IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No:	**P/25/075/HH**	**Date Application Registered:**	**12 September 2025**

Applicant:	**Mr Tony Fleming** **7 Buzza Street** **Hugh Town** **St Mary's** **Isles of Scilly** **TR21 0HX**	**Agent:**	**Ms Kerry Bytheway** **Living Designs** **Architectural Services** **The Ho House** **Hope Yard** **Newquay** **TR7 1NN**

Site address: 7 Buzza Street Hugh Town St Mary's Isles of Scilly TR21 0HX
Proposal: To demolish and replace the existing ground floor extension, the addition of a first floor dormer and Juliet balcony, and internal alterations (AMENDED PLANS)

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

- **Plan 1, Location and Block Plan, drawing number: KB0489.1 date stamped 23/10/2025**
- **Plan 2, Proposed Site Plan/Roof Plan (AMENDED), drawing number: KB0489.6 Rev C, dated 05/11/2025**
- **Plan 3, Proposed Ground floor and First floor Plans (AMENDED), drawing number: KB0489.6 Rev C, dated 05/11/2025**
- **Plan 4, Proposed North West and South East Elevations (AMENDED), drawing number: KB0489.8, Rev D, dated 05/11/2025**
- **Plan 5, Proposed South West and North East Elevations (AMENDED), drawing number: KB0489.5 Rev B, dated 02/12/2025**
- **Plan 6, Existing and Proposed Section A-A (AMENDED), drawing number: KB0489.10 Rev C dated 05/11/2025**
- **Preliminary Roost Assessment, Plan for Ecology, Ref: 25-8-6 with a report date of 09/09/2025 by James Faulconbridge.**
- **Site Waste Management Plan by Living Designs**
- **Updated Flood Risk Management Plan, Nijhuis, Ref: J-XXXXX-HG-01 dated 11 November 2025**

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
Reason: To safeguard the appearance of the building and the character of the area.

C4 No external artificial lighting shall be installed within the application site without the prior written approval of the Local Planning Authority. Details to be submitted, under the standard discharge of condition process, shall include the location, design, luminance, means of control, and measures to minimise light spill. The lighting shall be installed and maintained in accordance with the approved details thereafter.
Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C5 No development shall commence until a detailed scheme for flood resilience and resistance measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- **Installation of flood doors or barriers and non-return valves on drainage outlets.**
- **Internal resilience measures such as tiled floors, water-resistant kitchen units, and removable floor coverings.**
- **Confirmation of foul water disposal arrangements and capacity.**

The approved measures shall be implemented in full prior to occupation and retained thereafter.
Reason: To ensure the development incorporates appropriate flood mitigation in accordance with Policy SS7 of the Isles of Scilly Local Plan and paragraphs 167-169 of the NPPF.

C6 No development shall commence until an updated Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- **Estimated volumes and types of waste.**
- **Specific materials for reuse/recycling (e.g., stone, timber, metals).**
- **Named waste contractors and disposal facilities.**
- **Arrangements for off-island transport and final disposal.**
- **A timeline for reporting and compliance checks.**

The development shall thereafter be carried out in accordance with the approved plan.
Reason: To ensure sustainable waste management in accordance with Policy SS2 and OE5 of the Isles of Scilly Local Plan.

C7 The development shall be carried out in accordance with the recommendations set out in the Preliminary Roost Assessment (James Faulconbridge, September 2025), including adherence to the precautionary method statement for bats and checks for nesting birds prior to works. If evidence of bats or nesting birds is found, works shall cease, and advice sought from a qualified ecologist.
Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981, and to safeguard protected species in accordance with Policies OE2 and SS2 of the Local Plan.

C8 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.
Reason: In the interests of protecting the residential amenities of the islands.

Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly

has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.

2. **POST-DECISION AMENDMENTS:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

3. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
(2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
(3) Once a person has given a commencement notice, the person:
   - may give a further commencement notice substituting a new date for the date previously given, and
   - must do so if the development is not commenced on the date previously given

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

4. **BUILDING REGULATIONS:** This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.

5. **BUSINESS RATES/COUNCIL TAX:** To ensure appropriate contributions are made to fund services, provided by or on behalf of the Council on the Isles of Scilly, please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk to register new buildings or improvements to existing buildings that may impact value.

6. **EXTERNAL LIGHTING:** The applicant is advised that the Isles of Scilly is designated as an Area of Outstanding Natural Beauty and includes the Garrison Dark Sky Discovery Site. Any external lighting should follow best practice guidance to minimise light spill, glare, and sky glow, in accordance with Policy OE4 of the Local Plan. Details of any proposed lighting must be agreed in writing with the Local Planning Authority prior to installation.

7. **PROTECTED SPECIES:** The applicant and contractors are reminded of their legal obligations under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. All bats and nesting birds are protected species. If evidence of bats or active nests is found during works, operations must cease immediately, and advice sought from a qualified ecologist or Natural England. Failure to comply may constitute a criminal offence.

Signed: 

Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 05 December 2025

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
0300 1234 105
planning@scilly.gov.uk

Dear Mr Tony Fleming

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

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

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

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

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

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

This is to certify that decision notice: P/25/075/HH and the accompanying conditions have been read and understood by the applicant: Mr Tony Fleming.

1. **I/we intend to commence the development as approved:** To demolish and replace the existing ground floor extension, the addition of a first floor dormer and Juliet balcony, and internal alterations (AMENDED PLANS) at: 7 Buzza Street Hugh Town St Mary's Isles Of Scilly TR21 0HX **on**: .....

2. I am/we are aware of any conditions that need to be discharged before works commence.

3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/Or Email:

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt, you are reminded to address the following condition(s) before you commence (where relevant) or as part of the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C5 No development shall commence until a detailed scheme for flood resilience and resistance measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Installation of flood doors or barriers and non-return valves on drainage outlets.
- Internal resilience measures such as tiled floors, water-resistant kitchen units, and removable floor coverings.
- Confirmation of foul water disposal arrangements and capacity.

The approved measures shall be implemented in full prior to occupation and retained thereafter.

C6 No development shall commence until an updated Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- Estimated volumes and types of waste.
- Specific materials for reuse/recycling (e.g., stone, timber, metals).
- Named waste contractors and disposal facilities.
- Arrangements for off-island transport and final disposal.
- A timeline for reporting and compliance checks.

The development shall thereafter be carried out in accordance with the approved plan.

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD
01720 424455
planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans
You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions
Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £86 per application
- Other permissions - £298 per application

Amendments
If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £44 for householder type applications and £298 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

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

Appealing Against the Decision
If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting https://www.gov.uk/topic/planning-development/planning-permission-appeals or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: Appeals: How long they take page.

Building Regulations
With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link Cornwall Council. This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall
Council Pydar
House Pydar
Street Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online:
https://www.cornwall.gov.uk/planning-and- building-control/building-control/book-an-inspection/

Registering/Altering Addresses
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department by email: planning@scilly.gov.uk who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 0800 0831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

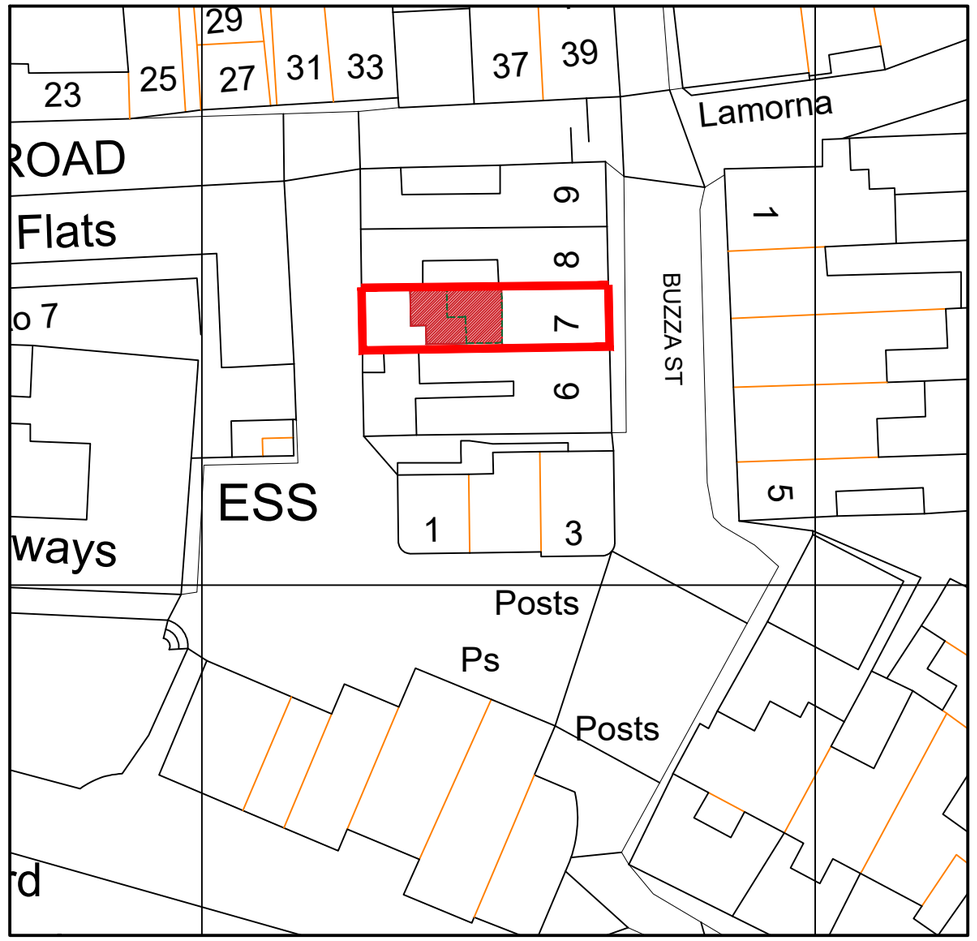
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

Produced on 11 August 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 90410 10392,90551 10392,90551 10534,90410 10534,90410 10392
Crown copyright and database rights 2025 OS 100054135. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
Data licence expires 11 August 2026. Unique plan reference: v2f//1296942/1738983

LOCATION PLAN

1:1250

0 10m 20m 50m 100m



BLOCK PLAN

1:500

0 5m 10m 20m

APPROVED
By Lisa Walton at 3:47 pm, Dec 05, 2025

GENERAL NOTES.

THIS DRAWING HAS BEEN PREPARED TO OBTAIN PLANNING CONSENT ONLY THEREFORE THESE PLANS SHOULD NOT BE USED FOR CONSTRUCTIONAL PPURPOSES.

THESE PLANS MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS, CALCULATIONS & SPECIFICATIONS ISSUED FOR CONSTRUCTIONAL PURPOSES BY LIVING DESIGNS, THE STRUCTURAL ENGINEER AND ALL RELEVANT SUPPLIERS AND MANUFACTURERS.

ANY WORKS CARRIED OUT ON SITE BY THE CLIENT OR HIS MAIN/SUB CONTRACTORS PRIOR TO APPROVAL (OR THE SUBMISSION OF ANY ADDITIONAL INFORMATION OR DETAILS OR SAMPLES OR CALCULATIONS OR REPORTS REQUESTED BY THE PLANNING DEPARTMENT IN ANY CONDITIONAL APPROVAL) IS CARRIED OUT ENTIRELY AT THEIR OWN RISK.

IT SHALL BE BOTH THE CLIENTS AND PRINCIPLE CONTRACTORS RESPONSIBILITY TO EMPLOY A FULLY QUALIFIED 'CDM COORDINATOR.' OR ALTERNATIVELY NOTIFY HSE TO ENSURE THE REQUIREMENTS OF THE CURRENT LEGISLATION COVERED BY THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 & THE HEALTH AND SAFETY AT WORK ACT AS WELL AS THE MANAGEMENT OF HEALTH AND SAFETY AT WORK ACT ARE COMPLIED WITH BY ALL SITE STAFF/SUPPLIERS ETC DURING THE VARIOUS STAGES OF THE DESIGN AND CONSTRUCTION WORKS.

IF IN DOUBT ASK

key

DEMOLISION

PROPOSED EXTENSION

RECEIVED
By Tom.Anderton at 11:18 am, Oct 23, 2025

B	Project title amended	21.10.25
A	Key added	11.09.2025

Revisions

Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer.
Internal alterations.

Site Address:
7 Buzza Street,
St Mary's,
Isles of Scilly,
TR21 0HX

Mr Tony Fleming

Drawing Title:
Location Plan and Block Plan

PLANNING

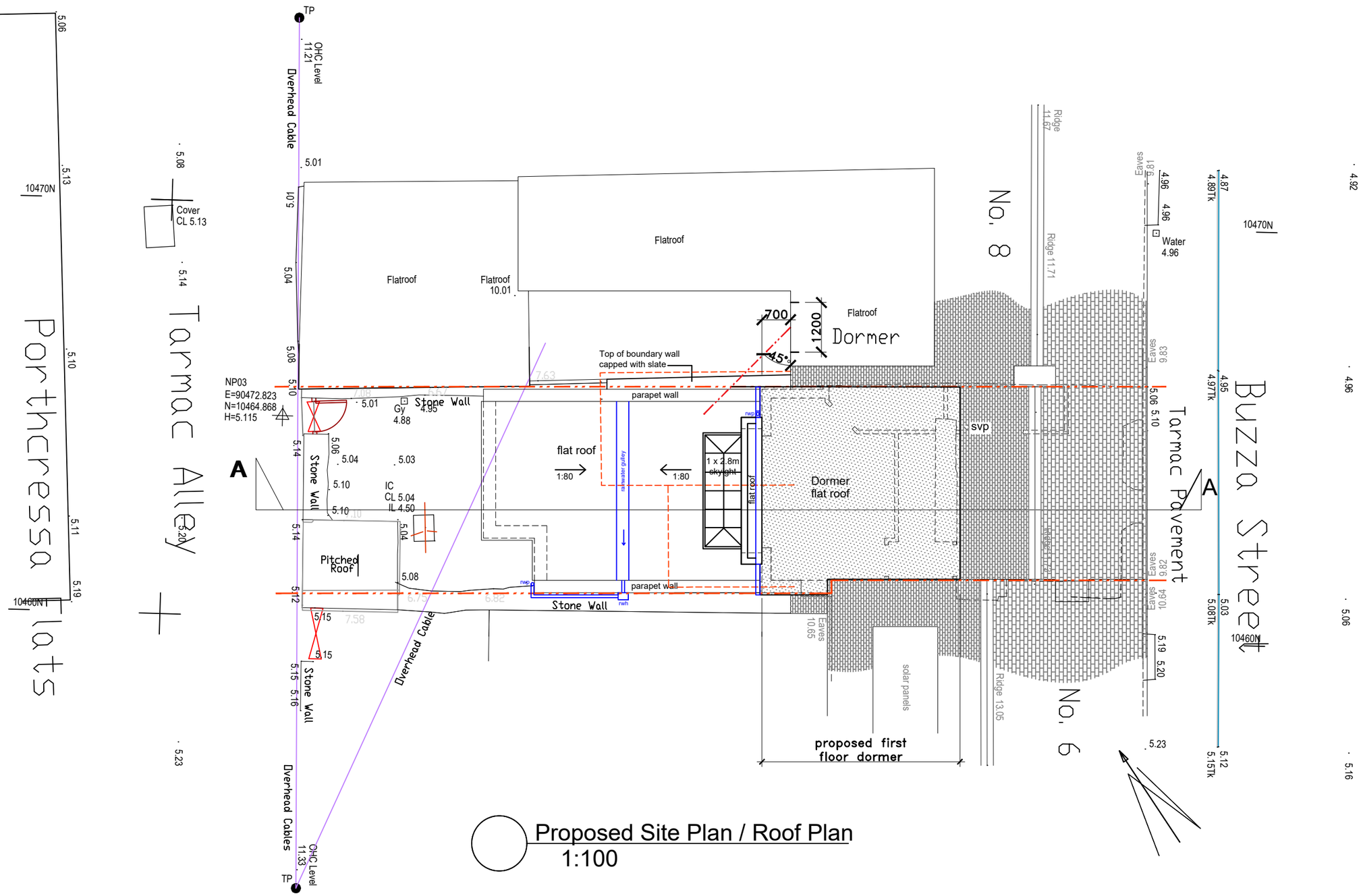
1:1250, 1:500 @A3	Drawn by: KB	Date: 21/109/25
Drawing No: KB0489.1	Rev: B	Purpose: FOR APPROVAL

LIVING DESIGNS
ARCHITECTURAL SERVICES
The HoHouse, Unit 2, Hope Yard, Newquay, Cornwall, TR7 1NN840
07985 760464
info@livingdesignsAarchitecturalservices.com

1:100

0 1m 2m 5m 10m

APPROVED
By Lisa Walton at 3:47 pm, Dec 05, 2025



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IF IN DOUBT ASK

Proposed Site Plan / Roof Plan
1:100

C	Screening to juliet balcony added	05.11.25
B	Project title amended	21.10.25
A	Roof terrace removed and lantern to replace skylights	20.10.25

Revisions

Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer.
Internal alterations.

