

Council of the Isles of Scilly Planning Application

Ref: P/25/075/HH

Consultation Response

Date: 12th September 2025

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Site: 7 Buzza Street, Hugh Town, St Mary's, Isles of Scilly.

Proposal: To demolish and replace the existing ground floor extension, the addition of a first floor dormer and roof terrace, and internal alterations.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 3rd October 2025.

Comments: LLFA

The FRA should include the estimated flood level for the 1 in 200-year tidal flood plus climate change for the next 100 years.

There should be the FFL to Ordnance Datum and the flood depth related to this level to show what the likely depth of water will be.

The only proposals for flood resistance and resilience is to have the electrics from the 1st floor and any new electrics will be positioned 450mm above the FFL. There is no mention of flood doors or barriers or NRV, to help stop the water from getting into the property in the first place. Why 450mm above the FFL? If they had the Flood Level to OD, they would be able to provide a level of 600mm above the expected flood level. What Resilience measures are they using like tiled floors and galvanised kitchen units? rugs that can be easily rolled up?

I think it would be useful to know what the current surface water, foul water disposal methods are as well as a map showing where people will need to walk from the primary entrance on the east elevation and whether this is towards or away from the tidal flooding.

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For all development covered by this standing advice, your FRA should include:

- your site address
- a description of your development
- the estimated flood level for your development, taking into account the impacts of climate change over its lifetime
- details of the finished floor levels
- details of your flood resistance and resilience plans
- any supporting plans and drawings
- any other information the relevant standing advice tells you to include

The estimated flood level is the depth of flooding anticipated on your development site.

For a river flood, this is a 1 in 100 annual probability event plus an [allowance for climate change](#). For a tidal flood, this is a 1 in 200 annual probability event plus an [allowance for climate change](#).

You may be able to request the estimated flood level and information about residual risks through the Environment Agency's [flood map for planning](#). If not, you will need a flood risk specialist to calculate this for you.

You should state all levels in your assessment in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the [Ordnance Survey](#). If not, you will need to get a land survey carried out by a qualified surveyor.

Name: Louisa Inch

Date: 20.10.25