

RECEIVED

By Liv Rickman at 1:54 pm, May 09, 2025

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/2025/124686/03-L03

LPA ref: P/25/013/FUL

Date: 09 May 2025

Dear Liv Rickman

**PROPOSAL: REMOVAL OF EXISTING POLYTUNNEL STRUCTURE AND
ERECTION OF NEW 10.5M X 12.45M TIMBER CLAD SHED WITH A 4.0M X 8.3M
LEAN-TO.
WORKSHOP, PORTHLOO, ST MARY'S, ISLES OF SCILLY, TR21 0NE**

Thank you for consulting us on this application.

Environment Agency Position

We withdraw our previous objection.

Reason

We agree that the development can be classed as a non-residential extension that is less than 250m² within Flood Zone 3. It is not within 8m of a main river. It therefore falls within the scope of the Environment Agency's Flood Risk Standing Advice. For the relevant comment relating to this proposal please refer to our Standing Advice which can be found at:

<https://www.gov.uk/flood-risk-assessment-local-planning-authorities>

We also have some general advice for the applicant in respect of flood resilience.

Advice - Flood Resilience

In view of the potential flood risks in this locality, we would advise that any developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'. Please see the link below:

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

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

Cont/d..

It would also be advisable for the applicant to prepare a flood plan which outlines how the business will respond to a flood. Further advice on this can be found in the following link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/292937/LIT_5284_ab06c2.pdf

We would also strongly recommend that the applicant registers with our flood warning service at: <https://www.gov.uk/sign-up-for-flood-warnings>

Yours sincerely

Mark Williams
Planning Advisor

Direct dial 020 84 746199

Direct fax

Direct e-mail spdc@environment-agency.gov.uk