Site Address:
7 Buzza Street,
St Mary's,
Isles of Scilly,
TR21 0HX

Client:
Mr Tony Fleming

Drawing Title:
Proposed Site Plan / Roof Plan

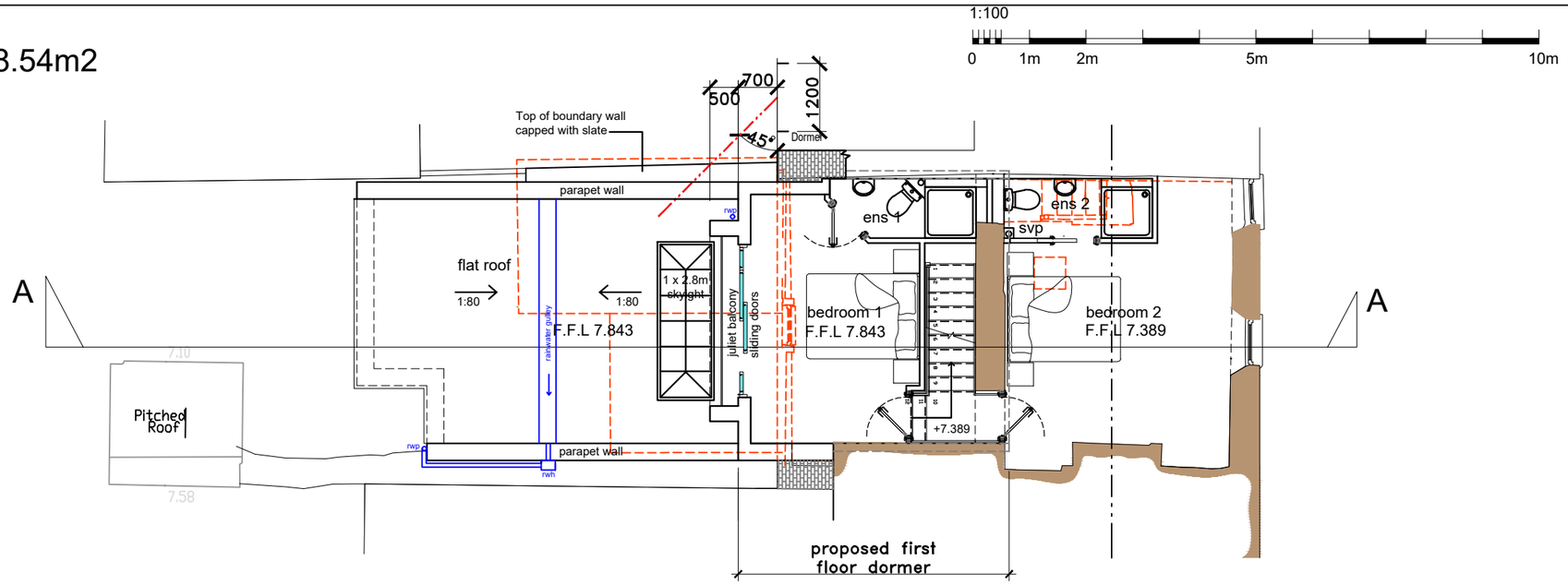
PLANNING

Scale	Drawn by	Date
1:100 @A3	KB	05/11/25

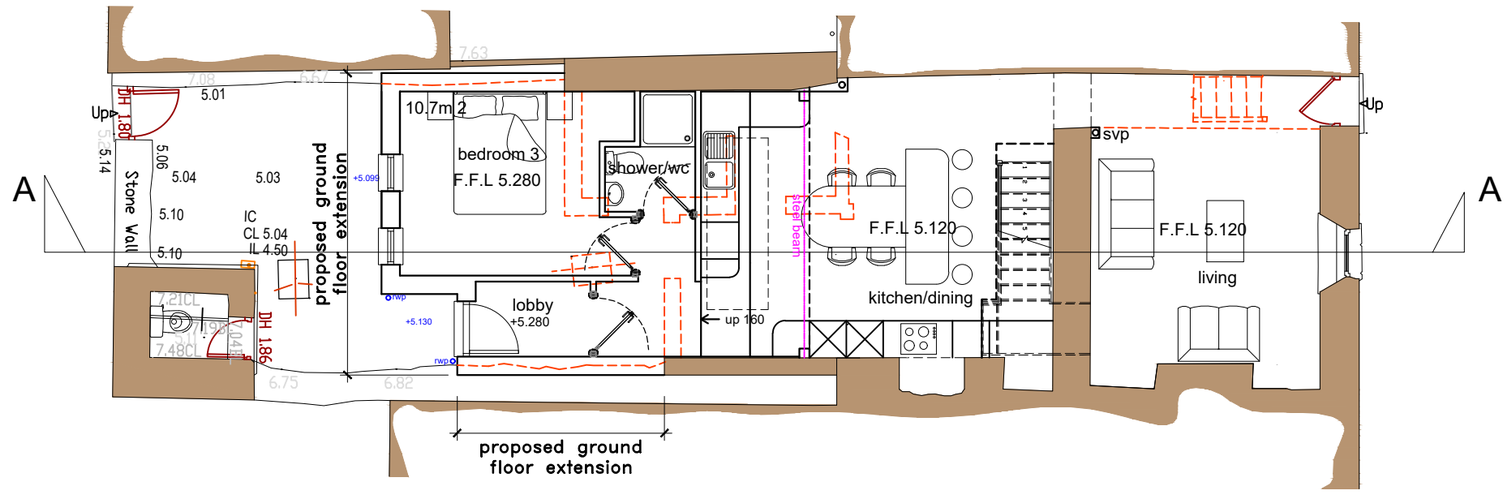
Drawing No	Rev	Purpose
KB0489.6	C	FOR APPROVAL

LIVING DESIGNS
ARCHITECTURAL SERVICES
The HoHouse, Unit 2, Hope Yard, Newquay, Cornwall, TR7 1NN840
07985 760464
info@livingdesignsArchitecturalservices.com

Proposed Total floor area 108.54m2



Proposed First Floor Plan
1:100



Proposed Ground Floor Plan
1:100

APPROVED
By Lisa Walton at 3:47 pm, Dec 05, 2025

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IF IN DOUBT ASK

C	Screening to juliet balcony added	05.11.25
B	Project title amended	21.10.25
A	Roof terrace removed and lantern to replace skylights	20.10.25

Revisions

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Proposed replacement ground floor extension.
Proposed first floor dormer.
Internal alterations.

Site Address:
7 Buzza Street,
St Mary's,
Isles of Scilly,
TR21 0HX

Client:
Mr Tony Fleming

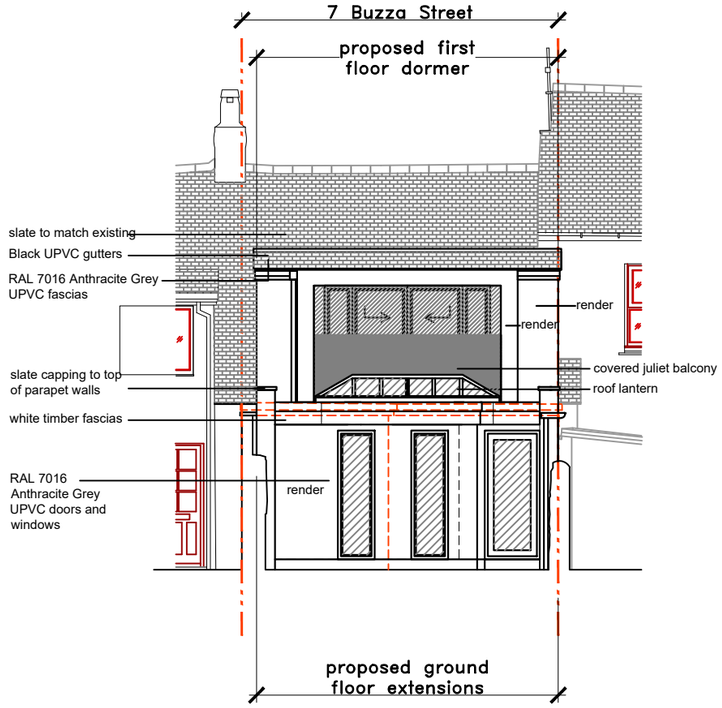
Drawing Title:
Proposed Ground Floor and First Floor Plan

PLANNING

Scale	Drawn by	Date
1:100 @A3	KB	05/11/25

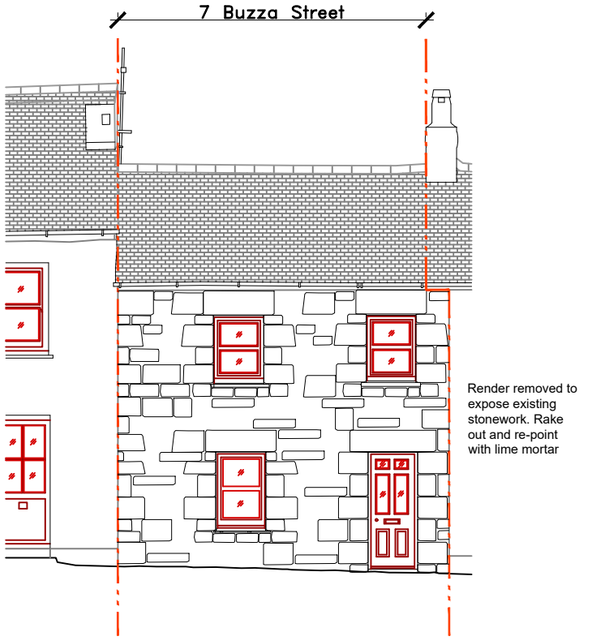
Drawing No	Rev	Purpose
KB0489.7	C	FOR APPROVAL

LIVING DESIGNS
ARCHITECTURAL SERVICES
The HoHouse, Unit 2, Hope Yard, Newquay, Cornwall, TR7 1NN840
07985 760464
info@livingdesignsAarchitecturalservices.com



Proposed North West Elevation (rear)
1:100

Datum 0.00m A.O.D



Proposed South East Elevation (front)
1:100

Datum 0.00m A.O.D

1:100

0 1m 2m 5m 10m

GENERAL NOTES.

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IF IN DOUBT ASK

APPROVED
By Lisa Walton at 3:47 pm, Dec 05, 2025

D	Screening to juliet balcony added	05.11.25
C	Project title amended	21.10.25
B	Roof terrace removed and lantern to replace skylights	20.10.25
A	Windows, doors, fascia and soffits to be RAL 7016 Anthracite Grey UPVC	11.09.25

Revisions

Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer.
Internal alterations.

Site Address:
7 Buzza Street,
St Mary's,
Isles of Scilly,
TR21 0HX

Client:
Mr Tony Fleming

Drawing Title:
Proposed North West and South East Elevation

PLANNING

Scale	Drawn by	Date
1:100 @A3	KB	05/11/25

Drawing No	Rev	Purpose
KB0489.8	D	FOR APPROVAL

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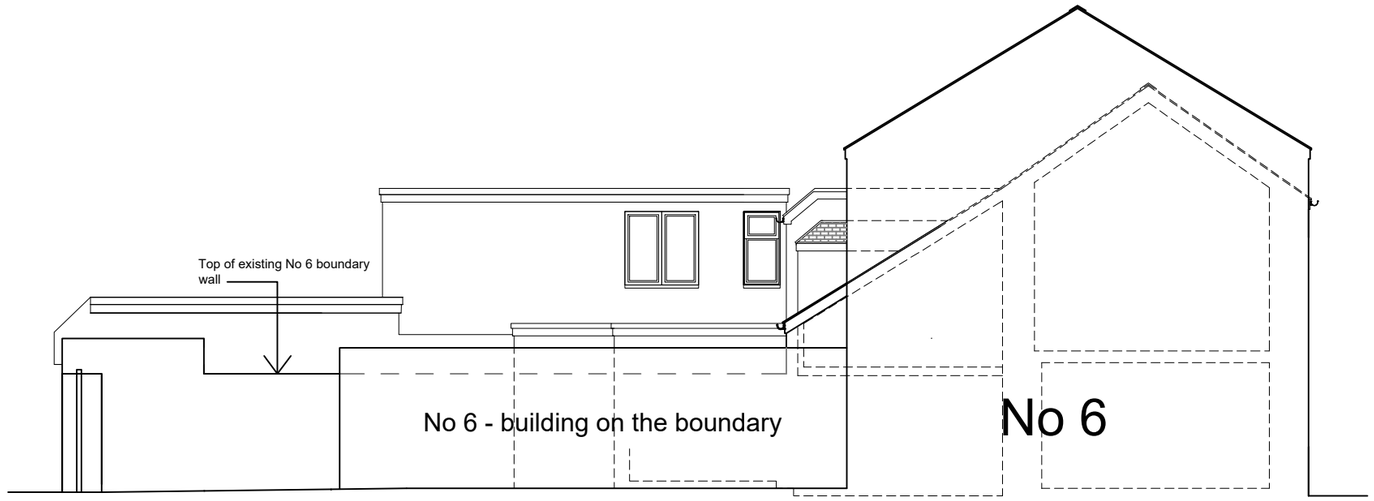
07985 760464
info@livingdesignsAarchitecturalservices.com

