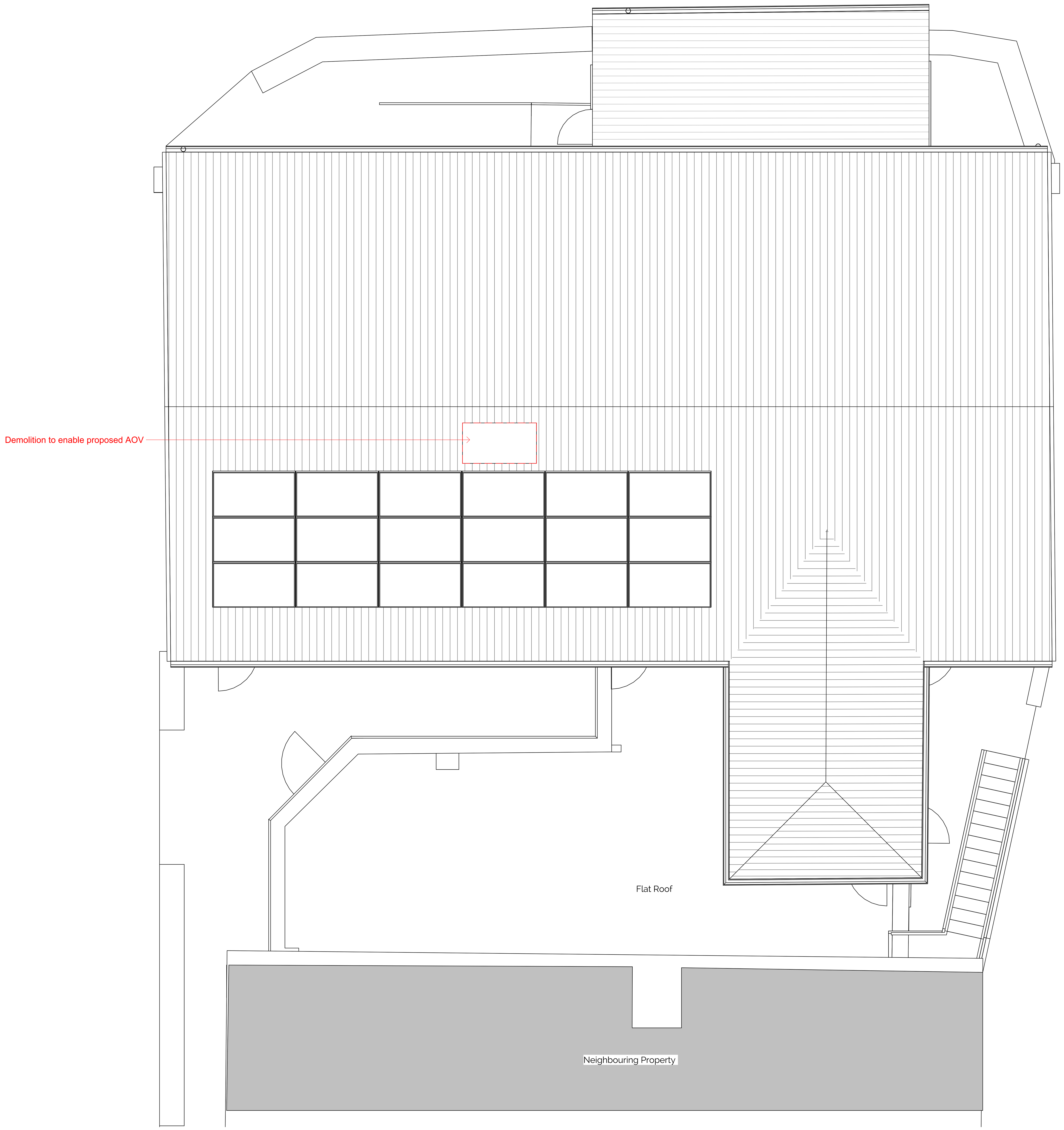
Title
Demolition First Floor Plan

Author	Chcked by	Scale	
JC	AC	1 : 50	@ A1

Project	Status
24129	Planning

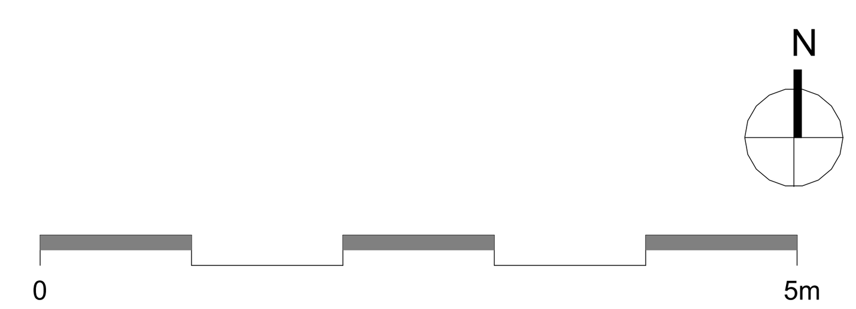
Drawing number
24129-KTA-XX-GF-D-A-0021 B

QMF 128 -V1.0 - 24/11/2022



Demolition Roof Plan

1 : 50



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Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

Key

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- = Demolished
