



Project Name: No. 4 Hugh Street, St Mary's, Isles of Scilly

Report Name: Flood Emergency Management Plan

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Introduction

The site is located on the Island of St Mary's, Isles of Scilly and it is proposed to construct a single storey extension and shopfront alterations to an existing Co-op shop at the site. This Flood Emergency Management Plan (FEMP) has been prepared to demonstrate how users would be safe in a flooding event. The plan provides details about safe access and egress, and the flood resilience measures to be implemented on site.

Site Location & Site Specific Flood Risk

Site Location

The site is located at No. 4 Hugh Street, St Mary's, Isles of Scilly, TR21 OLL. The site is currently two separate buildings which comprise a Co-op shop, associated storerooms and a former Barclays Bank building. The proposals are for the "construction of a single storey extension and shopfront alterations". The site is located within the defined town centre of Hugh Town on the island of St Mary's. The site is bordered by Hugh Street to the south-west, Thorofare to the east and St Mary's Harbour and beach to the north. A site location plan is included in **Appendix A**.

Fluvial & Tidal Flood Risk

The site is located entirely within Flood Zone 3 associated with tidal flooding from St Mary's Harbour (Atlantic Ocean). According to the Isles of Scilly Local Flood Risk Management Strategy (LFRMS) (2017), there are no Main Rivers or Ordinary Watercourses located on the Isles of Scilly and therefore the Flood Map for Planning is reflective of Tidal flooding only and is included in **Appendix B**.

Despite the evident tidal flood risk on site, it is noted that the proposed redevelopment does not change the flood risk vulnerability classification as defined in the National Planning Policy Framework (NPPF). Both existing and proposed uses are classified as "Less Vulnerable".

The Isles of Scilly LFRMS (2017) states that "the quay and harbour walls provide protection to the north side of Hugh Town and Town Beach". In addition, the Isles of Scilly (PDZ18) forms part of the 'Rame Head to Hartland Point' Shoreline Management Plan 17. The site is located within an area designated as 'Hold the Line' and the management plan is to continue to maintain the defences and therefore it is considered that the overall, risk of tidal flooding at the site is considered to be Low.

This FEMP has been produced to show how users of the proposed development would be safe in the event of tidal flooding. The plan provides details about safe access and egress as well as appropriate flood resilience measures which will be undertaken as part of the proposed development.

Surface Water Flood Risk

The new National Flood Risk Assessment (NaFRA2), published in January 2025, has updated the Risk of Flooding from Surface Water (RoFSW) products which show the chance of flooding from surface water to areas of land.



The RoFSW dataset shows that the site lies within areas at 'Low Likelihood', 'Medium Likelihood' and 'High Likelihood' areas. Surface water flood depths on site are not predicted to exceed 0.6 metres (m) in the Low Likelihood event. Data from the RoFSW dataset is included in **Appendix B**, this includes surface water extents and depths discussed above.

As a precautionary approach, it is recommended that all new electrical infrastructure for the proposal will be raised 600 millimetres (mm) above ground levels.

The LFRMS (2017) states that "there have been no significant past local events from local sources of flooding, namely surface water and groundwater" and "the risk from fluvial and pluvial flooding is considered to be very low".

Despite the evident surface water flood risk on site, it is noted that the proposed redevelopment does not change the flood risk vulnerability classification as defined in the NPPF. Both the existing and proposed uses are classified as "less vulnerable". The site is considered to be at Low risk of flooding from surface water.

This FEMP has been produced in order to show how users of the proposed development would be safe in the event of surface water flooding. This includes safe access and egress as well as appropriate flood resilience measures which will be undertaken as part of the proposed development.

Other Sources of Flood Risk

The Environment Agency's (EA's) Flood Outlines dataset records a historic flood event immediately south of the site, along Hugh Street in 2019 associated with "high tides leading to some minor pooling on the main streets as water came up the drains due to surcharge". The Historic Flood Map is included in **Appendix B**. The LFRMS (2017) indicates that Hugh Street also flooded in 2014 and Thorofare in 2011. Considering the proposal will remain classified as a 'less vulnerable' land use, the risk of historic flooding to the site will remain the same and therefore overall, the historic flood risk to the site is considered to be Low.

The EA's Reservoir Flood Extents data shows that the site is not predicted to at risk of reservoir flooding should a catastrophic breach occur during a wet day, when local rivers have already overtopped their banks or during a dry day when rivers are flowing under normal conditions. In addition, according to the LFRMS (2017), "there are no water reservoirs on the Isles of Scilly of sufficient size to pose a significant flood risk, all being considerably below the risk threshold of 25,000 cubic metres of water above natural ground level." The site is considered to be at Very Low risk of flooding from artificial sources.

The hydrogeology 625K digital hydrogeological map of the UK defines the site to be underlain by a "low productivity aquifer", and the British Geological Survey highlights that granite bedrock geology across the site. The combination of low productivity and granite bedrock geology would significantly reduce the risk of groundwater emergence, and therefore flooding, and the risk of groundwater flooding is considered to be Low.