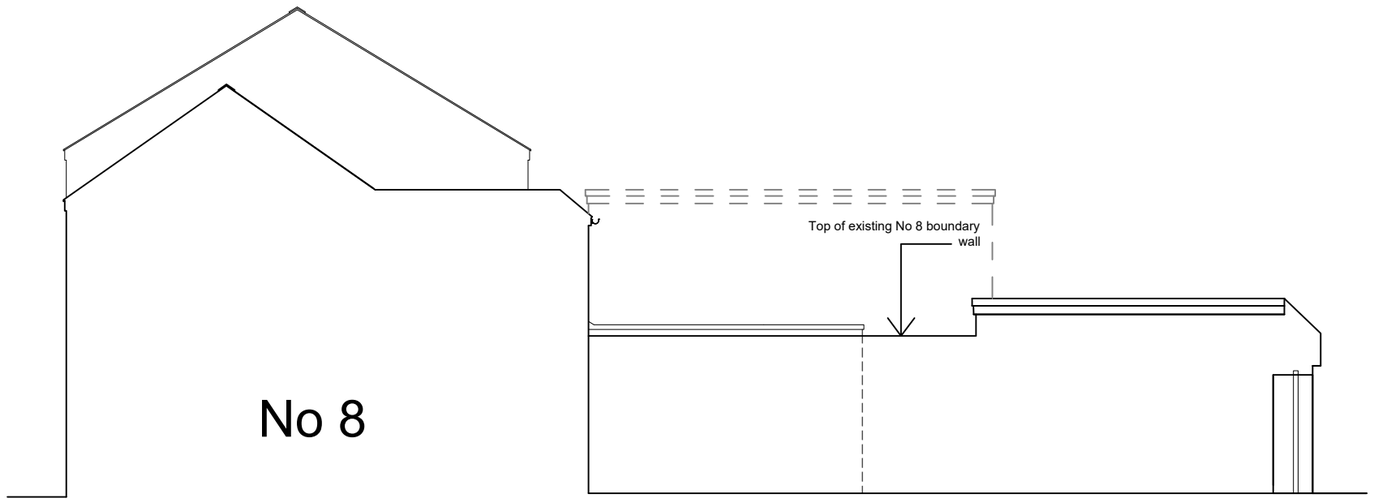
1:100

0 1m 2m 5m 10m



Existing SW Elevation (View from No 6 Buzza Street)
1:100

Datum 0.00m A.O.D



Existing NE Elevation (View from No 8 Buzza Street)
1:100

Datum 0.00m A.O.D

APPROVED
By Lisa Walton at 3:47 pm, Dec 05, 2025

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IF IN DOUBT ASK

B	Window added to SW elevation	02.12.25
A	Project title amended	21.10.25

Revisions

Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer.
Internal alterations.

Site Address:
7 Buzza Street,
St Mary's,
Isles of Scilly,
TR21 0HX

Client:
Mr Tony Fleming

Drawing Title:
Existing South West and North East Elevation

PLANNING

Scale	Drawn by	Date
1:100 @A3	KB	02/12/25

Drawing No	Rev	Purpose
KB0489.5	B	FOR APPROVAL

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info@livingdesignsAarchitecturalservices.com

1:100

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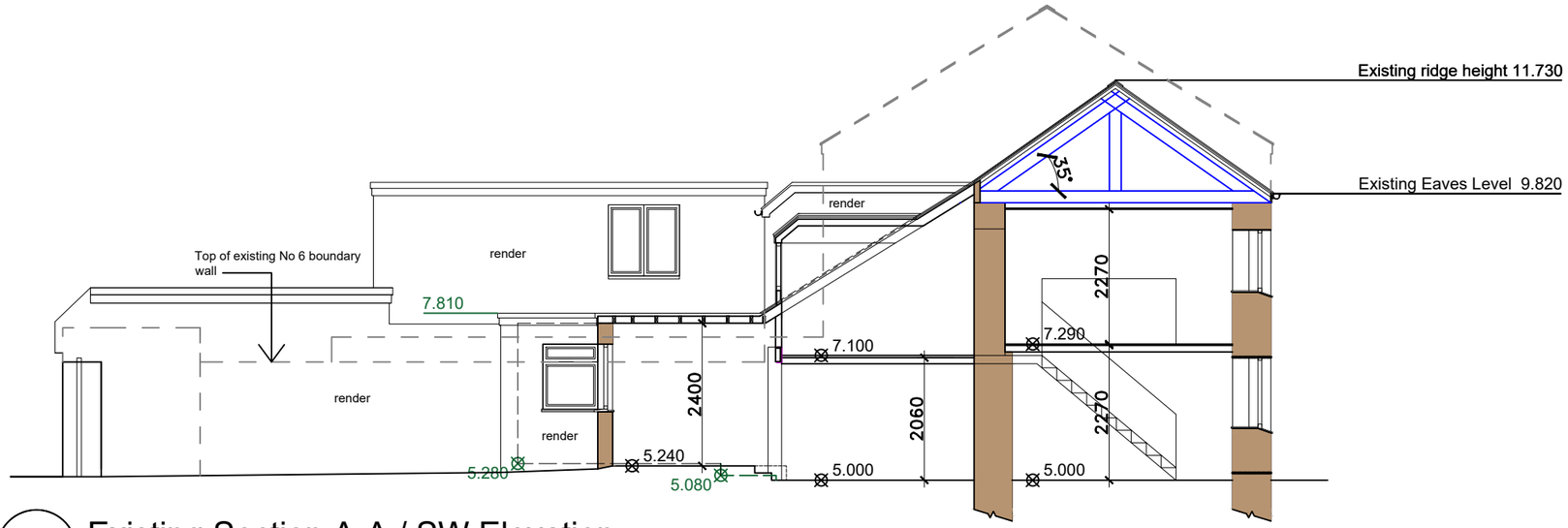
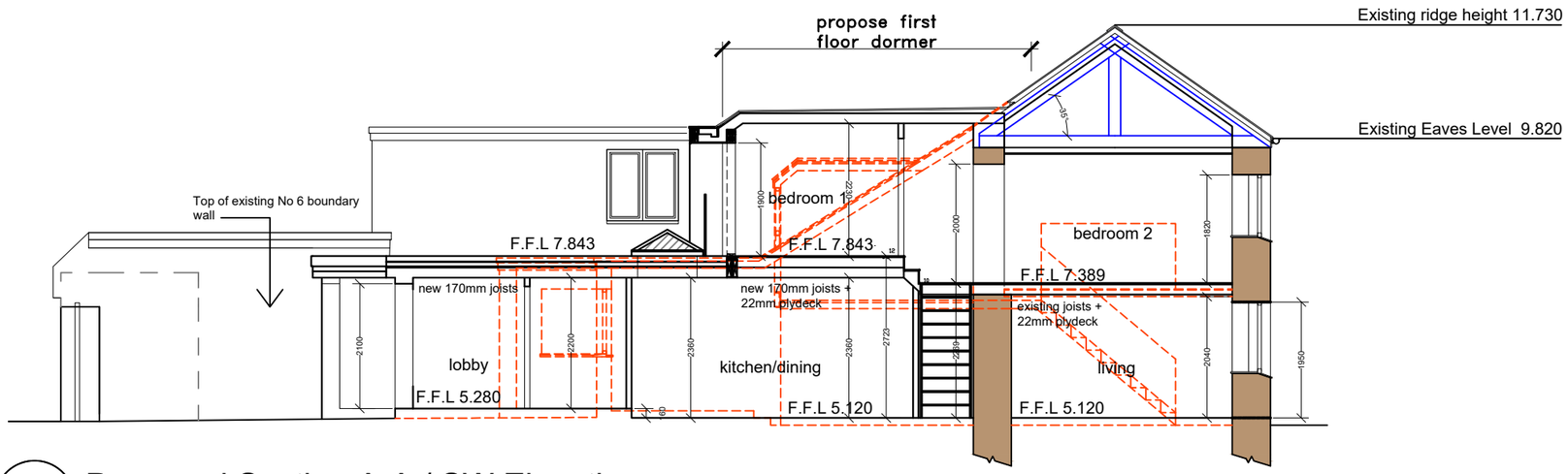


Existing Section A-A / SW Elevation
1:100

Datum 0.00m A.O.D



Proposed Section A-A / SW Elevation
1:100

Datum 0.00m A.O.D

APPROVED
By Lisa Walton at 3:47 pm, Dec 05, 2025

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IF IN DOUBT ASK

C	Screening to juliet balcony added	05.11.25
B	Project title amended	21.10.25
A	Roof terrace removed and lantern to replace skylights	20.10.25

Revisions

Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer.
Internal alterations.

Site Address:
7 Buzza Street,
St Mary's,
Isles of Scilly,
TR21 0HX

Client:
Mr Tony Fleming

Drawing Title:
Existing and Proposed Section A-A

PLANNING

Scale	Drawn by	Date
1:100 @A3	KB	05/11/25

Drawing No	Rev	Purpose
KB0489.10	C	FOR APPROVAL

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info@livingdesignsAarchitecturalservices.com

PRELIMINARY ROOST ASSESSMENT (PRA)

7 BUZZA STREET,
ST MARY'S, ISLES OF SCILLY

[redacted]

Our reference: *25-8-6*

Planning reference: *Produced in advance of submission*

Report date: *9th September 2025*

Author: *James Faulconbridge BSc (Hons), MRes, MCIEEM*

[redacted]

IOS Ecology

Executive Summary

Bats – Results and Findings
The preliminary roost assessment (PRA) survey concluded that there was **negligible bat roosting potential** in relation to the structures to be impacted by the proposed works. This judgement was reached in accordance with the survey methodologies and evaluation criteria outlined in the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition.[1]
Bats – Further Survey Requirements
No further surveys are recommended – the PRA conclusion does not require further information with regards to bats in order to inform a planning application.
Bats – Recommendations
Standard good practice and vigilance should be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations, especially if the condition of structural features were to change. A methodology is provided in Appendix 1.

Nesting Birds – Results and Findings
No obvious nesting habitat for breeding birds was identified associated with the property to be impacted by the proposed works, though there is potential for individual bird species to find isolated opportunities within the property.
Nesting Birds - Recommendations
Contractors undertaking the works should be vigilant to the potential presence of nesting birds during renovation works.

[1] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority:	**Location:**	**Planning Application ref:**
Isles of Scilly	SV 90485 10455	Report produced in support of application

Planning application address:

7 Buzza Street, St Mary's, Isles of Scilly

Proposed development:

The proposals for the property were outlined by the client upon instruction of the survey and should correspond with the details included in the Planning Application submitted alongside this report. These involve:

- The renovation of the property including replacement of the roof covering and eaves joinery;
- The construction of an extension to the rear of the property.

Building references:

The building is a mid-terrace cottage with a flat roof extension to the west as identified in the plans provided in Appendix 2.

Name and licence number of bat-workers carrying out survey:

James Faulconbridge (2015-12724-CLS-CLS)

Preliminary Roost Assessment date:

The visual inspection was undertaken on 4th September 2025 in accordance with relevant Best Practice methodology[2].

Local and Landscape Setting:

The property is situated within the residential area of Hugh Town in St Mary's in the Isles of Scilly.

The land use immediately surrounding the property comprises dense residential development with small gardens. The shoreline of Porthcressa Beach lies close to the south of the property with the green space of the allotments, playground and setting of Buzza Tower close by to the east.

The desk study did not reveal any records of bats recorded roosting within the building historically.

Five species of bat have been recorded on St Mary's. The species conclusively identified were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). Leisler's bat (*Nyctalus leisleri*) and Nathusius pipistrelle (*Pipistrellus nathusii*) records were also returned though these species are not known to be resident on the island and are likely associated with vagrant or migratory individuals. Five records of common pipistrelle roosts are identified in relatively close proximity to the property – these relate to individual bats utilising features such as hanging slates around dormer windows or gaps behind fascias within Hugh Town to the west.

[2] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

Building Description(s):

The following description will provide an overview of the construction and structural condition of the property with a focus on features which, by their design or condition, could provide suitable roosting opportunities for bats.

Main House

The main house is a two-storey mid-terrace cottage.

The exterior walls are rendered and painted in good condition with no gaps, cracks or cavities noted in the covering.

Windows and doors are predominantly uPVC and the frames are well-fitted in their apertures with no gaps noted at the junction of these components.

There is a fascia running along the eaves on the eastern aspect which is tightly fitted along the span of the property. Guttering attached directly below the tiles would preclude a direct fly-in access to any feature associated with the terminal eaves tiles.

There is no fascia on the western aspect as the roof is tied in directly to the flat-roof extension at the rear.

There is a dormer window built into the western aspect of the roof with hanging tiles and a part-hipped roof. A chimney at the northern extent of the roof is well-fitted with no gaps in the pointing or junction with the main roof.

The roof covering is wet-laid scantle tiles. On the western pitch, this has been comprehensively painted with bitumen by the previous owner in an attempt to waterproof the roof. This includes ridge and roof tiles as well as the hanging tiles of the dormer, and the junctions with the flat-roof component to the west and the gable wall of the next property to the south. This covering is not present on the eastern aspect, but the tiles here appear well-fitted with no gaps or slipped tiles noted and abundant moss lining junctions between tiles. This results in no identifiable gaps or roosting opportunities for bats associated with the roof itself.

The roof pitch is asymmetric, resulting in a loft space above the upper floor accommodation at the eastern side of the property; but forming a sloping ceiling with no void in the equivalent room to the west.

The loft space was fully inspected – no evidence of roosting bats as recorded. There is no felting or underlay beneath the scantle tiles; but the external bitumen covering would largely preclude access for bats. The roof is built around a timber truss framework whose joints are tightly fitted, and the interior gable walls are either well-pointed or have had gaps filled historically with expanding foam.

The roof tiles in the upper floor room to the west are visible internally where the ceiling has been stripped back – no potential roosting features were identified associated with this location.

Flat-Roof Extension

The single-storey flat-roof extension to the west has a rendered exterior wall and uPVC windows and doors whose frames are well-fitted in their apertures.

The roof covering is fully intact and fascias around the eaves are well-fitted throughout.

No voids, not access to suitable roosting features could be identified associated with this structure.

Survey Limitations

No other significant constraints on access or inspection were noted.

Assessment of Potential for use by Roosting Bats

No evidence of current or historic use by bats was identified during the survey and an overall **negligible potential** was determined.

Recommendations and Justification (Bats):

No further surveys are recommended – the conclusion of **negligible potential** related to the structures to be impacted does not require any further information with regards to bats in order to inform a planning application.

Standard good practice and vigilance must be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations.

The proposals would not directly affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation is required with regards to roosting bats. The location of the building, coupled with the abundance of potential roosting habitat within Hugh Town, would make the likelihood of occupation of bat boxes relatively low – these are not therefore recommended.

Assessment of Potential for use by Nesting Birds

The relevant aspects of the property do not appear to offer suitable nesting habitat for breeding birds though occasional discreet opportunities may be found, for example associated with the chimney pots.

