

# Council of the Isles of Scilly Planning Application

Ref: P/22/048/FUL

## Consultation Response

- Date:** 1<sup>st</sup> August 2022
- Ref:** P/22/048/FUL
- Site:** St Martin's Vineyard And Winery, Higher Town, St Martin's, Isles Of Scilly, TR25 0QL
- Proposal:** Erection of a staff dwelling with associated landscaping at St Martin's Vineyard (re-submission of planning permission P/19/060/FUL)

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](mailto:planning@scilly.gov.uk) by 22<sup>nd</sup> August 2022 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://scilly.gov.uk/planning-application/planning-application-p22048ful>

I look forward to receiving your comments in due course. If I have not heard back from you by the 22<sup>nd</sup> August 2022 then I will assume you have no comments to make.

## Comments

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Part of the proposed site is subject to flood risk (see attached assessment).

Part of the site is within Flood Zone 3 and the same extent is within Flood Zone 2. Detailed analysis shows that the risk increases through time, with the entire site being subject to flood risk at 2117 in the 0.5% per annum event.

The building is proposed to be sited on a 225 mm [thick?] concrete base. The applicant does not state what elevation the concrete slab would be above the surrounding ground, but it is unlikely to be substantially elevated. This means flooding of the site may cause damage to or loss of any building.

The building is proposed to be constructed of permanent materials, so the expected lifetime of the building will be many decades. The period over which climate change impacts on the site should be considered is likely to be at least 100 years.

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I recommend that:

- 1) The applicant should be asked to identify the actual flood hazard affecting the site.
- 2) If hazards are identified that might lead to the building being vulnerable to coastal flooding within the expected lifetime of the building, the hazard should be reduced appropriately.

Potential appropriate measures for hazard reduction include not building at this location or modifications to the site and/or building design to cope with the extent and depth of flood hazards affecting the site.

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**Name:** Stephen Swabey

**Date:** 1 August 2022