As stated above, the Recorded Flood Outlines dataset records a historic flood event immediately south of the site, along Hugh Street associated with "high tides leading to some minor pooling on the main streets as water came up the drains due to surcharge" in 2019, associated with sewer flooding. As the existing site already comprises built development, there is already likely to be an existing sewer network located at the site and considering the flood risk vulnerability of the proposal is not due to change, the risk will remain unchanged. The risk of flooding from sewers to the site is therefore considered to be Low.

Flood Warnings

According to the Isles of Scilly Draft LFRMS (2025–2031), the EA works in partnership with the Met Office to provide flood forecasts and warnings and states "Flood forecasting is undertaken by the Flood Forecasting Centre, a partnership between the Met Office and the Environment Agency". The EA provides



advisory flood warning services to the Council and other professional partners, but currently not directly to the public.

At the time of writing this report, it is not clear how the council advise the residents of the Isles of Scilly of issued flood warnings, but it is assumed that alerts are made to local residents. Based on this, it is recommended that the site manager should contact the Council to establish how Flood Alerts and Flood Warnings will be received and that all staff should sign up to the Met Office Weather Warning email alerts.

The Draft LFRMS (2025–2031) further states that the EA's national flood warning service does not currently cover the Isles of Scilly, however, the Council of the Isles of Scilly is working with the EA to extend the national flood warning service to cover the islands.

When this becomes available all staff will sign up to the EA's free flood warning service to receive all levels of possible warnings including: a Flood Alert, Flood Warning and Severe Flood Warning. Warnings can be issued by the EA via text, email, mobile, landline or fax. The EA's website will also be monitored regularly for new warnings and updates when available.

Table 1 below details the actions that will be taken by staff and customers following receipt of one of the various EA Flood Warnings. It is assumed that the Council's current flood warning system would follow a similar approach. This information has been taken from the gov.uk guidance on "flood alerts and warnings: what they are and what to do".

There will be a designated user of the site with the responsibility to ensure other site users sign up for flood warnings and are aware of the protocols detailed in Table 1 below and further below in this document.

Table 1 – Flood Warnings & Associated Information

Type of Flood Warning & Associated Message	Timings of Warning	What is at Risk / What May Happen	Action for Designated Responsible Person	EA Advised Action
Flood Alert Flooding is possible. Prepare now.	Usually between 2 and 12 hours before flooding.	Fields, recreational land and carparks. Minor roads. Farmland. Coastal areas affected by spray or waves overtopping.	Be aware of water levels. Keep up to date with weather and flood warnings. Ensure all site users are aware of the flood alert. Prepare for possible evacuation.	Be ready to follow your flood plan. Have insurance documents and any medications ready. Avoid walking, cycling or driving through any flood water. Move any livestock and farming equipment away from areas likely to flood.
Flood Warning Flooding is expected. Act now.	Usually between 30 minutes to 2	Homes and businesses.	Recommended to evacuate all site users from the site before safe access	Protect yourselves and your loved ones.



	hours before flooding.	Railway lines and infrastructure. Roads. Coastal areas affected by spray or waves overtopping. Flood plains, including caravan park and campsites. Major tourist and leisure attractions.	and egress is lost. Check water levels before driving. Secure the building following evacuation.	Move your loved ones, pets and valuables to a safe place. Move to higher ground or the upper flood of a building. Turn off the gas, electricity and water in your home if it's safe. Put flood protection equipment in place. Do as the emergency services tell you. Help others if it's safe to do so.
Severe flood Warning Severe flooding — flooding could cause risk to life and significant disruption to communities. Act now.	When flooding threatens life and communities.	Deep and fast-flowing water. Dangerous debris in the water. Buildings collapsing or at risk of collapsing. Communities unable to escape. Infrastructure not working, like gas, electricity, and water. The evacuation of lots of people.	Recommended to evacuate all site users from the site before safe access and egress is lost. Check water levels before driving. Secure the building following evacuation.	Stay in a safe place. Be ready to evacuate your home. Do as the emergency services tell you. Call 999 if you are in immediate danger. If you are caught in a flash flood move to higher ground of the upper floor of a building if it's safe.
All Clear Status Flood Alerts/Warnings are no longer in force in the area.			Keep updated on weather reports. Only return to site if informed	



it is safe to do	
so.	
Beware of	
debris and	
pollution in	
flood waters.	

Safe Access & Egress

During a major flood event, a safe and well organised evacuation of site users will take place. The main sources of flood risk to the site are expected to be tidal and surface water as discussed above.

Following receipt of an issued Flood Alert from the Council, the designated person responsible will monitor for any updates. Should a Flood Alert be escalated to a Flood Warning, the designated person responsible will advise all site users of the threat of flooding and evacuation procedures should be actioned (detailed below).

If a Flood Warning or Severe Flood Warning is issued, the designated person responsible will inform site users of the need to evacuate. There is likely to be several hours warning before flood waters would be expected to impact the site. The proposed evacuation route is detailed in **Appendix C**. During an evacuation, site users will be directed off site via Hugh Street and subsequently south via Well Lane towards Garrison Lane. This route directs site users to higher ground and in the direction away from where flood waters are expected to flow. Garrison Lane shows a notable rise in levels compared to the site; surface water is not predicted to accumulate here, and this area is located in Flood Zone 1 (see **Appendix B and C**). Site users will then gather at the defined evacuation point along Garrison Lane; this point is shown on **Appendix C**.