Recommendations and Justification (Birds):

In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981).

Contractors should visually inspect the chimney before it is affected by the works, in order to confirm that no nests are present. In the event that a bird nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

Care must also be taken to ensure that the works do not cause disturbance or damage to proximate features through indirect impacts including vibration, noise or contractor presence.

Survey Validity and Update

The data supporting this PRA are considered to provide an appropriate baseline for a planning application submitted within 12 months from the date of survey.

It is recommended that if there are significant changes in building condition, or if a Planning Application is not submitted by September 2026, then an updated walkover survey should be undertaken in order to identify any changes in the ecological assessment of the site and update/amend the assessment accordingly.

APPENDIX 1
-
PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that proposed works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

(a) To impair their ability -

- *to survive, to breed or reproduce, or to rear or nurture their young; or*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*

(b) To affect significantly the local distribution or abundance of the species to which they belong.

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **the process to follow in the highly unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified, works should cease and the named ecologist contacted immediately for advice. If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed. Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

APPENDIX 2
-
LOCATION PLAN AND PHOTOGRAPHS

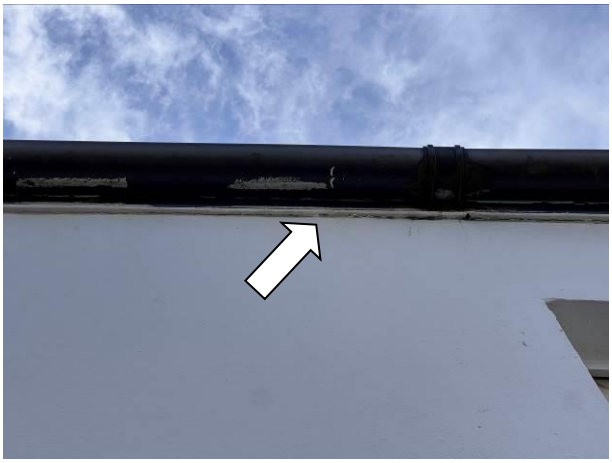
Map 01 – Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google's Fair Use Policy.

Map 02 – Showing the distinct structural components of the property.

Photograph 1: Showing the rear of the property viewed from the west – the flat-roof extension is visible in the foreground with the main house visible in the background.

Photograph 2: Showing the front of the property viewed from the east.

Photograph 3: Showing the bitumen painted onto the roof covering, including the hanging tiles of the dormer.



Photograph 4: Showing the tightly fitted fascia on the eastern aspect of the main house.

Photograph 5: Showing the interior of the loft space of the main house.

Photograph 6: Showing the tightly fitted fascia on the single-storey extension.

Waste Management Plan

PROPOSAL
Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer and roof terrace.
Internal alterations.

At

7 Buzza Street, St Mary's, Isles of Scilly, TR21 0HX

INTRODUCTION

This document constitutes the 'best practice initiatives' adopted by the Mr. Tony Fleming by requiring the contractors employed to carry out the proposed works at 7 Buzza Street, St Mary's, Isles of Scilly to embrace the principles of the Site Waste Management Plan as required by the Site Waste Management Regulations 2008.

PROJECT SITE - 7 Buzza Street, St Mary's, Isles of Scilly

CLIENT - Mr. Tony Fleming

CONTRACTOR - TBA. (Dependant on Tender)

PROJECT SUMMARY - The proposed works are to remove an existing ground floor rear extension replace with a new larger extension, alteration to the layout of the existing dwelling and the construction of a new dormer.

START DATE - Winter 20256 (Subject to the availability of contractors)

PROJECT DURATION - To be confirmed by Contractor (Estimated 12 weeks)

PERSONS RESPONSIBLE FOR THE MANAGEMENT OF WASTE - Contractor

Third Party Waste Handling - Third parties handling waste will be required to provide documentary evidence of their licence to handle, transport, recycle and dispose of waste.

OBJECTIVES

Project Objectives

1 To take all responsible steps to ensure that waste management controls are observed.

2 To minimise the amount of waste generated and maximised the amount of waste reused and recycled.

3 To re-use as much waste as possible on-site. Where reuse is not possible to identify the most appropriate waste management option in line with the waste hierarchy.

4 To manage waste as close as possible to site location

5 To make and improve awareness of waste management issues of all contractors and sub contractors and to ensure the correct waste management practices are followed on site.

RESPONSIBILITIES

The responsibilities in relation to the SWMP are set out below.

The Site Waste Coordinator is the Principle Contractor on site, who is responsible for implementation of the SWMP. Duties include but are not limited to:

Ensuring waste is managed on site according to the SWMP. This includes ensuring appropriate segregation of waste on-site, making arrangements for the removal of waste from the site.

Ensuring all staff and sub-contractors understand their duties in relation to the SWMP. This includes organising appropriate training.

Ensuring correct records and documentation is kept.This includes checking waste transfer documentation, and maintenance of documentation relating to waste transfer.

The ‘Site Waste Coordinator’ is the point of contact for all staff, contractors and waste contractors in relation to the SWMP and waste management issues.

All contractors’ staff operatives working on site are responsible for adhering to the principles for the movement and segregation of waste on site.

WASTE CONTRACTORS

The waste contractors are to be listed with contact details, this list is to be complied by the ‘Site Waste Coordinator’

All waste contractors are responsible for adhering to the SWMP including:

All waste contractors are responsible for ensuring compliance with their Duty of Care including providing the appropriate records to the ‘site waste coordinator’

All mainland Contractors receiving waste are responsible for ensuring waste is managed as specified in the SWMP. They are responsible for ensuring the waste treatment facilities have a waste licence and that records are provided to the ‘site waste coordinator’

Mainland waste contractors receiving waste are responsible for transporting it to a licensed waste management facility

Mainland waste contractors are responsible for providing adequate containers for the collection and segregation of waste as specified in the SWMP.

MANAGEMENT OF WASTE ON SITE

The principle contractor shall adopt the materials that'll be re-used or recycled on site will be segregated in designated areas ready for mainland transportation. The locations of the designated areas shall be identified by the contractor prior to commencement of works and recorded.

- Re-Use and Re-Cycle Off Site
- Materials that will be removed from site for recycling will be segregated from the waste stream and collected in containers for transport. The locations of collection and segregation area/s and the materials that will be collected at these sites are to be recorded.
- The waste containers will be colour coded according to the National Coding Scheme.
- All waste which can be reused or recycled as specified in the recorded tables just be segregated out of the waste stream by staff and sub-contractors.
- Contamination of the waste containers will be monitored.
- At the end of each day all staff and package contractors must ensure that waste is moved to the appropriate area/s as specified.
- All lovable containers will be locked at the end of each day.
- Any problems found with arrangements for waste segregation should be reported directly to the 'site waste coordinator.'

TRAINING

As part of adopting the principles of the SWMP the Principle Contractor shall implement training and as such the site waste coordinator shall be responsible for ensuring all of the contractors staff and operatives receive training the implementation of the SWMP

Details of training should be recorded.

MEASURING AND MONITORING

The Site waste Coordinator will be responsible for ensuring that monitoring

takes place throughout the project - to include:

Estimated Waste generated Schedule

Summary of Actual Waste Generated

Actual Waste Carrier Recorded.

RECEIVED
By Tom.Anderton at 3:27 pm, Nov 14, 2025

nijhuis
Nijhuis Saur Industries | UK & Eire

APPROVED
By Lisa Walton at 3:48 pm, Dec 05, 2025

Our Ref: J-XXXXX-HG-01
11 November 2025

RE: Proposed Rear Ground Floor Extension and Proposed Dormer at 7 Buzza Street, St Mary's, Isles of Scilly – Flood Risk Assessment

Introduction

Our client is proposing to demolish and replace the existing ground floor extension, the addition of a first floor dormer and roof terrace, and internal alterations at 7 Buzza Street, St Mary's, Isles of Scilly. As part of the planning process, it has become apparent that the site may be at risk of flooding. Therefore, any application for planning permission should be accompanied by a Flood Risk Assessment (FRA). Therefore, Nijhuis Industries Ltd. have been commissioned to undertake an FRA for the site.

An initial inspection of the Environment Agency (EA) indicative flood map for planning (**Figure 2** below) shows the site is located within Flood Zone 3. This report comprises the FRA for the proposed development, in line with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and Local Plan Policy SS7.

Site Description

The development is proposed at 7 Buzza Street, St Mary's. A site location plan, showing the site boundary, is shown in **Figure 1** below.

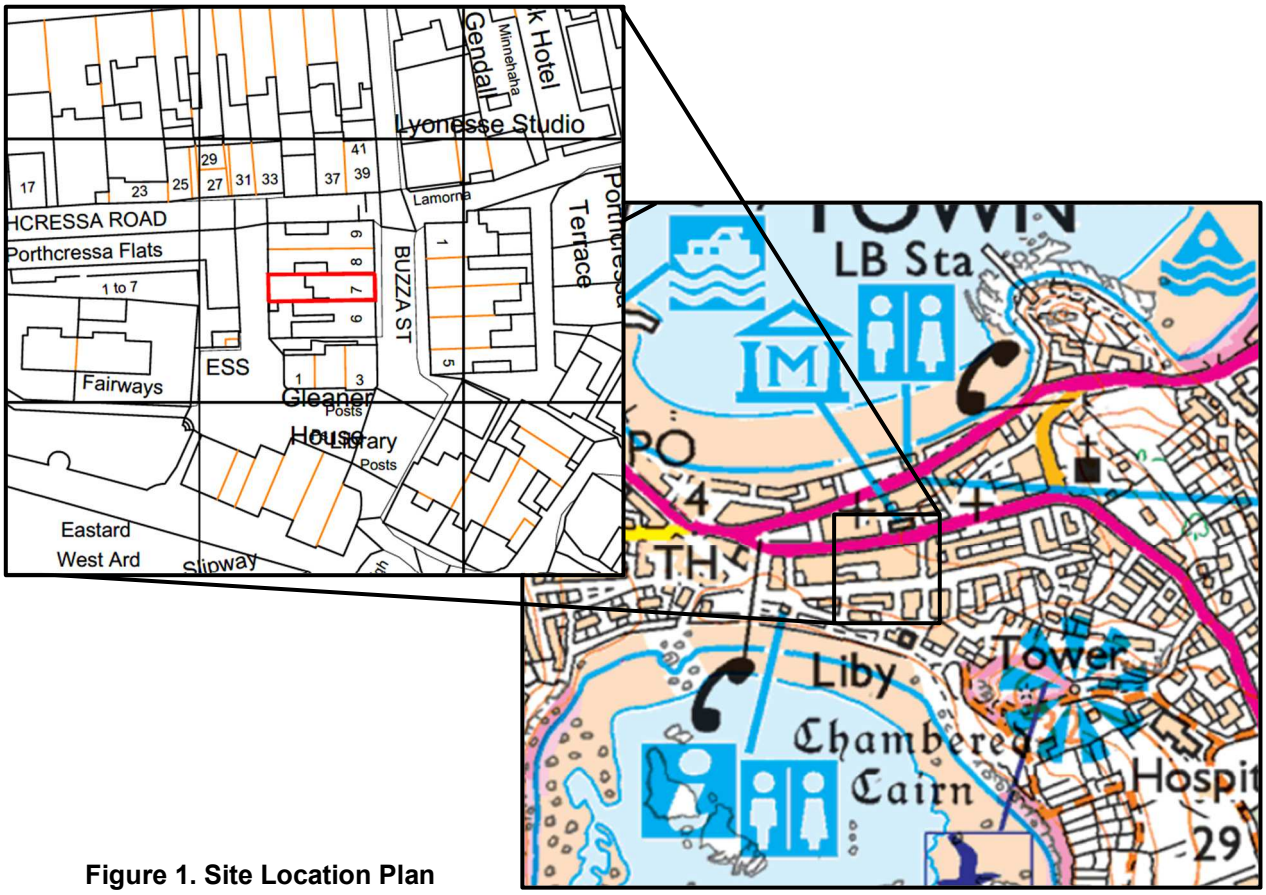


Figure 1. Site Location Plan

Flood Risks and Mitigation Measures

Fluvial and Tidal Flooding

The EA indicative Flood Map for Planning (see **Figure 2**) shows the site is partially located within Flood Zone 3 (High Risk). As such, the site is considered to be at high risk from tidal/fluvial flooding.

The risk from tidal and fluvial flooding is discussed in detail further in this report through obtained EA Product 4 data. Other flood mechanisms are considered below.

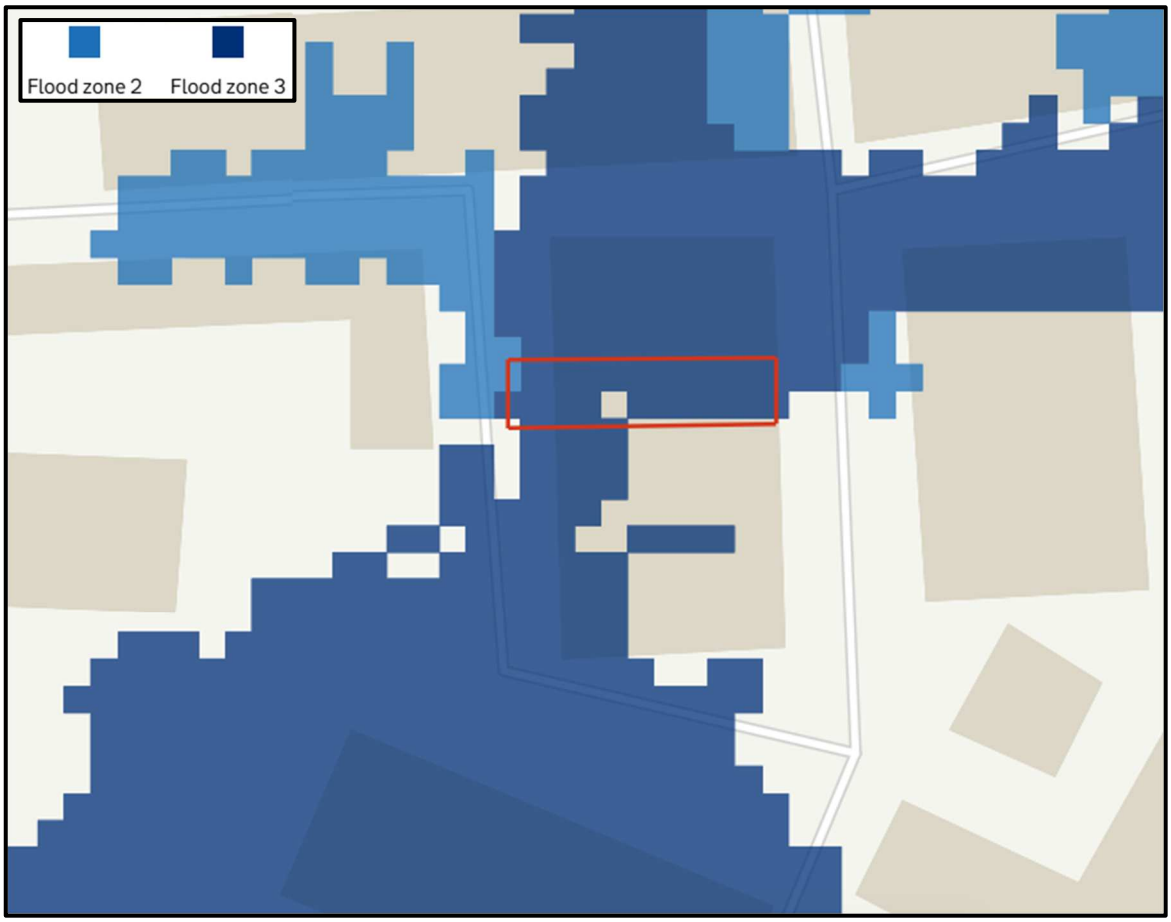


Figure 2. EA Indicative Flood Map

Groundwater Flooding

Groundwater flooding is linked to the ability of the ground to hold water. According to the gov.uk website it is considered that groundwater is not an issue on this site. As such, groundwater flooding is not anticipated to pose a threat to the proposed development and therefore, this mechanism of flooding shall not be considered further in this report.

