

Council of the Isles of Scilly Planning Application

Ref: P/21/002/OUT

Consultation Response

Date: 14th January 2021

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Site: Land to North of Ennor Farm, Old Town Lane, Old Town, Isles of Scilly.

Proposal: Outline planning application for 13 detached and semi-detached self-build homes with appearance as a reserved matter (Major Development)

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 4th February 2021 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p21002>

I look forward to receiving your comments in due course. If I have not heard back from you by the 4th February 2021 then I will assume you have no comments to make.

Consultee Name: Lead Local Flood Authority

Comments:

The outline planning permission provides a detailed Flood Risk Assessment and Drainage strategy which addresses all the key issues from a LLFA. This report reaches several conclusions and recommendations and these should be followed in the development of the site.

Of particular note from the submitted report are the comments;

The site is also at a low risk of flooding from surface water, but relatively high risk from tidal and groundwater sources which will constrain the site with the arrangement and levels of plots and green spaces;

There will be adequate space on the site to contain storm water through a range of techniques including permeable paving, soakaways and a wetland area for the 1 in 100 year +40% climate change event. All surface water flows will be discharged to the ground or the existing surface water network present in Old Town.

Sustainable Drainage Systems (SuDS) will be introduced for the proposed development to attenuate surface water flows to the required rainfall events. In addition, the SuDS will also improve water quality for the car parking areas and wetlands will provide amenity and biodiversity value in line with the recommendations within the NPPF.

By adequately sizing the SuDS storage facilities, adequate measures will be provided to minimise flood risk on the site.

For the life-time of the proposed development, it is vital that the drainage systems on site operate

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at the required capacity at all times. In order to safeguard all components of the drainage networks, routine and regular maintenance should be carried out. In particular, the SuDS components on the site will need to be strictly monitored.

On completion the details of the SuDS installed would need to be added to the Council's Flood Risk Asset database.

Name: Julian Pearce

Date: 3/2/21