

Mr Andrew King
Council of the Isles of Scilly
Planning & Development Department
Old Wesleyan Chapel Garrison Lane
St Mary's
Isles of Scilly
TR21 0JD

Our ref: DC/2021/122127/01-L01
Your ref: P/21/041/FUL
Date: 25 June 2021

Dear Mr King

CONSTRUCTION OF TWO NEW DWELLINGS. LAND AT PORTHCRESSA, BUZZA ROAD, ST MARY'S

Thank you for consulting us on this planning application.

Environment Agency Position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused

Reasons

The development is in close proximity to Porthcressa and is therefore susceptible to coastal inundation. While formal flood zones for the Isles of Scilly have not yet been created, in the absence of any information being submitted regarding the ground levels at the site and its access or what the proposed finished floor levels are, it is impossible to make a judgement on the potential flood risk of the development.

In order to remove our objections and appropriate Flood Risk Assessment should be produced showing levels on the site and its access and egress route. These will then need to be compared with the predicted still water levels with the inclusion of an allowance for climate change for the lifetime of the development along with an additional allowance for wave action and overtopping.

Yours sincerely

Mark Williams
Planning Advisor

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