Overland/Surface Water Flow

The site is located in the urbanised area of Hugh Town on the island of St Mary's, Isles of Scilly. The Environment Agency map (see **Figure 3** below) show the risk of flooding from surface water for the site for the current scenarios. The EA map indicate that the site is currently at high chance of flooding from surface water.

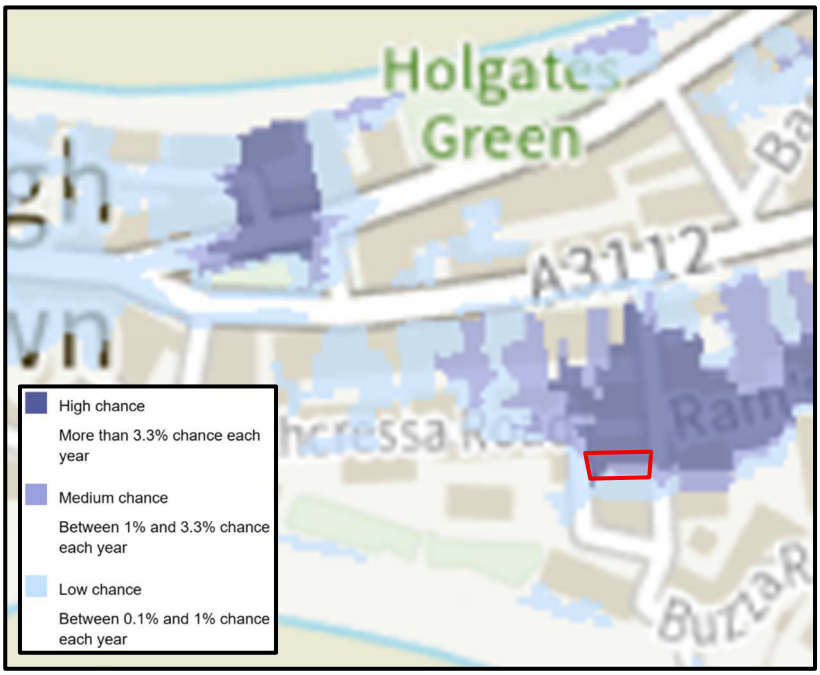


Figure 3. EA Surface Water Map Showing the Risk of Surface Water Flooding

When considering the potential flood depths for the current surface water flood risk the mapping shows that the depth at the site is up to 20cm in the medium chance event (between 1% and 3.3% chance each year) and up to 30cm in the low chance event (between 0.1% and 1% chance each year).

The EA have also produced mapping to indicate the yearly chance of flooding between the years 2040 and 2060.

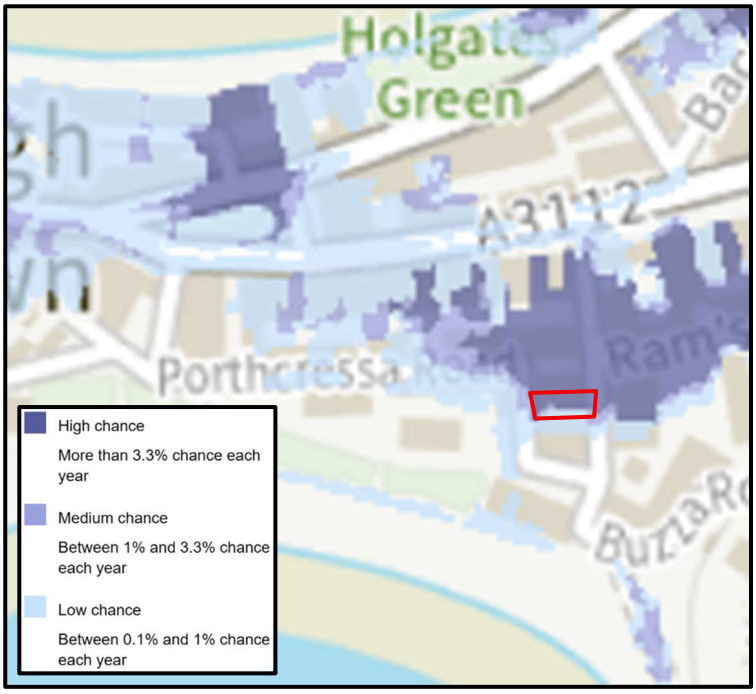


Figure 4. EA Surface Water Map Showing the Risk of Surface Water Flooding Between 2040 and 2060

When considering the potential flood depths for the future scenario surface water flood risk, the mapping shows that the depth at the site is up to 20cm in the medium chance event (between 1% and 3.3% chance each year) and up to 30cm in the low chance event (between 0.1% and 1% chance each year).

Therefore, it is anticipated that the site is at risk of surface water flooding. Mitigation measures to protect the proposal from this are outlined further below within the report.

Flooding as a result of Development

Development and paving of permeable areas have potential to increase flood risk to properties down slope of the proposed development. Since the proposed development is for the demolition and replacement of the existin ground floor extension the impermeable area of the site is not anticipated to change. It is considered that the drainage system that is currently in place for the existing development shall adequately serve the proposed development.

EA Product 4 Data

The EA provided modelled data taken from the Isles of Scilly 2019 model. The Finished Floor Level (FFL) of the ground floor extension area is 5.28m AOD.

The data from the EA included a range of flood events for a series of nodes across the red line boundary of the site and the local vicinity.

Based on the most appropriate node (16) the flood levels are as follows:

Defended Modelled Tidal Extent and Height

1 in 200 year: 5.34m AOD
1 in 1,000 year: 5.39m AOD

Defences removed Modelled Tidal Extent and Height

1 in 200 year: 5.41m AOD
1 in 1,000 year: 5.41m AOD

Defended Climate Change Modelled Tidal Extent and Height

1 in 200 year (+1037mm): 5.41m AOD

Defences Removed Climate Change Modelled Tidal Extent and Height

1 in 200 year (+1037mm): 5.42m AOD

The flood information outlined above confirms that the site is within Flood Zone 3. The flood depth for the current 200 year event is 0.06m in the defended scenario and 0.13m in the undefended scenario. When considering the impact of climate change on the 1 in 200 year event the site is at risk of flooding up to 0.13m in the defended scenario and 0.14m in the undefended scenario.

Flood Risk Summary

Overall, from the EA Product 4 data provided for the site, the site is at risk of tidal flooding up to 0.14m. When considering the surface water flood risk this is up to 0.3m in the low chance scenario.

In light of the potential flood risk to the site, mitigation measures are outlined further in this report.

Mitigation Measures

Based on the flood information outlined above the maximum potential flood depth is 0.3m and therefore this will set the mitigation level (5.58m AOD) for the development proposal. It is noted that this is in excess of the 1 in 200 year tidal flood event plus climate change.

The following mitigation measures would serve to reduce and manage flood risk at the site:

- To increase the overall flood resilience of the development; flood resistant flooring and finishes should be utilised where possible throughout the building development up to 5.58mAOD. All electrical circuitry and apparatus should be installed above or higher than this level. Alternatively ground based electrical installations should be designed to withstand flooding.

  Further advice on developing flood risk is available from Improving Flood Resilience of New Buildings available which is available at:

  http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

  A brief outline of measures is provided below:

  - Lime based plaster and finishes in preference to gypsum products.
  - Pressure treated timber for woodwork including framing and skirting boards.
  - All insulation below 5.58mAOD from ground level should be water resistant and quick drying.

As part of this FRA an Emergency Plan has been produced for the householder. This is enclosed within **Annex B**.

Access and Egress

The main access and egress for the property is via Buzza Street to the front of the property. This is shown to be at risk of flooding in the considered scenarios. Based on the flood information it is anticipated that flood depths on the access would be no greater than 300mm. The nature of tidal flooding means that any floodwater is likely to be slow moving. The access route does quickly rise up into Flood Zone 1.

It is noted that the nature of the development means that within the building there will be easy internal access to a first floor level, and therefore occupants will be able to utilise the first floor level as a safe haven should an extreme flood event occur and occupants are unable to leave the building prior to the flood event.

Policy

The site red line boundary has been shown to be located within Flood Zone 3.

Local Plan Policy SS7 states that development proposals shown to be at risk of flooding will not be permitted unless an appropriate and proportionate Flood Risk Assessment (FRA) demonstrates how the flood risk will be managed. To include climate change, ensuring that it doesn't create flood risk elsewhere and appropriate acceptable mitigation and recovery measures are undertaken.

The information laid out within this report and the recommended mitigation measures seek to manage the flood risk to the development and deemed to be appropriate based on the scale and nature of the development.

The proposed development is considered a 'minor development' in terms of flood risk within the PPG guidance and the guidance states that a development is exempt from the sequential test if it is a householder

development like residential extensions. In terms of the exception test, the information laid out within this report seeks to address this.

Conclusions

The proposed development has been shown to be at risk of tidal flooding up to 0.14m in the 200 year event with an allowance for climate change. When considering the surface water flood risk this is up to 0.3m in the low chance scenario.

As such, mitigation measures have been outlined to increase the flood resilience of the development and minimise the potential impact of any extreme flood event.

Access and egress for the proposed development have also been considered.

The proposed scheme is a minor development and therefore not deemed subject to the Sequential Test. The Exception Test is addressed within the information laid out within this report.

Given the findings in this report, it is considered that the development is appropriate in line with the National Planning Policy (NPPF).

Yours sincerely
For and on behalf of Nijhuis Industries Ltd

Hannah Graham
Team Leader – Flood Risk and Drainage

Enc. **Annex A** EA Data

Annex B Emergency Flood Plan

ANNEX A – EA DATA

Flood risk assessment data

Location of site: 90483 / 10463 (shown as easting and northing coordinates)
Document created on: 21 October 2025
This information was previously known as a product 4.
Customer reference number: EFTJ596B9AHH

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

Surface water and other sources of flooding

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Isles of Scilly.

For information about sewer flooding, contact the relevant water company for the area.

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:

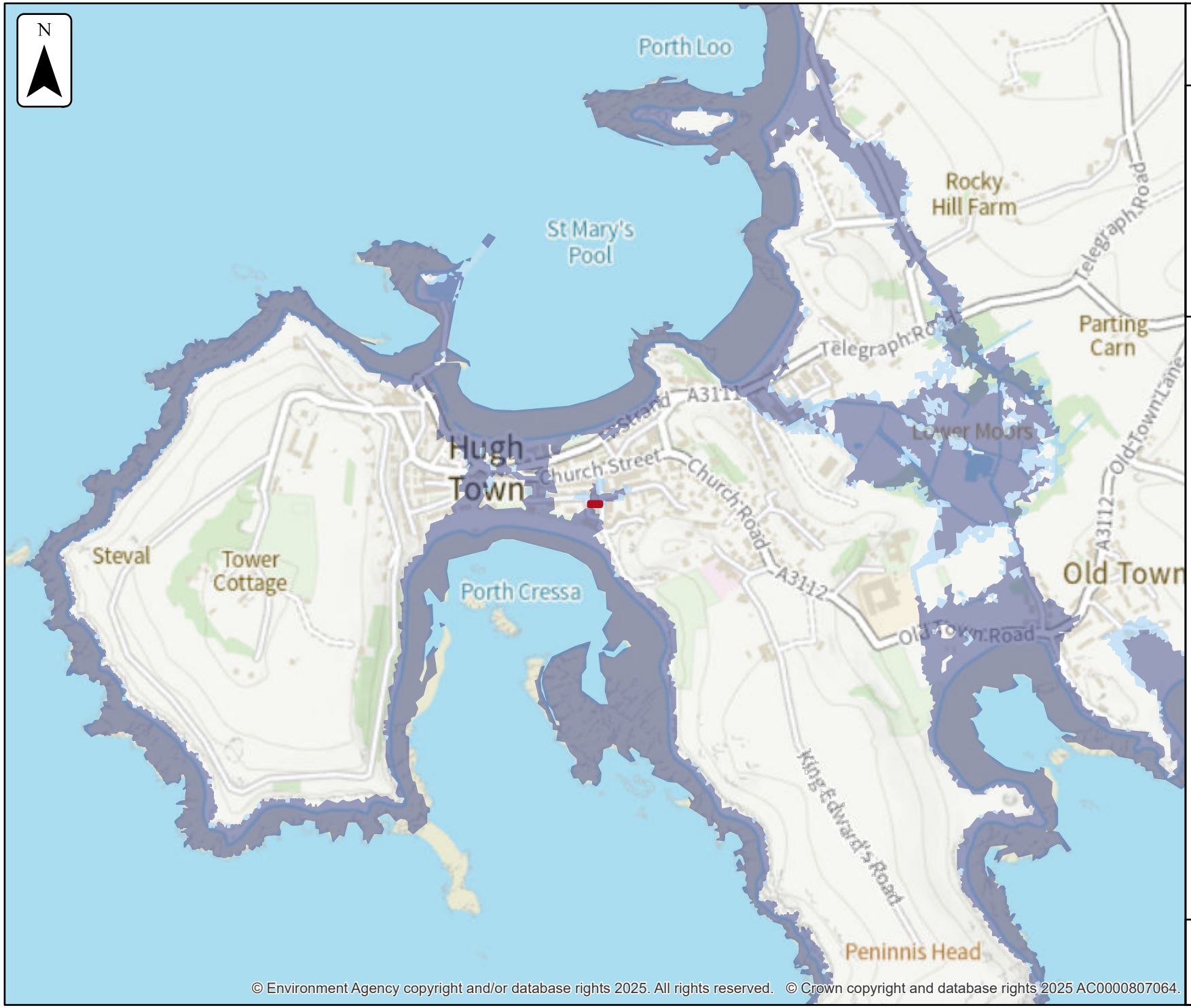
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