- = Proposed

Fire Strategy to be reviewed by Fire Consultant

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Web: www.kta.uk.com

Project
Park House Isles of Scilly

Title
Demolition Roof Plan

Author	Chckd by	Scale	
JC	AC	1 : 50	@ A1

Project	Status
24129	Planning

Drawing number	
24129-KTA-XX-GF-D-A-0022	B

QMF 128 -V1.0 - 24/11/2022

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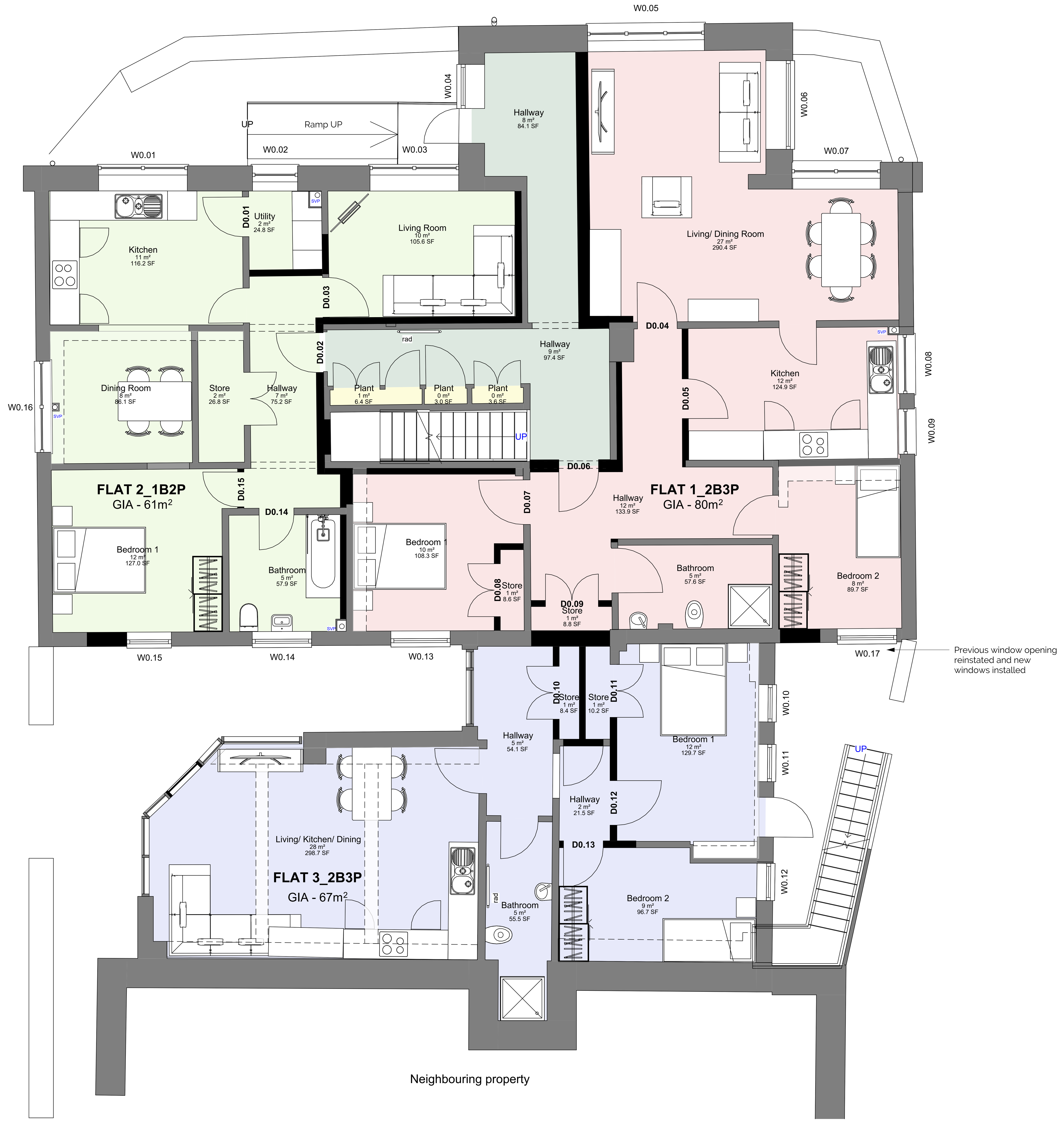