The following evacuation protocols should also be noted:

- The designated person responsible will announce the need for a site evacuation.
- The designated person responsible will reassure site users that they are not in immediate danger and that the evacuation is a precaution.
- If safe to do so, the designated person responsible will turn off key services such as water, gas and electricity.
- The designated person responsible will direct site users to the identified evacuation point.
- Priority for additional help will be given to disabled site users.
- The designated person responsible will ensure the site is clear and securely locked.
- A rollcall of site users will be complete once at the identified evacuation point.
- All staff will be sent home.

Resistance & Resilience

Preventative measures identified which may help the site's resistance and resilience to flooding are listed below:

- Sandbags will be deployed around the perimeter of the site prior to evacuation if safe to do so.
- Local electrical circuits could be isolated if flood waters have entered any buildings.
- Any new electrical sockets installed as part of the extension will be located higher up the wall and above the predicted surface water flood depths.



Responsibilities & Annual Review Requirements

It is important for it to be clearly defined who is responsible for implementing and maintaining the FEMP at the site and for ensuring all site users are aware of the strategy, including new site users. There will be a designated responsible person for this. This person will be confirmed at a later stage but is expected to be whoever is responsible for site operation following the proposed redevelopment.

The FEMP will be reviewed annually at a minimum. The following checks will be complete by the designated person responsible:

- Update contact numbers.
- Contact the EA or Council to understand if predicted flood risk has changed.
- Contact the Council to ensure site users are registered to received Flood Alerts and Flood Warnings.
- Carry out a test of the evacuation plan with site users to ensure they are familiar with the plan and associated procedures.

Flood Evacuation Kits will also be checked at least annually. The following items will be included within Flood Evacuation Kits:

- Torch in case of loss of power.
- Rechargeable radio to remain up to date with flood/weather updates.
- · High visibility clothing to be used in times of evacuation during low light.
- Waterproof clothing to be used in times of evacuation during poor weather.
- First aid kit to be used in case of emergency.
- Flood evacuation route plan to ensure the correct route is taken.
- List of important numbers e.g. Environment Agency Floodline, emergency services, utility providers.
- Bottled water.

Additional Guidance

- 1. Do not walk through flowing water currents can be deceptive and knock you off your feet.
- 2. Do not swim through fast flowing water you may get swept away or struck by an object in the water.
- 3. Check the depth of standing water before walking through it.
- 4. Do not drive through a flooded area depths of over 0.5m can carry a car away.
- 5. Avoid contact with flood water this may be contaminated.



Appendices

- A) Site Location
- B) Flood Risk Plans
- C) Proposed Evacuation Route

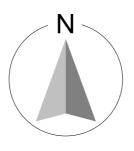


Appendix A - Site Location



- SITE LOCATION PLAN

1:1250



Key

Red Line Boundary

SCALE 1:1250

Drawn by: SP 24.04.25 SB CS Revised for planning submission Updated to show spot levels and alterations to plan and elevations 01.04.25 GM DH Do not scale from this drawing This drawing is the copyright of Bowman Riley Architects Limited.© By Chk Date Revision

Date: 01/23/25

CS Sheet Name: Site Location Plan

Scale @ A4: indicated

As Purpose of issue:Information

Project No: A1100

Revision: P2 Status: S2 Drawing No: A110-BOW-A0-ZZ-DR-A-0001

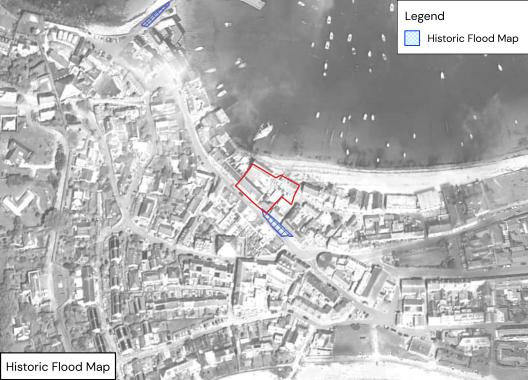
CO-OP

4 Hugh Street

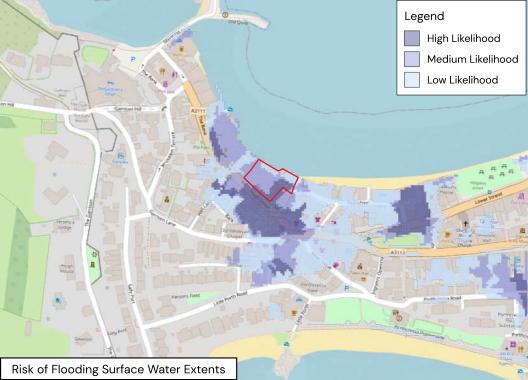


Appendix B - Flood Risk Plans











Appendix C - Proposed Evacuation Route