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



Environment Agency

Flood map for planning

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

- Selected area
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

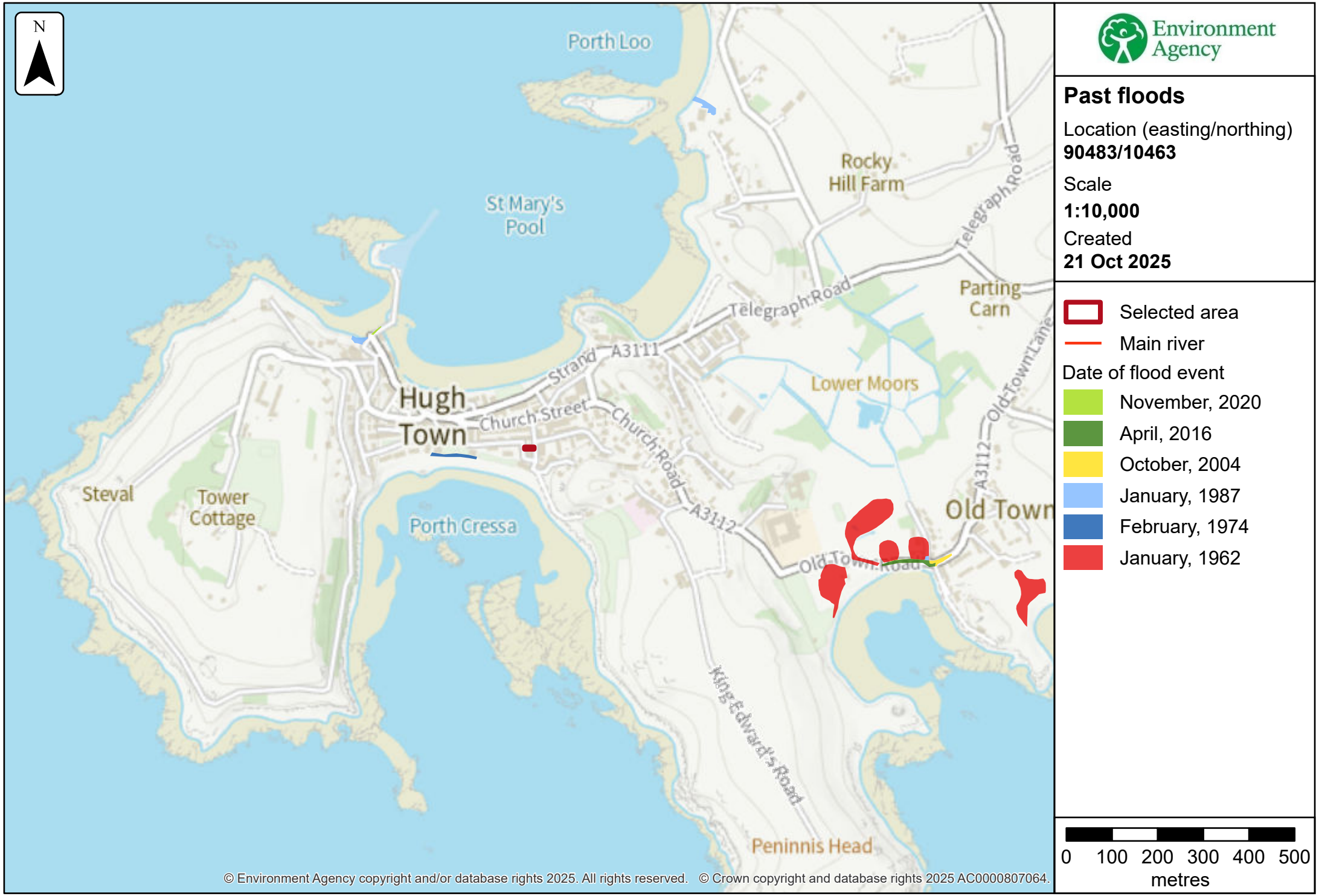
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

Download the complete recorded flood outlines dataset, which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Isles of Scilly Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



Environment Agency

Past floods

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 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

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	Wave overtopping	0	Coastal

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
03/01/2018	IoS - St Mary's	Flooding of lower bar area	Wave overtopping	0	Coastal
05/02/2014	Isles of Scilly - St Mary's	Storm conditions led to wave overtopping the Quay	Storm Conditions	0	Coastal
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 Porthcressa area	Storm conditions		Coastal
03/01/2014	IoS: St Mary's	Storm conditions led to flooding in Hugh Town	Storm conditions		Coastal

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
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
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	Coastal
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	Coastal

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
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		Coastal
01/02/1974	IoS: St Mary's - Porthcressa	Large waves due to a storm event overtopping walls along Porthcressa bay	Storm waves overtopping walls		Coastal

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 31 / 10 / 2025

Modelled data

About the models used

Model name: Isles of Scilly

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.

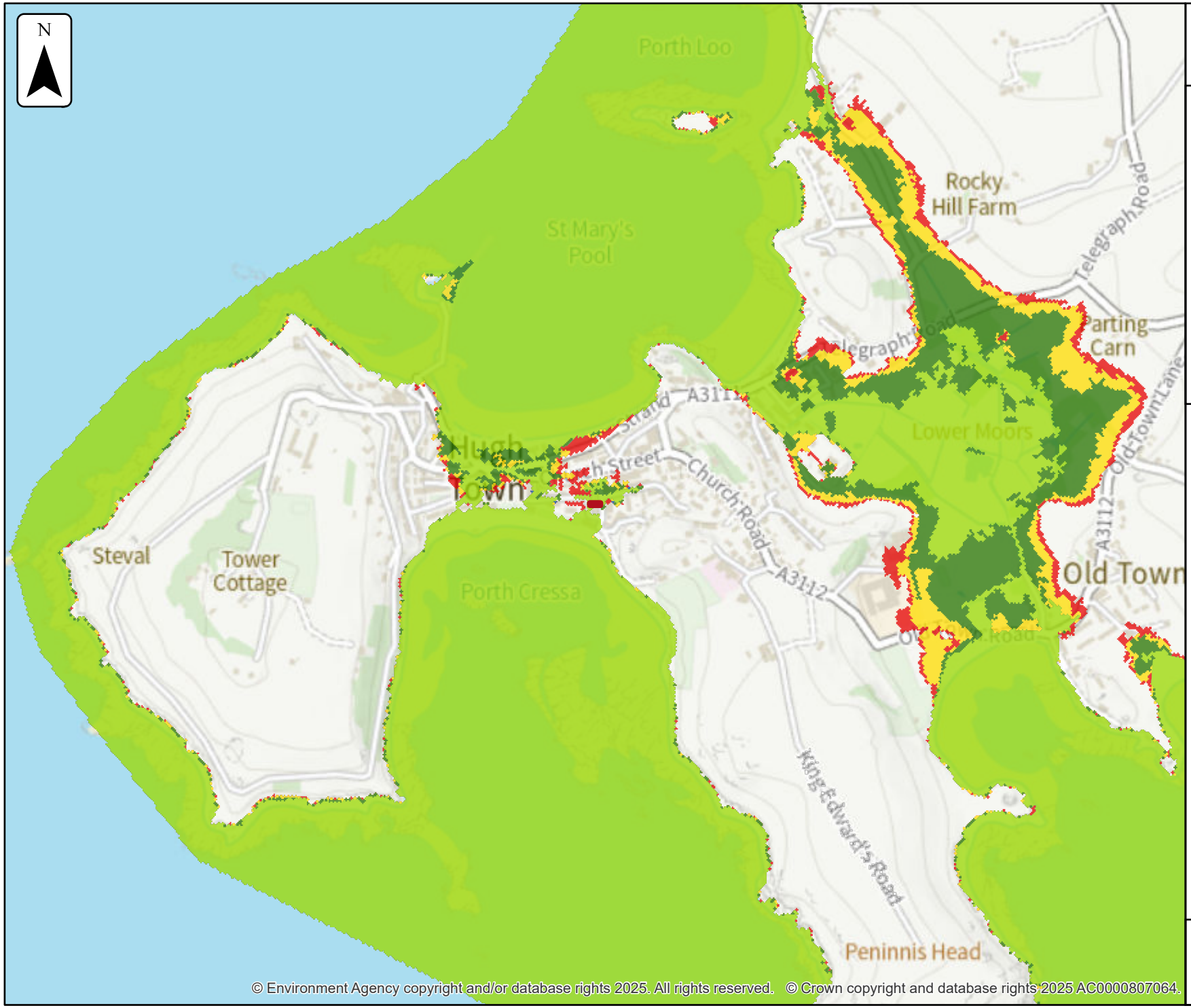
- Climate change: Model scenarios were completed with increases to the still water levels, wind speeds and wave heights to represent the impacts of climate change. This model was produced following the guidance that was available at the time of the model build (UKCP09). For Flood Risk Assessments, this 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

Defences removed climate change modelled tidal extent

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

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

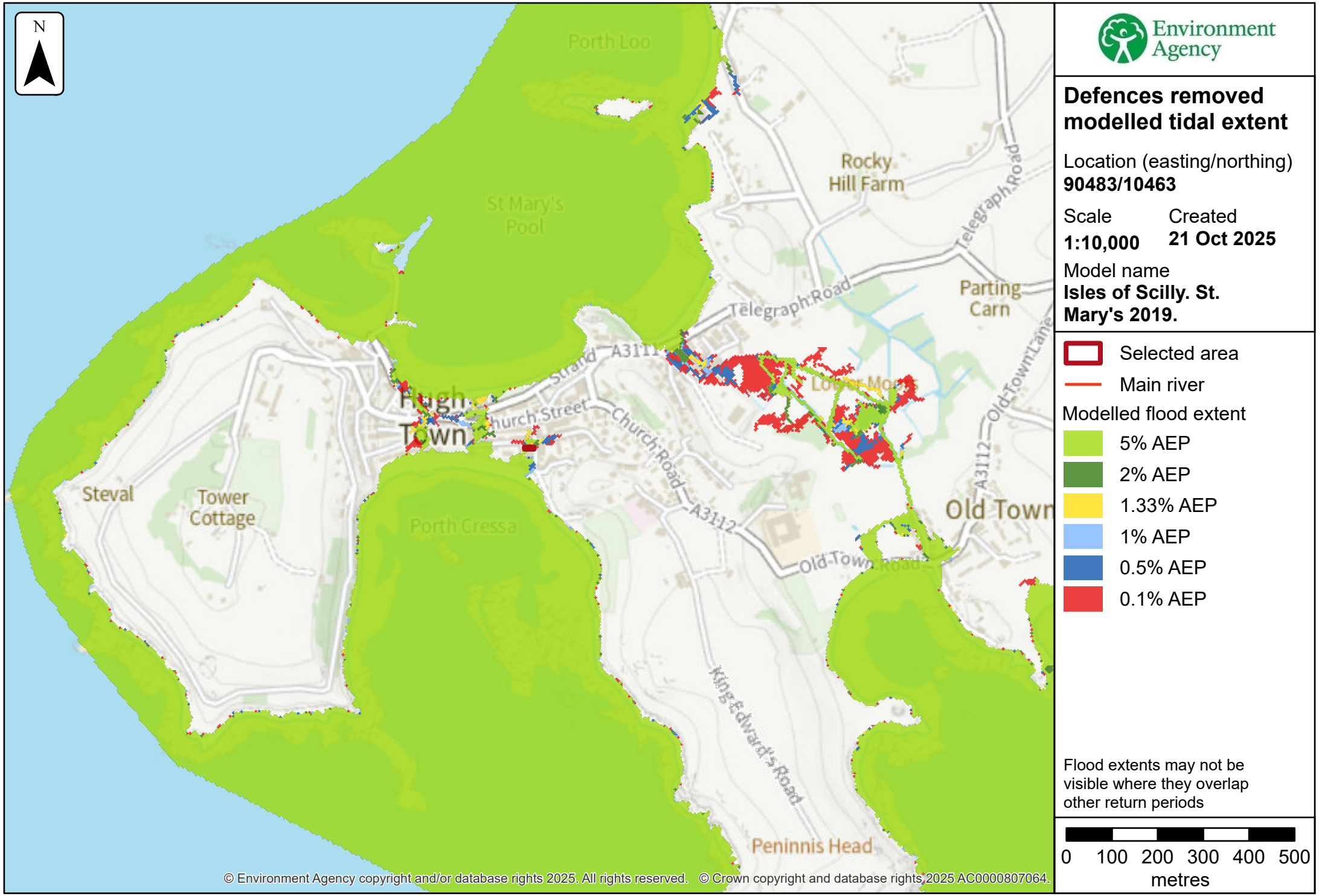
- Selected area
- Main river

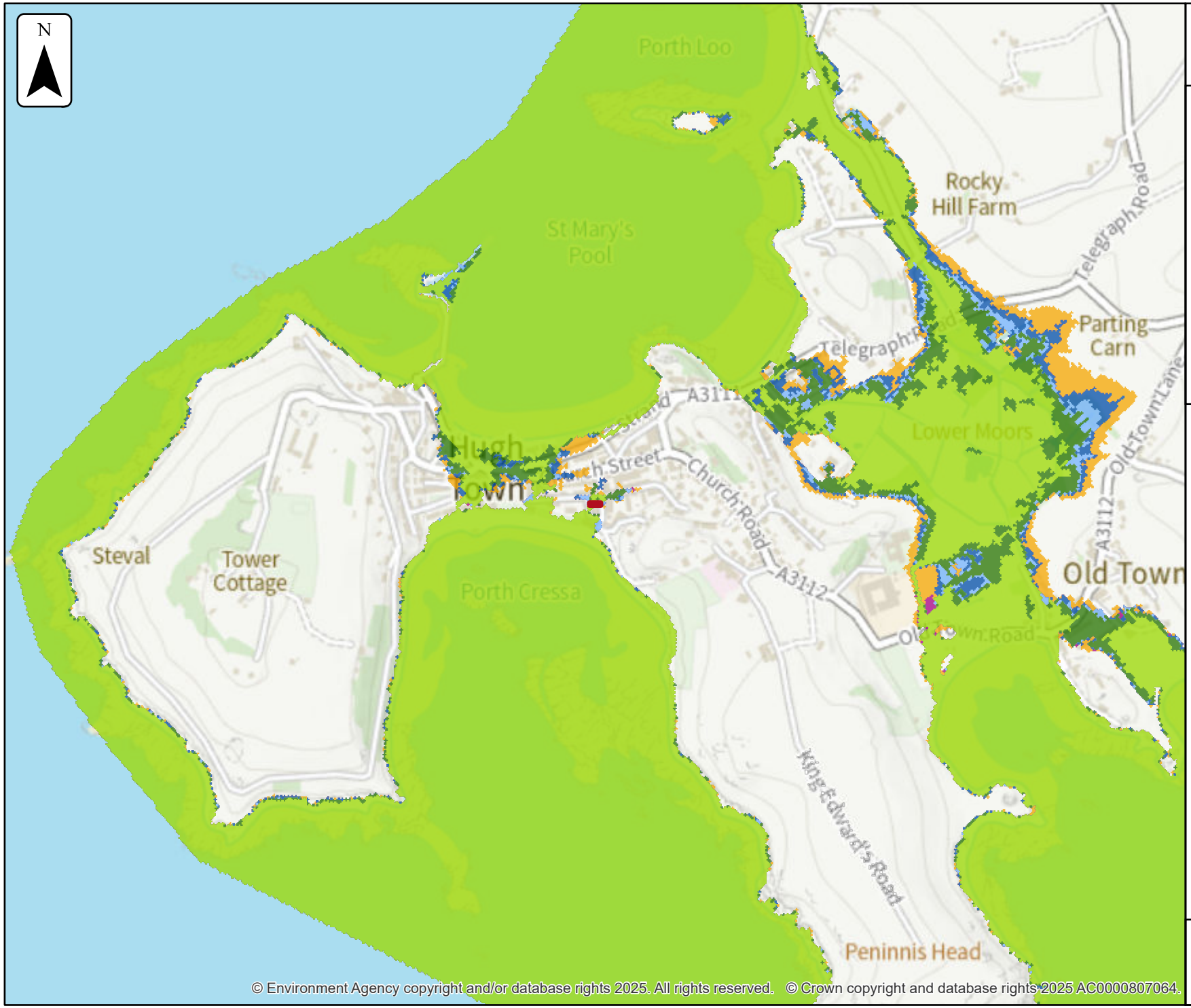
Modelled flood extent

- 0.5% AEP (+351mm)
- 0.5% AEP (+812mm)
- 0.5% AEP (+1037mm)
- 0.1% AEP (+351mm)
- 0.1% AEP (+812mm)
- 0.1% AEP (+1037mm)

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

0 100 200 300 400 500
metres


N
Porth Loo
St Mary's Pool
Rocky Hill Farm
Telegraph Road
Parting Carn
Old Town Lane
Strand
A3111
Church Street
Church Road
A3112
Old Town Road
Old Town
Hugh Town
Steval
Tower Cottage
Porth Cressa
King Edward's Road
Peninnis Head
Environment Agency
Defences removed modelled tidal extent
Location (easting/northing)
90483/10463
Scale
1:10,000
Created
21 Oct 2025
Model name
Isles of Scilly. St. Mary's 2019.
Selected area
Main river
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 copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.