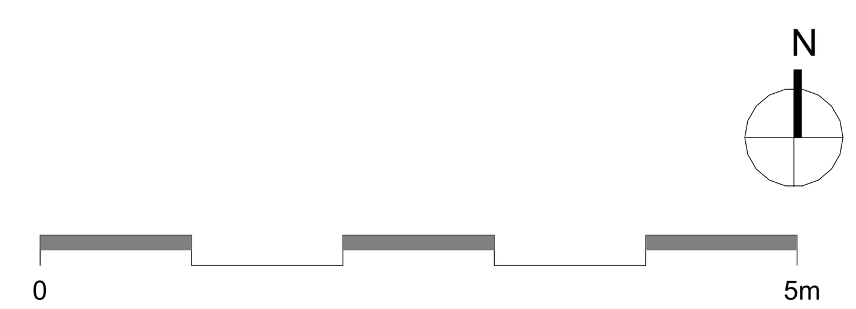

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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
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A	16.12.2024	Preliminary for Discussion	JC/AC

Openable windows to be reviewed by fire consultants to be confirmed if suitable for means of escape.

Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

Please note that only proposed doors are shown with a tag

WORK IN PROGRESS

Key

- Existing
- Demolished
- Proposed

Fire Strategy to be reviewed by Fire Consultant

By Department Legend

- communal
- Flat 1
- Flat 2
- Flat 3
- Plant

KTA
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Project
Park House Isles of Scilly

Title
Proposed Ground Floor Plan

Author	Chckd by	Scale
JC	AC	1 : 50 @ A1

Project	Status
24129	Planning

Drawing number	
24129-KTA-XX-GF-D-A-0030	B

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Contractors to check all dimensions on drawings.

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Do not scale except for planning purposes, work to figured dimensions.

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This drawing must be read in conjunction with all relevant consultants drawings.

