

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-L02
Your ref: P/25/013/FUL
Date: 28 April 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 object to the proposed development on flood risk grounds.

Reason

Based on the proposed Finished Floor Level, an internal depth of flooding of 1.4m is anticipated (5.4m AOD is the 1 in 200-year tidal event climate change induced sea level rise). The Environment Agency does not typically permit flood depths of greater than 50cm without significant justification. When storm surge wave action is considered, the level of inundation to the proposed development may be even greater.

It should be noted that a 1 in 200-year tidal flood event is not necessarily a future event. A tidal flood of this magnitude has a 0.5% chance of occurring in any given year. In planning for tidal location developments, the Environment Agency uses a 1 in 200-year tidal flood event as a key standard for assessing development design and standard of protection. Without including any climate change amplifications, the present day 1 in 200-year tidal flood event for this site is modelled at 5.26m AOD for the site. This would result in an anticipated inundation level of 1.26m, and wave action could increase this value further. With climate change amplifications for the 100-year commercial lifespan of this development, this figure rises to 5.4m AOD.

To overcome this objection, we would recommend that possibly the configuration of the development could be adjusted within the boundary of the landowner's site to place the proposal in the area of lowest coastal flood risk, and that the Finished Floor Level of the development may need to be increased further than is currently proposed.

Yours sincerely

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Planning Advisor

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