Environment Agency

Defended climate change modelled tidal extent

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

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

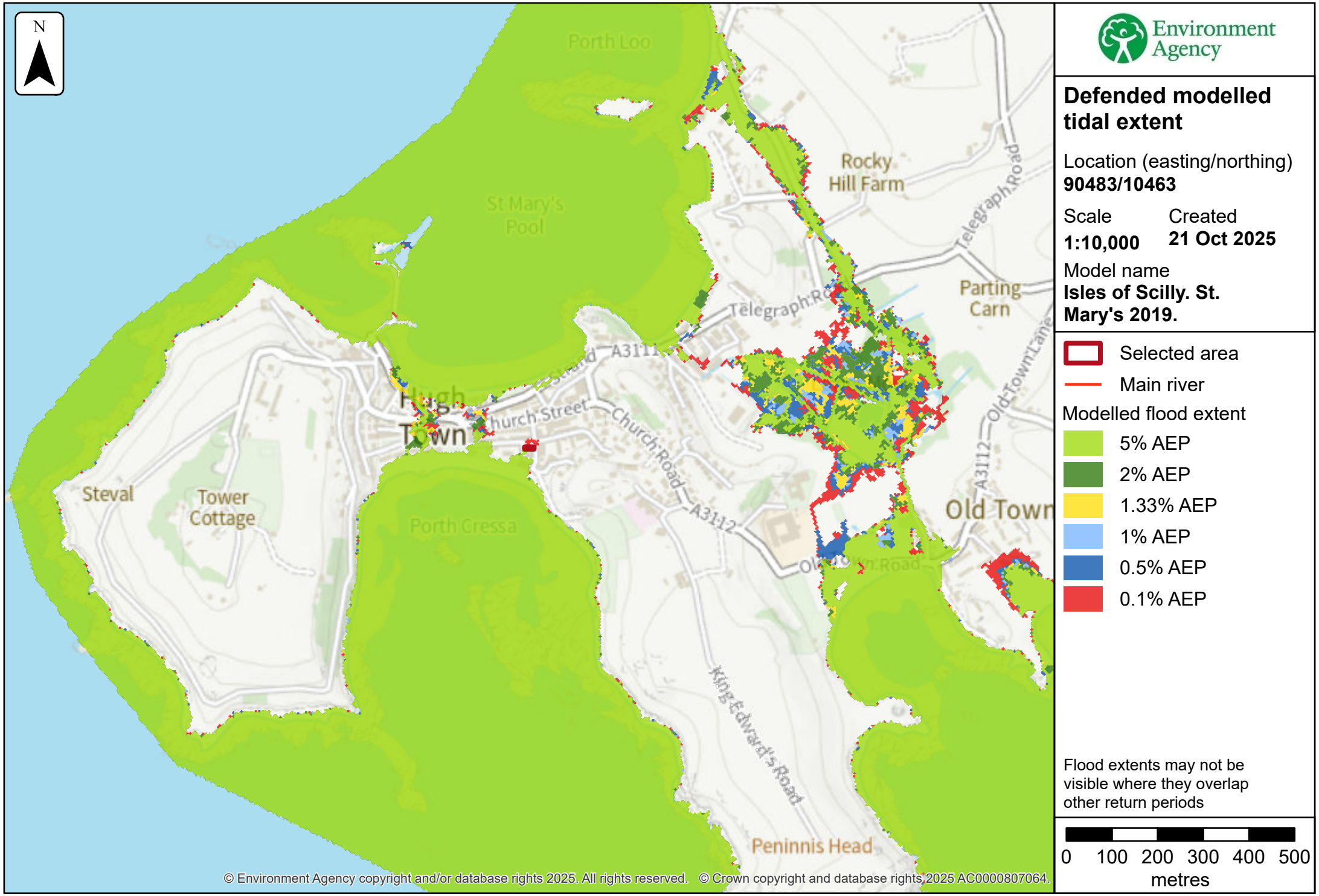
- Selected area
- Main river

Modelled flood extent

- 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)

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

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

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

- Selected area
- Main river

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)
90483/10463

Scale
1:500

Created
21 Oct 2025

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

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 0.875
- 0.875 - 1.75
- 1.75 - 2.625
- 2.625 - 3.5
- 3.5 - 4.375
- 4.375 - 5.25
- 5.25 - 6.125
- 6.125 - 7.0
- 7.0 - 7.875

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

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	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	NoData	5.32	5.32	5.32	5.32	5.32	5.32	5.31	5.32	5.35	5.39
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	NoData	NoData	5.25	5.26	5.26	5.26	5.28	5.31	5.32	5.35	5.39
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	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
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	90478	10466	NoData	NoData	5.15	5.18	5.19	5.20	5.26	5.31	5.32	5.34	5.39
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	90478	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.30
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.33

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
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.00
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.00
Max value in selected area:			NoData	NoData	5.17	5.20	5.20	5.22	5.26	5.31	5.32	5.35	5.39

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.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

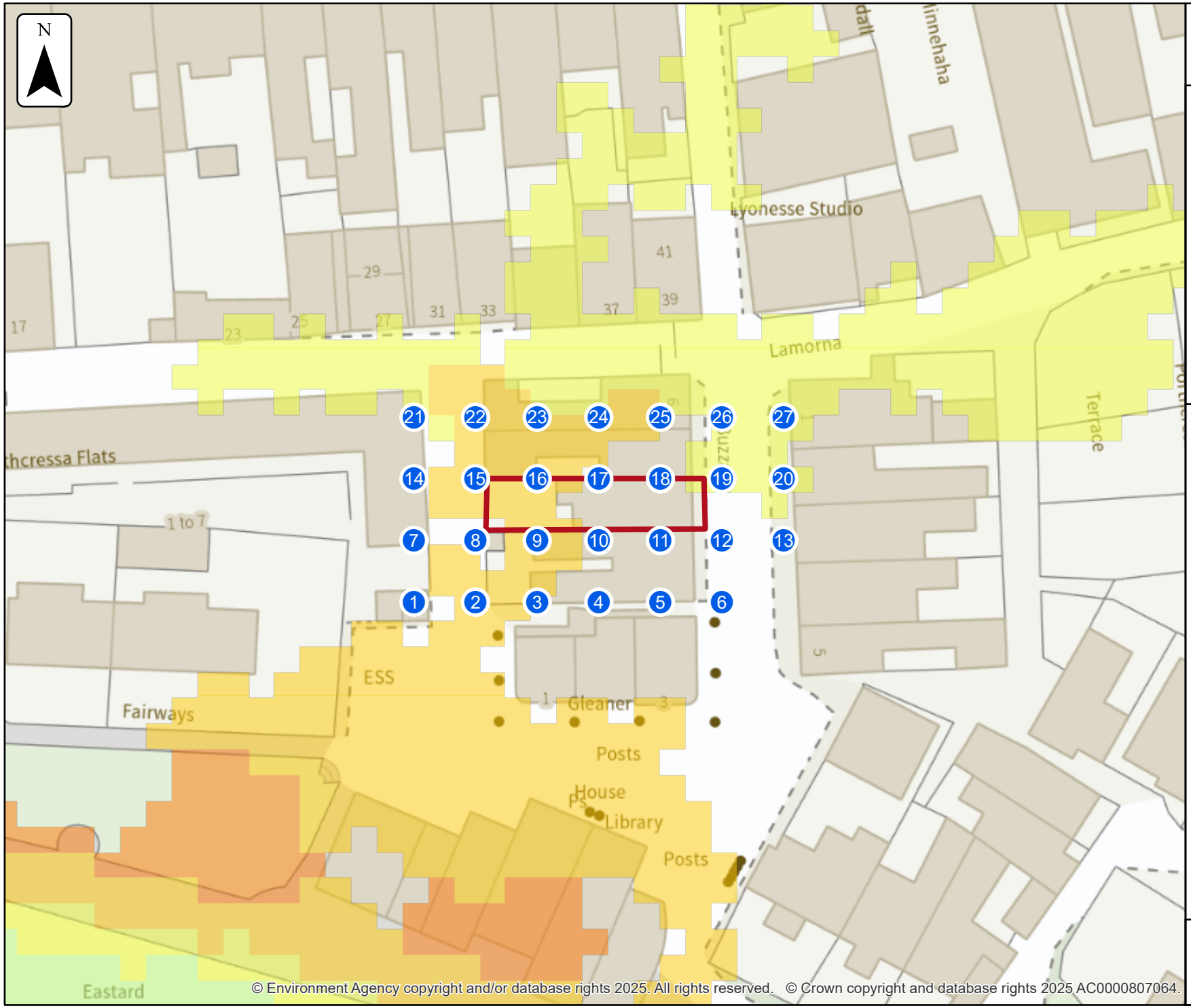
Defended

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
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	NoData	0.02	0.02	0.02	0.02	0.02	0.02	0.01	0.02	0.05	0.09
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	NoData	NoData	0.04	0.05	0.05	0.05	0.07	0.10	0.11	0.14	0.18
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	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
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	90478	10466	NoData	NoData	0.03	0.04	0.04	0.05	0.07	0.09	0.10	0.11	0.14
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	90478	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01

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
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04
Max value in selected area:			NoData	NoData	0.05	0.08	0.09	0.11	0.16	0.21	0.22	0.25	0.29

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.
'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)
90483/10463

Scale
1:500

Created
21 Oct 2025

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

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 0.875
- 0.875 - 1.75
- 1.75 - 2.625
- 2.625 - 3.5
- 3.5 - 4.375
- 4.375 - 5.25
- 5.25 - 6.125
- 6.125 - 7.0
- 7.0 - 7.875

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
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	5.31	5.32	5.32	5.36	5.37	5.37	5.39	5.40	5.40	5.41	5.42
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	5.25	5.28	5.32	5.36	5.37	5.37	5.39	5.40	5.40	5.41	5.42
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	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
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.39
16	90478	10466	5.17	5.25	5.32	5.36	5.36	5.37	5.38	5.40	5.40	5.41	5.41
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.03	5.05
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.05
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.27
23	90478	10472	NoData	NoData	NoData	5.29	5.29	5.29	5.30	5.31	5.31	5.32	5.33
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	5.33	5.33	5.33	5.34	5.35

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
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	4.98	5.03	5.03	5.03	5.05
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	4.98	5.03	5.03	5.03	5.05
Max value in selected area:			5.18	5.25	5.32	5.36	5.37	5.37	5.39	5.40	5.40	5.41	5.42

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.
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'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
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	0.01	0.02	0.02	0.06	0.07	0.07	0.09	0.10	0.10	0.11	0.12
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	0.04	0.07	0.11	0.15	0.16	0.16	0.18	0.19	0.19	0.20	0.21
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	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
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
16	90478	10466	0.03	0.07	0.10	0.12	0.12	0.12	0.13	0.14	0.15	0.16	0.16
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.03
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.10
23	90478	10472	NoData	NoData	NoData	0.02	0.02	0.02	0.03	0.04	0.04	0.04	0.05
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01	0.01	0.01	0.01

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
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.07	0.07	0.08	0.09
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	0.03	0.06	0.06	0.06	0.08
Max value in selected area:			0.07	0.15	0.23	0.27	0.27	0.28	0.29	0.30	0.30	0.32	0.32

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Any blank cells show where a particular scenario has not been modelled for this location.
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'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)
90483/10463

Scale
1:500

Created
21 Oct 2025

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

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 1.125
- 1.125 - 2.25
- 2.25 - 3.375
- 3.375 - 4.5
- 4.5 - 5.625
- 5.625 - 6.75
- 6.75 - 7.875
- 7.875 - 9.0
- 9.0 - 10.125

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)
			Height	Height	Height	Height	Height	Height	Height	Height
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	5.39	5.41	5.40	5.42	5.42	5.41	5.42	5.42
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	5.39	5.41	5.40	5.42	5.42	5.41	5.42	5.42
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	5.06	NoData	5.08	5.20

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
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.20
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	5.30	5.40	NoData	5.41	5.41
16	90478	10466	5.38	5.40	5.39	5.41	5.41	5.41	5.41	5.42
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	5.03	NoData	5.04	5.06	5.03	5.08	5.20
20	90502	10466	NoData	NoData	NoData	5.04	5.06	NoData	5.08	5.20
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	5.19	5.30	NoData	5.37	5.37
23	90478	10472	5.30	5.32	5.31	5.33	5.33	5.32	5.34	5.36
24	90484	10472	5.33	5.34	5.33	5.34	5.35	5.34	5.35	5.37

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)
			Height	Height	Height	Height	Height	Height	Height	Height
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	4.99	5.03	5.02	5.04	5.06	5.04	5.08	5.20
27	90502	10472	4.99	5.03	5.02	5.04	5.06	5.03	5.08	5.20
Max value in selected area:			5.39	5.41	5.40	5.42	5.42	5.41	5.42	5.42

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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'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)
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	0.09	0.11	0.09	0.12	0.12	0.11	0.12	0.12
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	0.18	0.20	0.18	0.21	0.21	0.20	0.21	0.21
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	0.00	NoData	0.00	0.06