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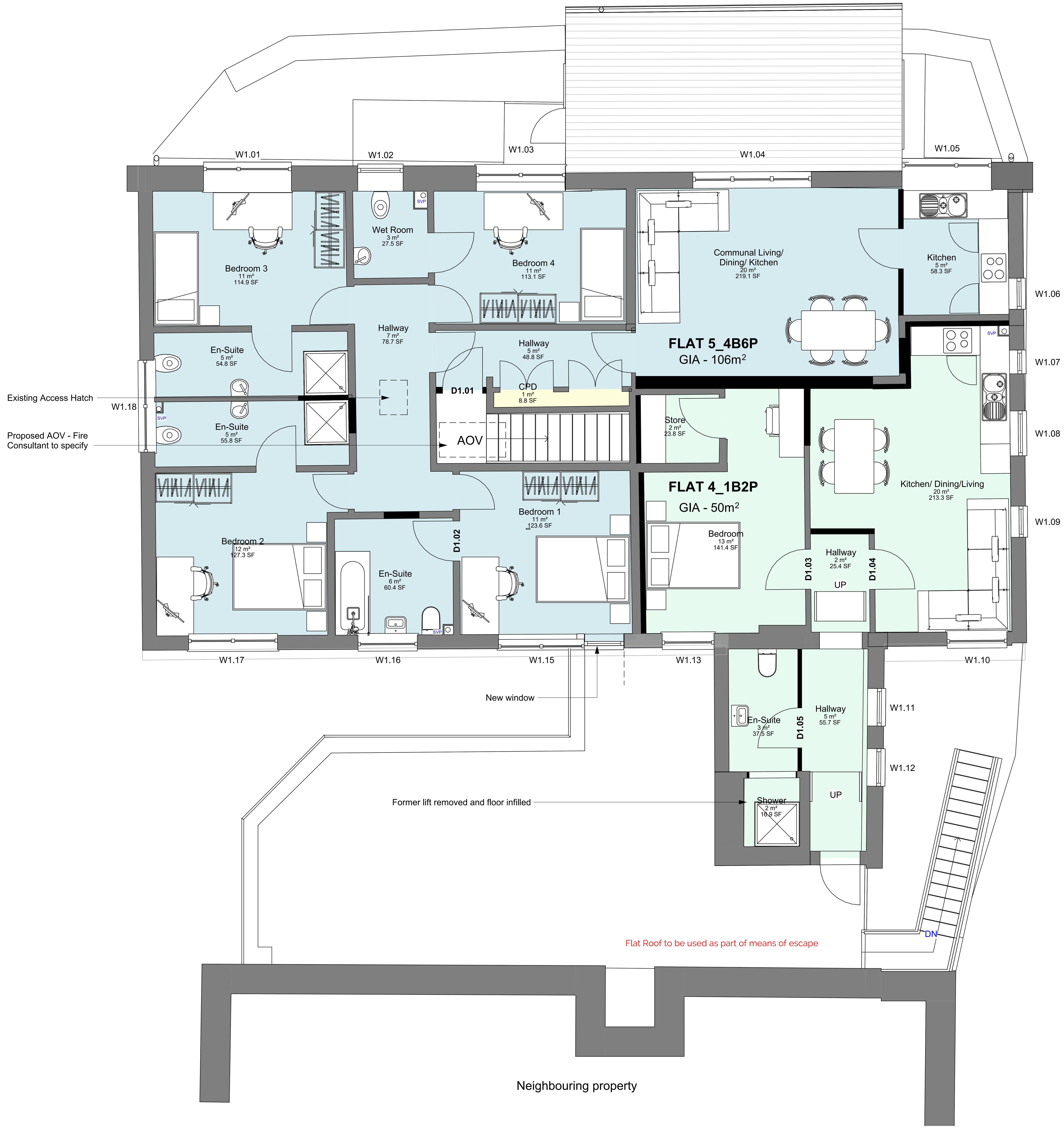
A	16.12.2024	Preliminary for Discussion	JC/AC



Openable windows to be reviewed by fire consultants to be confirmed if suitable for means of escape.

Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

Please note that only proposed doors are shown with a tag

WORK IN PROGRESS

Key

- Existing
- Demolished
- Proposed

Fire Strategy to be reviewed by Fire Consultant

By Department Legend

- Flat 4
- Flat 5
- Plant

N

0 5m

KTA
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Project
Park House Isles of Scilly

