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By Liv Rickman at 3:45 pm, Mar 07, 2023

Liv Rickman  
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/2023/123054/02-L01

**Your ref:** P/22/085/COU

**Date:** 03 March 2023

Dear Liv Rickman

**CHANGE OF USE OF PART GROUND AND FIRST FLOOR COMMERCIAL SPACE WITH SECOND FLOOR EXTENSION TO CREATE TWO RESIDENTIAL UNITS (RETAINING EXISTING GROUND FLOOR STREET FRONTAGE COMMERCIAL AREA) INCLUDING PARTIAL DEMOLITION OF REAR PART OF BUILDING. THE ISLES OF SCILLY STEAMSHIP COMPANY, HUGH STREET, HUGH TOWN, ST MARY'S, ISLES OF SCILLY, TR21 0LJ**

Thank you for consulting us on this planning application.

### **Environment Agency Position**

We are concerned about the level of potential risk at this site, as the Shoreline Management Plan indicates Hugh Town is particularly vulnerable to flooding, being on a narrow strip of land with potential coast intrusion from both the north and south coast. Before updating the FRA it may be prudent to confirm regards the development and whether it meets with Policy SS7 or the aspirations of the Shoreline Management Plan. The development includes change of use but the extension for residential units results in an increase in flood risk because the consequences would be raised by introducing more residential accommodation to an area at high flood risk. There is also the increase in Vulnerability in terms of NPPF and its guidance.

We are also aware that many insurance and mortgage companies are refusing to take on new development in areas at high flood risk and we feel it only fair to warn that this could be the case.

If after discussions, the planners are minded to approve the application, we would wish to see the building being made as flood resistant and resilient as possible (as explained in our previous response) with robust measures.

The proposed adjusted layout would be a great improvement and at least provide safe refuge. The council should be able to provide you with details of any flood defences in the area to include condition and any plans for improvements that could benefit the site.

Environment Agency  
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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A condition could be included for the production of a Flood Warning and Evacuation prior to occupation to deal with the as yet unknowns.

Yours sincerely

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

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