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
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	0.15	0.25	NoData	0.26	0.27
16	90478	10466	0.13	0.15	0.14	0.16	0.16	0.16	0.16	0.17
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	0.02	NoData	0.02	0.04	0.02	0.06	0.18
20	90502	10466	NoData	NoData	NoData	0.02	0.04	NoData	0.06	0.18
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	0.02	0.12	NoData	0.18	0.19
23	90478	10472	0.03	0.04	0.03	0.04	0.05	0.04	0.05	0.06
24	90484	10472	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

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
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	0.03	0.08	0.07	0.08	0.10	0.08	0.13	0.24
27	90502	10472	0.03	0.06	0.05	0.07	0.09	0.06	0.12	0.23
Max value in selected area:			0.29	0.31	0.30	0.32	0.32	0.31	0.32	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.
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.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Environment Agency

Defences removed climate change modelled tidal extent and height

Location (easting/northing)
90483/10463

Scale
1:500

Created
21 Oct 2025

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

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 1.125
- 1.125 - 2.25
- 2.25 - 3.375
- 3.375 - 4.5
- 4.5 - 5.625
- 5.625 - 6.75
- 6.75 - 7.875
- 7.875 - 9.0
- 9.0 - 10.125

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

0 5 10 15 20
metres

Sample point data

Defences removed climate change

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)
			Height	Height	Height	Height	Height	Height
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	5.42	5.43	5.43	5.42	5.44	5.44
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	5.28	5.35	NoData	5.37	5.43
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	5.42	5.42	5.43	5.42	5.43	5.43
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	5.12	5.28	5.35	5.21	5.37	5.43

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)
			Height	Height	Height	Height	Height	Height
13	90502	10460	NoData	5.28	5.35	5.21	5.37	5.43
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	5.41	5.41	5.42	5.41	5.42	5.43
16	90478	10466	5.42	5.42	5.42	5.42	5.42	5.43
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	5.12	5.28	5.35	5.21	5.37	5.43
20	90502	10466	5.12	5.28	5.35	5.21	5.37	5.43
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	5.37	5.37	5.38	5.37	5.38	5.43
23	90478	10472	5.34	5.37	5.38	5.36	5.39	5.43
24	90484	10472	5.35	5.38	5.39	5.37	5.39	5.43

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)
			Height	Height	Height	Height	Height	Height
25	90490	10472	NoData	NoData	5.35	NoData	5.37	5.43
26	90496	10472	5.12	5.28	5.35	5.21	5.37	5.43
27	90502	10472	5.12	5.28	5.35	5.21	5.37	5.43
Max value in selected area:			5.42	5.42	5.43	5.42	5.43	5.43

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.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed climate change

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)
			Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	0.12	0.13	0.13	0.12	0.14	0.14
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	0.00	0.01	NoData	0.01	0.04
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	0.21	0.21	0.21	0.21	0.22	0.22
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	0.00	0.14	0.21	0.07	0.23	0.29

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)
			Depth	Depth	Depth	Depth	Depth	Depth
13	90502	10460	NoData	0.15	0.22	0.08	0.24	0.30
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	0.27	0.27	0.27	0.27	0.27	0.29
16	90478	10466	0.16	0.17	0.17	0.17	0.17	0.18
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	0.09	0.26	0.33	0.19	0.34	0.41
20	90502	10466	0.09	0.25	0.32	0.18	0.34	0.40
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	0.19	0.19	0.19	0.19	0.19	0.25
23	90478	10472	0.05	0.08	0.09	0.06	0.09	0.13
24	90484	10472	0.01	0.02	0.03	0.01	0.03	0.07

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)
			Depth	Depth	Depth	Depth	Depth	Depth
25	90490	10472	NoData	NoData	0.04	NoData	0.05	0.11
26	90496	10472	0.16	0.32	0.39	0.25	0.41	0.47
27	90502	10472	0.15	0.31	0.38	0.24	0.40	0.46
Max value in selected area:			0.32	0.32	0.33	0.32	0.33	0.33

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.
'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

ANNEX B – EMERGENCY FLOOD PLAN

Emergency Flood Plan for 7 Buzza Street, Hugh Town, St Mary's, Isles of Scilly

This emergency flood plan is for 7 Buzza Street, Hugh Town, it is intended to provide the householder with steps to protect property and people.

The flood risk to the site comes from tidal sources and surface water (rainfall). Tidal flooding can be predictable in advance and is slow moving due to the nature of tidal water. The risk of a tidal flood event is 0.5% for any given year. Surface water flooding is linked to rainfall and therefore weather forecasting of heavy rain would have the potential to cause a surface water flood event. The surface water flooding is a low chance for the site with a probability of less than 0.1% chance of happening in any given year.

1. Before a flood

Get up to date information by noting:

- your local radio station for travel and weather
- the phone number for Floodline (0345 988 1188)
- local websites and social media

Check if your insurance covers you for flooding.

Think about how you could stop water entering your home. Check you know how to turn off your electricity and water.

Move important documents and possessions and store them in a location where they won't be damaged by flood water. Protect them in a waterproof container. Keep them in a place that is easy to get to in an emergency. These might include:

- passport
- driving licence
- medical cards
- insurance documents
- computers or laptops
- mobile phones and chargers
- important photos and papers
- items of sentimental value

2. Getting help

Keep a note of who can help you and anyone you can help.

This might be relatives, friends or neighbours. Make a note of what help you might need from them, or what you can do to help them.

2.1. Contact details you might need

Insurance:

- home
- contents
- vehicle

Utilities:

- electricity

- gas
- water
- telephone
- broadband
- mobile phone
- media providers

Finance:

- bank accounts

Pets:

- kennels
- carers
- vets

Council:

- district or unitary council
- town or parish council

Medical:

- doctors
- hospitals

3. Prepare a flood kit

Items you might want to include are:

- important documents and contact information
- warm, waterproof, and dry clothing and footwear
- a torch
- drinking water
- medicine
- toys for children
- baby care items
- mobile phone or device charger or spare batteries

3.1. Pets and animals

Think about what to do with pets if a flood happens. This could be:

- where they might go
- food
- carriers
- medicines

If you are asked to evacuate, many centres will allow you to bring your pet. Put cats or small animals in a carrier or small box.

4. Immediately before a flood

Actions you can take if you know you are about to be flooded include:

- turn off electricity, water and gas supplies
- lift curtains over rails above flood water levels
- use any measures you have to stop water entering your property, such as door guards or air brick covers
- move important items to safety
- lift rugs and smaller furniture upstairs or on to tables or worktops if possible
- get your flood kit together and prepare to move from your home
- move your pets and car away from flood areas if possible
- make sure your mobile phone or devices are charged

5. When a flood happens

Actions you should take:

- follow warnings, information and advice issued by authorities
- do not walk or drive through flood water, as it may conceal hidden dangers
- do not put yourself or others at risk
- take your flood kit with you if you directed to an evacuation centre
- let your family or friends know you are safe
- check they are safe too

6. After a flood

Actions you can take:

- do not return to your home until you are told it is safe to do so
- when returning home, remember that flood water may contain sewage and conceal hidden dangers
- wear appropriate waterproof or protective clothing when cleaning up
- contact your insurance company to start the claims process
- if you rent your property, contact your landlord and contents insurance company
- throw away items damaged by flood water after your property and items have been checked by a loss adjuster
- make sure you throw away items in an appropriate manner

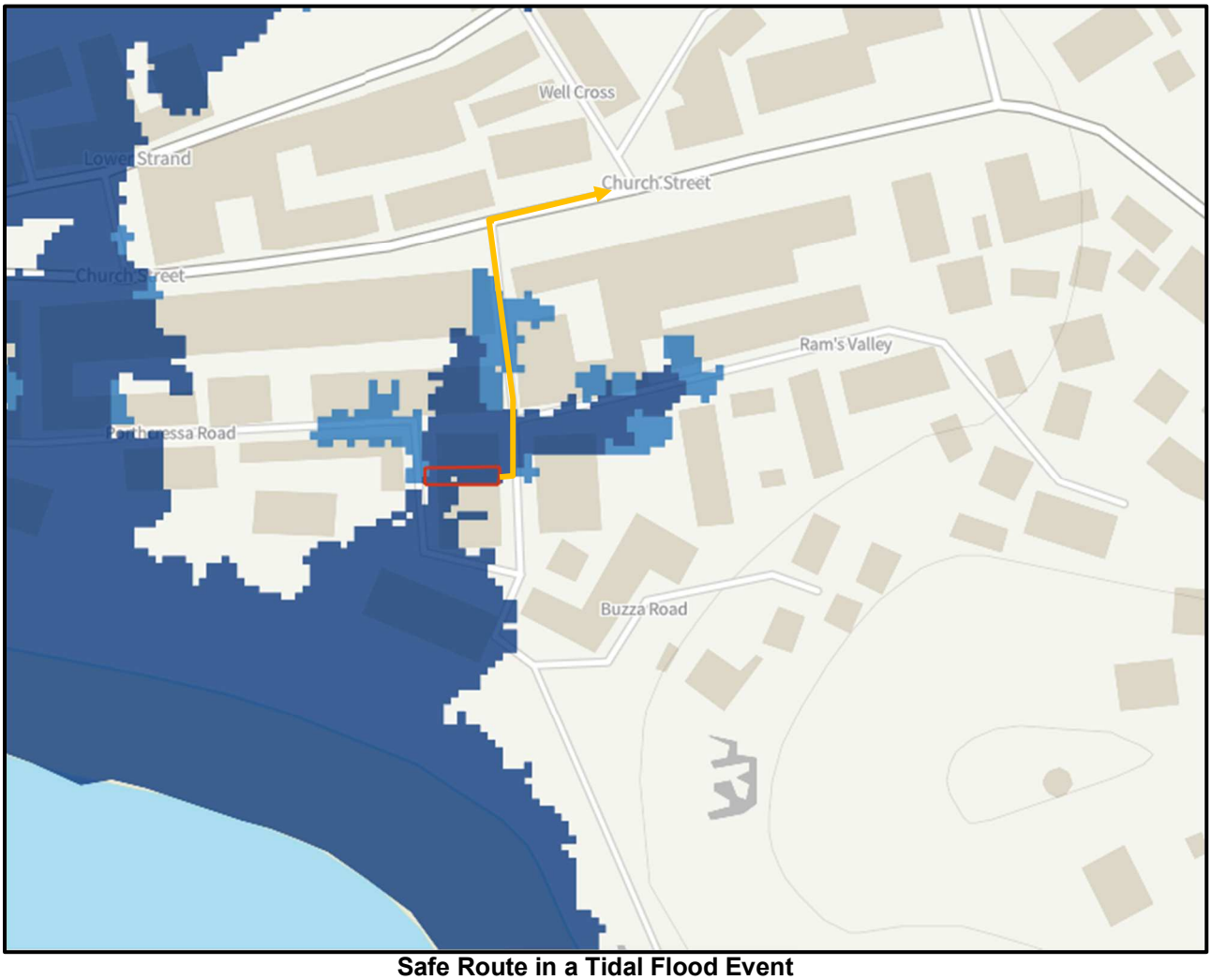
You may need gas or electricity engineers to check your supply before turning it back on.

Safe Routes and Refuge Areas

In terms of safe routes from the site, the safest route from the site is north along Buzza Street to Church Street. This is shown on the image below.

This is likely to be the safest route as the tidal flooding will come from the south/southwest of the site. The route quickly rises up and out of the floodplain. If floodwater is present on Buzza Street outside the front of the property, then occupants should not attempt to walk through floodwaters if it is deemed too dangerous to do so. The building has a first floor level which would offer a refuge area if required.

The maximum tidal flood depth at this location is anticipated to be 0.14m and this depth of flooding may be passable most people. It is recommended that children, elderly and infirm do not attempt to pass through floodwaters of this depth.



Safe Route in a Tidal Flood Event

Enc. Personal Flood Plan Checklist

Personal flood plan

Checklists to help you prepare for flooding

Before a flood

Actions	Done	Notes
Check what to do before or during a flood		
Sign up for flood warnings		
Check you understand what the warnings mean: • Flood alert • Flood warning • Severe flood warning		
Note your local radio station for travel and weather updates		
Note the phone number for Floodline (0345 988 118)		
Note your local websites and social media for updates		
Check if your insurance covers you for flooding		

Think about how you could stop water entering your home		
Check you know how to turn off your electricity and water		

Move important documents and possessions to a high-up place so that they're safe from flood water. Protect them in a waterproof container. Keep them in a place that is easy to get to in an emergency.

Documents	**Done**	**Notes**
Passport		
Driving licence		
Medical cards		
Insurance documents		
Computers or laptops		
Mobile phones and charges		
Important photos and papers		
Items of sentimental value		

Getting help

Keep a note of who can help you and anyone you can help.

This might be relatives, friends or neighbours. Make a note of what help you might need from them, or what you can do to help them.

Contact details you might need

Insurance	Done	Notes
Home		
Contents		
Vehicle		

Utilities	Done	Notes
Electricity		
Gas		
Water		
Telephone		
Broadband		
Mobile phone		
Media providers		

Finance	Done	Notes
Bank accounts		

Pets	Done	Notes
Kennels		
Carers		
Vets		

Council	Done	Notes
District or unitary		
Town or parish		

Medical	Done	Notes
Doctors		
Hospitals		

Preparing a flood kit

Items you might want to include	Done	Notes
Important documents and contact information		
Warm, waterproof and dry clothing and footwear		

A torch		
Drinking water		
Medicine		
Toys for children		
Baby care items		
Mobile phone or device charger or spare batteries		

Pets and animals

Think about what to do with pets if a flood happens.

Actions	**Done**	**Notes**
Where they might go		
Food		
Carriers		
Medicines		

If you are asked to evacuate, many centres will allow you to bring your pet. Put cats or small animals in a carrier or small box.

Immediately before a flood

Actions you can take if you know you are about to be flooded

Actions	Done	Notes
Turn off electricity, water and gas supplies		
Lift curtains over rails above flood water levels		
Use any measures you have to stop water entering your property, such as door guards or air brick covers		
Move important items to safety		
Lift rugs and smaller furniture upstairs or on to tables or worktops if possible		
Get your flood kit together and prepare to move from your home		
Move your pets and vehicles away from flood areas if possible		
Make sure your mobile phone or devices are charged		

When a flood happens

Actions you should take

Actions	Done	Notes

Follow warnings, information and advice issued by authorities		
Do not walk or drive through flood water, as it may conceal hidden dangers		
Do not put yourself or others at risk		
Take your flood kit with you if you are directed to an evacuation centre		
Let your family or friends know you are safe		
Check they are safe too		

After a flood

Actions you can take

Actions	**Done**	**Notes**
Do not return to your home until you are told it is safe to do so		
When returning home, remember that flood water may contain sewage and conceal hidden dangers		
Wear appropriate waterproof or protective clothing when cleaning up		

Contact your insurance company to start the claims process		
If you rent your property, contact your landlord and contents insurance company		
Throw away items damaged by flood water after your property and items have been checked by a loss adjuster		
Throw away items in an appropriate manner		

You may need gas or electricity engineers to check your supply before turning it back on.

Further information

You can find more information from:

- Your local council
- Your local advice centre
- The British Red Cross
- The National Flood Forum

Use this space to make any further notes you think might help you.