Title
Proposed First Floor Plan

Author	Chckd by	Scale	
JC	AC	1 : 50	@ A1

Project	Status
24129	Planning

Drawing number	
24129-KTA-XX-GF-D-A-0031	B

QMF 128 -V1.0 - 24/11/2022

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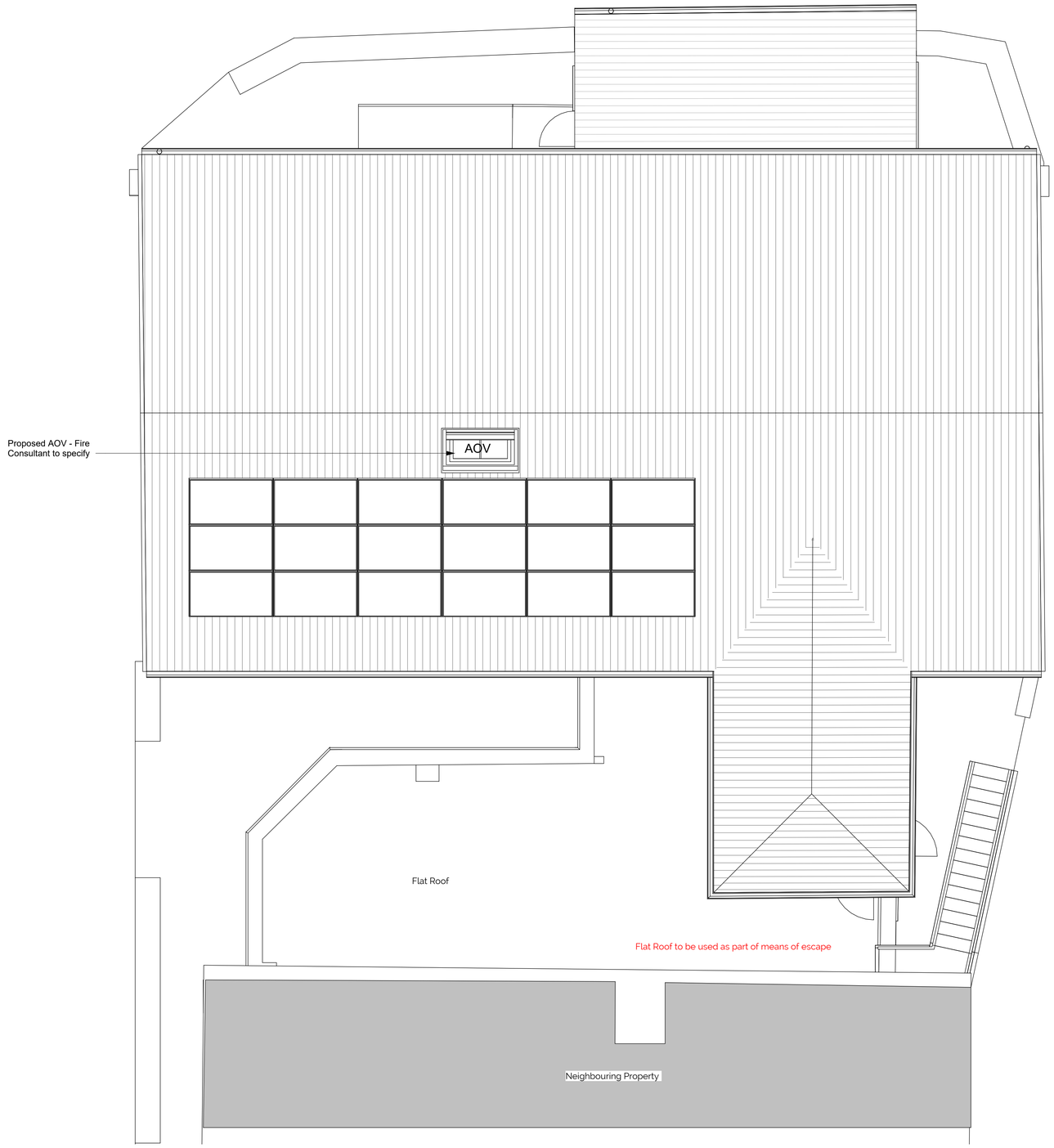
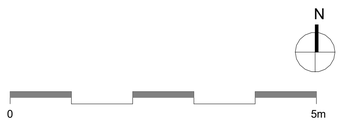


Proposed Roof Plan
1 : 50



Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
B	23.01.2024	Drawings Updated Following Site Visit	JC/AC
A	16.12.2024	Preliminary for Discussion	JC/AC

Existing Drawings produced based on SUMO Plan Survey and Currie Brown PDF refurbishment drawings

WORK IN PROGRESS

Key

Drawings to be revivwed by fire consultant

- Demolished

- Proposed

Fire Strategy to be reviewed by Fire Consultant

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Project
Park House Isles of Scilly

