

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/2021/122387/01-L01  
**Your ref:** P/21/102/COU  
**Date:** 14 December 2021

Dear Mr King

**CHANGE OF USE FOR THE PROVISION OF ONE ADDITIONAL SHEPHERDS HUT FOR STAFF ACCOMMODATION ON THE SITE GRANTED PLANNING PERMISSION UNDER REFERENCE P/21/075/COU (FOR THE CHANGE OF USE OF THE LAND TO SITE TWO HOLIDAY LETTING SHEPHERDS HUTS). LAND TO SOUTH OF LOWER TOWN BARNS, LOWER TOWN, ST MARTIN'S, ISLES OF SCILLY, TR250QN**

Thank you for consulting us on this planning application.

**Environment Agency Position**

The site is shown to be located within Flood Zone 1 in the current 1 in 200 (0.5%AEP) return period tidal flood which includes some allowance for wave action.

In accordance with NPPF, we would therefore have no objections to the proposal. However, with the potential impacts of climate change, the site could be at risk in the future. We would therefore recommend that the permission should be time limited to 25 years and a flood warning and evacuation procedure implemented for users of the holiday accommodation

Yours sincerely

**Mark Williams**  
**Planning Advisor**