Title
Proposed Roof Plan

Author	Chckd by	Scale	
JC	AC	1 : 50	@ A1

Project	Status
24129	Planning

Drawing number
24129-KTA-XX-GF-D-A-0032 | B

DWF 128 -V1.0 - 24/11/2022

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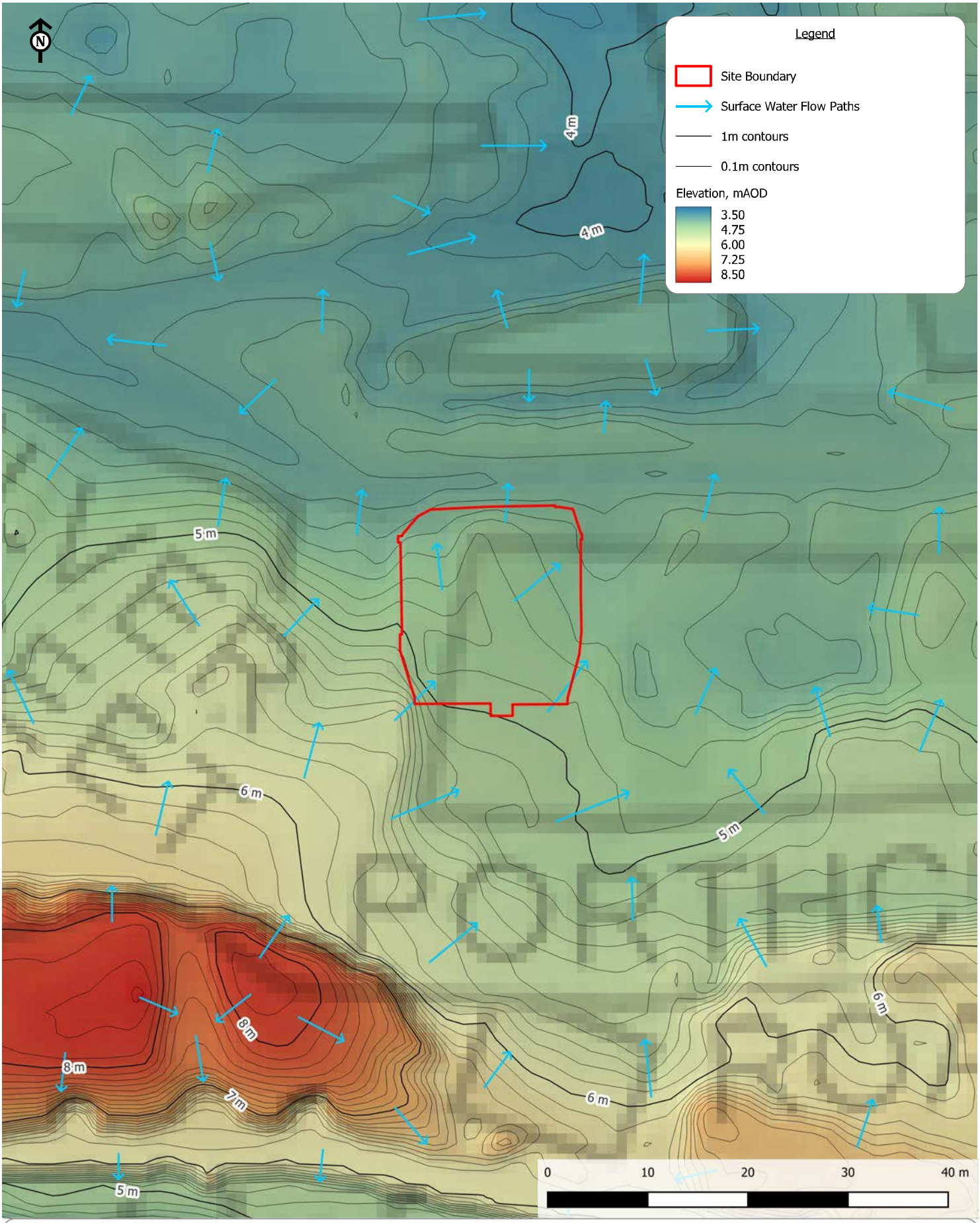
Appendix 6:

Overland Flood Flow Routes



Park House, Isles of Scilly

Client: Isles of Scilly Council

Surface Water Flow Paths

Scale:	1:500@A4
CampbellReith OS Copyright:	© Crown copyright. All rights reserved. Licence number AC0000812907
Contains Ordnance Survey data	© Crown copyright and database right 2025. Copyright © Environment Agency 2025.
Job Number:	14325
Drawn by - Checked by:	RP - NB
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Date (Revision History):	03/01/2025 (P1, First Issue, 03/01/25, RP)

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